



Notice of a public meeting of

Local Plan Working Group

To: Councillors Merrett (Chair), Barnes, Barton, D'Agorne,

Horton, Reid, Riches, Simpson-Laing and Watt (Vice-

Chair)

Date: Monday, 22 April 2013

Time: 5.00 pm

Venue: The Snow Room, Ground Floor, West Officesl, York

<u>AGENDA</u>

1. Declarations of Interest

At this point in the meeting, Members are asked to declare:

- any personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

which they may have in respect of business on this agenda.

2. Minutes (Pages 3 - 6)

To approve and sign the minutes of the meeting of the Local Plan Working Group held on 7th February 2013.



3. Public Participation

At this point in the meeting, members of the public who have registered their wish to speak, regarding an item on the agenda or an issue within the remit of the Working Group, may do so. The deadline for registering is 5.00 pm on **Friday 19**th **April 2013**.

4. City of York Local Plan - Preferred Options. (Pages 7 - 398) iThe purpose of this report is to allow Members to consider the Local Plan Preferred Options and Proposals Map (Annex A).

5. Any other business which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer:

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For more information about any of the following please contact the Democracy Officer responsible for servicing this meeting:

- Registering to speak
- · Business of the meeting
- Any special arrangements
- Copies of reports

Contact details are set out above.

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Scrutiny Committees

The purpose of all scrutiny and ad-hoc scrutiny committees appointed by the Council is to:

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- Review existing policies and assist in the development of new ones, as necessary; and
- Monitor best value continuous service improvement plans

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City of York Council	Committee Minutes
MEETING	LOCAL PLAN WORKING GROUP
DATE	7 FEBRUARY 2013
PRESENT	COUNCILLORS MERRETT (CHAIR), BARNES, D'AGORNE, HORTON, REID, RICHES, SIMPSON-LAING, WATT (VICE- CHAIR) AND RICHARDSON (SUBSTITUTE)
APOLOGIES	COUNCILLORS BARTON

7. DECLARATIONS OF INTEREST

At this point in the meeting, Members are asked to declare any personal, prejudicial or pecuniary interests they may have in the business on the agenda.

8. MINUTES

RESOLVED: That the minutes of the meeting held on

3rd September 2012 be approved and signed by the Chair as a correct record.

9. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak under the Councils Public Participation Scheme.

Three speakers had registered for the agenda items, details of which as follows:

Mr Hamill, a building contractor spoke to advise that he was disappointed with the Officers report and felt that the advice provided to the Council from the building trade regarding affordable housing had not been acknowledged.

John Reeves a building contractor spoke to advise that the policy to deliver 5000 homes in 5 years was not achievable and that making what he considered to be small changes as suggested in the report, was not going to help the situation.

Alison Sinclair spoke in relation to agenda item 5 the Heritage List for York. She asked Members to agree to the public consultation and advised that the York Open Planning Forum (YOP) has been working on the list since 2003 and had gathered 200 nominations. She advised that 10 of the 200 buildings are already lost and it is now important to get the list into action. YOP will continue to assist the Council with the list and are happy to help with the consultation process.

10. GET YORK BUILDING - ECONOMIC GROWTH, A CASE FOR CHANGE.

Members considered a report which sought their views on a proposed update to the current affordable housing targets for York, prior to a report going to Cabinet on 12th February 2013.

Officers outlined the report, in particular the following key points:

- The proposed off site financial contribution on sites of less than 15 homes in rural areas.
- The investment of £1m to address overcrowding in Council homes and options for a mortgage advice scheme.
- A wider intention to review Section 106 requirements, in particular new approaches to facilitate greater flexibility in the payment of those contributions.
- An update to the affordable housing targets in York and the introduction of off-site financial contributions on small rural sites in lieu of on-site provision.
- The initiatives detailed in the report are intended to be considered as a whole in order to contribute towards new house building activity.

Discussion took place regarding the updated affordable housing targets highlighted on page 18 of the agenda. Some Members felt that the targets should be less than those suggested by Officers.

The Chair commented that in terms of affordable housing targets, the Council has a balance to strike in order to facilitate sites but also to bring forward a reasonable amount of affordable housing.

A Member asked how many affordable houses will be built in the next 5 years as a result of the changes. Officers advised that although they can undertake desk top work to try and forecast, factors such as the economic climate will also have an impact. Incentives such as those outlined in the report are designed to try and improve the amount of affordable housing being built.

Following discussion on rural off site financial contributions, the Chair asked officers to consider whether the Council's policy would need amending as a result of any changes to how the off site financial contributions can be spent.

RESOLVED: That the Working Group noted the report

and commented as above.

REASON: To inform Cabinet when they consider

the issues on 12th February 2013.

11. LOCAL HERITAGE LIST FOR YORK.

Members considered a report which sought support to undertake public consultation on the Local Heritage List for York Supplementary Planning Document (SPD) as part of a wider consultation exercise on the Local Plan.

Officers outlined the report and advised that the Council had been working with York Open Planning Forum (YOP) for a number of years on a Local Heritage List. A draft list is in existence however it is proposed to re-advertise the nomination process for the Local Heritage List to include the draft nominations whilst encouraging new nominations from the public, communities and interest groups.

Officers stressed that the inclusion of an asset on the heritage list would not afford the same level of protection given to statutory Listed Buildings, but consideration would need to be given to the associated SPD when planning applications are being considered.

The Chair acknowledged the hard work undertaken by YOP and encouraged their continued involvement. He welcomed the report and the draft SPD attached at annex 1 and was pleased

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to note that the Local Heritage List would be taken into account in relation to future planning applications.

RESOLVED: That it be recommended to Cabinet that

the draft SPD be approved for public consultation as part of the wider Local

Plan process.

REASON: To support the development of a Local

Plan for York and to engage local communities with their heritage.

Cllr D Merrett, Chair [The meeting started at 5.15 pm and finished at 6.15 pm].



Local Plan Working Group

22nd April 2013

Reports of the Cabinet Members for Transport, Planning and Sustainability

City of York Local Plan Preferred Options

Purpose of the Report

- 1. The purpose of this report is to allow Members to consider the Local Plan Preferred Options and Proposals Map (Annex A).
- 2. A report on this issue will be considered in detail at Cabinet on 30th April 2013. The recommendations of the working group will be provided to Cabinet to help inform any decisions taken.
- 3. The Local Plan is a written statement of the planning strategy and vision for the City of York, together with strategic policies and development management policies. The final draft Local Plan will be consulted on and submitted for public examination next year. The Local Plan Preferred Options is part of the development of the final Local Plan and Cabinet will asked to approve this document for the purposes of consultation.
- 4. The report is also supported by the following Annexes:
 - Annex B: Summary of the Outcomes of Sustainability Appraisal / Strategic Environmental Impact Assessment
 - Annex C: Heritage Impact Assessment
 - Annex D: Community Impact Assessment
- 5. Annexes B to D include information for Members to consider when making a judgement about the content of the Local Plan. They are available in the Members' Library, from the author of the report and online. Further supporting papers that explain the approach taken in the Preferred Options and Alternatives Local Plan will be published to support the document when it is approved for consultation.

Background

Strategic Context

- 6. A key objective of Government policy is to promote economic growth including in the construction sector. This is clear through documents such as the NPPF and other policy statements. As the third fastest growing city in the country, York has proven a remarkably resilient economy through the recession and is set to grow at a rate that outstrips both the regional and national averages over the next twenty years. It offers significant opportunities to meet the Government's public policy objectives. It is a key economic engine of the Leeds City Region and for the North Yorkshire Sub Area possessing a number of key sector strengths. These include: the healthcare and bioscience sectors, rail, environmental and bio-renewable technologies, IT and digital companies, creative industries and financial and professional services.
- 7. The higher and further education institutions in the city consistently position the city at the top of the city league tables in proportion of high level skills, generating 20,000 higher education students and 8,000 further education students each year, and generating a turnover of about £320 million per annum. They play an important role both in terms of being major employers in their own right and providing a skilled labour pool of graduates to serve the city's science, technology and professional services industries.
- 8. The city is now one of the highest skilled cities in the UK and is the country's third fastest growing in population terms according to the Centre for Cities publication *Cities Outlook (2012)*. It was also classed as the most resilient in the UK in research undertaken during 2011 by Ekosgen, and is one of the UK's most attractive places to live and visit. In summary:
 - The city economy now supports 110,000 jobs;
 - York contributes £4bn of value to the national economy;
 - The city attracts 7 million visitors per year;
 - York tends to rank highly in various competitiveness indices for example 6th out of 64 UK Cities based on indicators in the Huggins UK competitiveness Index;
 - In York 29% of people are employed by the public sector (above average);

- It has lower than average enterprise and productivity which is 86% of the national average; and
- Economic growth forecasts are modest in the short term 0.75% GVA per annum by 2015 - but with the significant potential for much higher growth in the medium term to 2020 and longer term to 2030 according to recent forecasts by Oxford Economics.
- 9. The Economic and future success of York is intrinsically linked to maintaining the City's internationally recognised unique built and natural environment and meeting the housing and social needs of its residents. This interrelationship is reflected in the high level strategies produced for the City, providing the context for the Local Plan.

<u>The Strategy for York 2011-2025 and the City Action Plan – The Strategy for Growth 2011-2015</u>

10. The Strategy for York 2011-2025 sets out a long term vision for the city as set out below:

York: A City Making History Making our mark by:

- building confident, healthy and inclusive communities;
- being a leading environmentally-friendly city;
- being at the forefront of innovation with a diverse and thriving economy;
- being a world class centre for culture, education and learning for all; and
- celebrating our historic past and creating a successful and ambitious future.
- 11. Within this context the City Action Plan identifies three immediate priorities:
 - enabling growth;
 - creating the environment for growth; and
 - sharing growth.
- 12. The City Action Plan takes these and proposes a number of actions that partners will tackle together between now and 2015. The Local Plan has a key role to play in helping to deliver those actions that have spatial implications, including helping to:

- bring forward land for development and business accommodation;
- tackle transport congestion and address travel issues in, around and across York;
- enhance York's heritage and creative and cultural sectors and use them as a driver for economic growth; and
- create a housing supply that better meets York's needs.

Delivering for the People of York: The Council Plan 2011-2015

- 13. The Council Plan 2011-2015 (2011) sets out council's priorities and a number of targets that the Council is committed to meeting in relation to each of the five priority areas. The priorities are to:
 - create jobs and grow the economy;
 - get York moving;
 - build strong communities;
 - protect vulnerable people; and
 - protect the environment.

Reaching Further: York Economic Strategy 2011-2015

- 14. Reaching Further: York Economic Strategy 2011-2015 (2012) has been published jointly by City of York Council and York Economic Partnership. It recognises the difficulties recession has placed upon both households and firms in the city and recognises the need to develop a robust strategy for recovery and development.
- 15. The central economic vision is for the City of York to become a more enterprising and international city economy, renowned for opportunity and specifically to become:
 - a top 10 English city economy that delivers for business, people and the environment; and
 - internationally recognised as an 'innovation capital' a key centre for science, Research and Development and knowledge-based business.

Climate Change Framework and Climate Change Action Plan

- 16. It is recognised however that growth and change must be achieved in a sustainable way. The Council's *Climate Change Framework and Climate Change Action Plan (2010)* sets out the overarching ambition of York to accelerate actions to reduce carbon emissions across the city. It illustrates the actions already on-going across York and highlights the key areas the city needs to begin to drive forward in order to eventually reach the ambitious targets of a 40% reduction in Carbon Dioxide (CO₂) emissions by 2020 and the national *Climate Change Act (2008)* 80% reduction in Carbon Dioxide emissions by 2050.
- 17. Looking forward contextually, it will be important that the work on the Local Plan is linked to the imminent electoral commission boundary review.

City of York Local Plan

- 18. The City of York LDF Core Strategy was submitted to the Secretary of State on 14th February 2012, just before the new National Planning Policy Framework (NPPF) was issued. Following an exploratory meeting with the Inspector on 23rd April 2012 the Director of City and Environmental Services wrote to the Inspector on 28th May 2012 to inform him of the decision to reluctantly recommend to Council the withdrawal of the Core Strategy. This course of action was approved by Council on 12th July 2012 and the City of York Core Strategy Examination has ceased. The key reasons were:
 - the LDF was overtaken by publication of the National Planning Policy Framework;
 - moving to a Local Plan would include site allocations, critical to supporting and delivering growth;
 - considering allocations would enable a clearer and practical focus on viability and deliverability; and
 - the approval of the Community Stadium required the reviewing of the retail evidence base/city centre policies.
- 19. Reflecting the Government's views of plan making and the movement away from a folder of development plan documents to a single plan in October 2012 Cabinet instructed Officers to begin work on an NPPF compliant Local Plan for York. The production of a Local Plan allows for the creation of a planning strategy that responds to relevant contemporary issues facing York, such as the city's ambitious growth

- agenda and defining a permanent Green Belt, alongside responding to those issues arising from the current position of the national economy.
- 20. Under the NPPF, published in March 2012, there is considerable pressure to get an adopted plan in place as soon as possible. Effectively failure to do so will leave the City vulnerable to having applications decided in line with the NPPF rather than locally determined policies. It is particularly important to clearly define a permanent Green Belt for York. Whilst York has had a draft Green Belt since 1950s this has remained in draft form. Currently the principle of York's Green Belt is set through the saved aspects of the Yorkshire and the Humber RSS but this effectively represents an interim position. Failure to address this issue again will leave the locally authority vulnerable through the development management process.
- 21. Using existing evidence base work and consultation undertaken as part of the LDF process as a starting point the Council are now working to an ambitious timetable for production of the new Local Plan for York as follows:
 - Preferred Options will be in the public domain in April 2013;
 - Publication stage in March 2014; and
 - Submission of the Local Plan for examination in summer 2014.
- 22. A Local Plan for York is expected to be in place by the beginning of 2015 and is likely to have a minimum 15 year lifespan in terms of housing and employment land but will provide Green Belt boundaries that will endure for at least 25 years.
- 23. In Autumn 2012 a comprehensive 6 week 'Call for Sites' was carried out, asking developers, landowners, agents and the public to submit land which they thought had potential for development over the next 15-20 years. These sites form the basis of the site selection process for the Local Plan.
- 24. In October 2012 a series of visioning workshops were held which included renowned speakers Mike Childs (Head of Policy, Research and Science at Friends of the Earth); John Hocking (Executive Director of the Joseph Rowntree Housing Trust); and Stephen Joseph (Chief Executive for Campaign for Better Transport). The workshops included key stakeholders and were focussed around the City of York Council Plan Themes for 2011-2015.

Local Plan Content

25. The Local Plan will be the development plan for York over the 15 year period from 2015-2030. It includes a vision for the future development of the city and a spatial strategy and covers both strategic policies and allocations, alongside detailed development management policies.

Spatial Vision and Outcomes

26. The Local Plan's Vision and Outcomes has been prepared in the context described in paragraphs 9 -15 above and responds to the spatial components of the Strategy for York, the Council Plan and the Economic Strategy. It also addresses other planning issues, challenges and opportunities facing York and public consultation, (including that previously undertaken on the LDF). In summary the vision states:

'In the City of York area over the next fifteen years the Local Plan will deliver sustainable patterns and forms of development. These will support the delivery of the city's economic and social ambitions, whilst conserving and enhancing its unique historic and natural environmental assets.

The plan will ensure that the vision and outcomes are delivered in a way that recognises the challenges of climate change, protects residents from environmental impacts and promotes social inclusivity.'

Spatial Strategy

- 27. The Spatial Strategy responds to all of the main priorities identified in the Vision and is driven by the need to achieve economic and housing growth whilst identifying the key principles that will shape the future development of the city, these are the key principles that underpin the selection of sites. In summary these include:
 - the protection of York's heritage;
 - the protection of environmental assets;
 - ensuring flood risk is appropriately managed; and
 - ensuring accessibility to sustainable modes of transport and a range of services.

- 28. In addition deliverability is a key consideration and it is important that potential development sites are viable and will be delivered during the plan period.
- 29. The key role of the Spatial Strategy is to identify the spatial distribution of development for York and set out development principles for the key strategic sites. The Spatial Strategy goes on to identify the role of York's Green Belt and identify sites as safeguarded land for longer term development consideration.
- 30. The Spatial Strategy directly relates to the sections of the Plan covering the priorities of *Create Jobs and Grow the Economy* and *Build Strong Communities* in that it sets out the spatial approach to employment and housing growth.

Employment Growth

- 31. The technical work carried out by EKOSGEN and Oxford Economic Forecasting (OEF) produced a series of employment projections for York for the period 2012 to 2030 as part of the York Economic and Retail Visioning Work. Three scenarios were provided in order to give an indication of the scale of change involved under different circumstances.
 - The baseline scenario this involves OEF's assessment of global and national changes in the economy, applied to the York level;
 - Scenario 1 this is a sensitivity test to the baseline based on a higher level of migration, accompanied by a faster UK recovery from the current economic downturn; and
 - Scenario 2 this represents a 'policy-on' scenario based on faster growth in the following sectors for York: advanced manufacturing, science and research, financial and professional services, and tourism and leisure.
- 32. Scenario 2 reflects the Council's ambitions as set out in the York Economic Strategy which is reflected in the Local Plan Vision. It is also felt to be the most realistic in terms of national economic performance. This option has therefore been advocated as the preferred strategy for the lifetime of this Plan. This equates to approximately 16,000 additional jobs between 2012 and 2030. Table 1 translates the projected employment growth into floorspace requirements for the plan period.

Table 1: Scenario 2 - Floorspace Requirements

Use Type	Description	Floorspace requirement (Sq. m)	Commitments	Target (Sq. m)
B1a	Office	44,626	-2, 052	46, 678
B1b, B1c, B2, B8	R&D, Light Industrial, Storage and Distribution	89, 180	1, 342	87,838
Total		133, 806		134, 515
A1	Retail	69, 504	28, 725	40,779
D1/C2	Health and Social Care/Residential Care Homes	67, 285	7, 141	60, 144
D2	Leisure	27,007	-	27,007
C1	Hotel	4, 500	23,000	-18, 800
A2	Financial & Professional	22, 035	-	22, 035
A3-A5	Food & Drink	4, 131	1, 855	2, 276
D1	Arts, Entertainment and Recreation	12, 153	-	12, 153
Total		206, 615	60,721	164, 394

Housing Need

- 33. Currently, the *North Yorkshire Strategic Housing Market Assessment* (2011) (NYSHMA) indicates that the actual need for affordable housing in the city outstrips the total supply coming forward each year.
- 34. The housing needs assessment in the NYSHMA indicates that York will be required to provide for a net annual affordable housing need of approximately 790 dwellings per annum over the next five years (2011 2016) in order to clear the existing waiting list backlog and meet future arising need. At September 2012 there were over 4,600 households registered for social housing in York. The NYSHMA demonstrates that there is affordable housing need in all markets areas within the city Central York, Suburban York and York Villages, with the largest need in Suburban York.
- 35. Technical work carried out by Arup has reviewed the range of evidence on household and population projections. In their review they conclude that the baseline demographic trend-based position for York would mean an average of around 850 dwellings per annum throughout the plan period. An annual average household growth of 850 dwellings per annum would equate to a population increase of approximately 31,000

- people over the Plan period (based on an average household size of 2.11 persons per household).
- 35. Arup then assessed this trend-based position against a range of related issues including employment growth and its implications for housing growth, the objective of reducing in-commuting and the provision of affordable housing. They recommend three further options for consideration:
 - 1,090 dwellings per annum this would be commensurate with the level of employment growth forecast in the Plan period and represents an integrated approach to housing and employment growth. This would equate to a population growth of approx 40,000 people over the Plan period;
 - 1,500 dwellings per annum this would provide a significant boost to meeting the newly arising affordable housing need over the lifetime of the Plan. This would equate to a population growth of approx 47,500 people over the Plan period; and
 - 2,060 dwellings per annum this would provide a significant boost to meeting both the newly arising affordable need and the existing backlog. This would equate to a population growth of approx 76,000 people over the Plan period.
- 36. An important part of the Plan's Vision is to ensure sustainable growth patterns. It is therefore considered that economic and housing growth should be linked. In addition the Vision seeks to maximise the delivery of affordable housing through the planning process provided that the viability of schemes is not compromised. To achieve these objectives the proposed housing target for the Local Plan is between 1090 1250 housing per annum up to 2030. The higher figure representing the overall supply of land providing an appropriate buffer over the minimum figure.

Identification of Future Sites

37. As highlighted, in Autumn 2012 the Council undertook a 'Call for Sites' exercise; the sites generated through this process along with other sites of which the Council was aware of are shown in Figure 1. The Local Plan Spatial Strategy is described in summary in paragraphs 25 – 28 of this report and in detail in Section 5 of Annex A. A methodology for site assessment was developed based on this strategy. It aimed to ensure that through the site selection process the following was achieved by the Local Plan for York:

- The City's unique heritage is protected the involved effectively ruling out sites deemed to be in areas important to the historic character and setting of York, such as, land forming 'Green Wedges' around the historic Strays and river corridors, areas preventing coalescence of villages between themselves and to the main urban area; and areas that retain the rural setting of the City providing views of key landmarks such as the Minster.
- The protection of environmental assets The protection and management of York's Green Infrastructure is considered central to managing any future growth, whether it is publicly or privately owned, statutory or non statutory, identified for its nature conservation or recreational value. Any sites effecting such areas were ruled out of consideration to completely protect environmental assets.
- Flood risk is appropriately managed The geography of the
 City and its surroundings are such that there are significant areas
 at risk of flooding. Areas that are considered at high risk of flooding
 where ruled out.
- Achieving accessibility to sustainable modes of transport and a range of services – York is a compact City with generally good public transport services. The relationship of potential sites to this network and ensuring that future sites are in proximity to basic service was a key factor in site selection. Although it was acknowledged that sites over a certain size would be big enough to create their own services and public transport.

The outcome of this process was the identification of the sites highlighted in Figure 2 and described in more detail from paragraph 35 onwards.

Figure 1 All sites considered for development potential

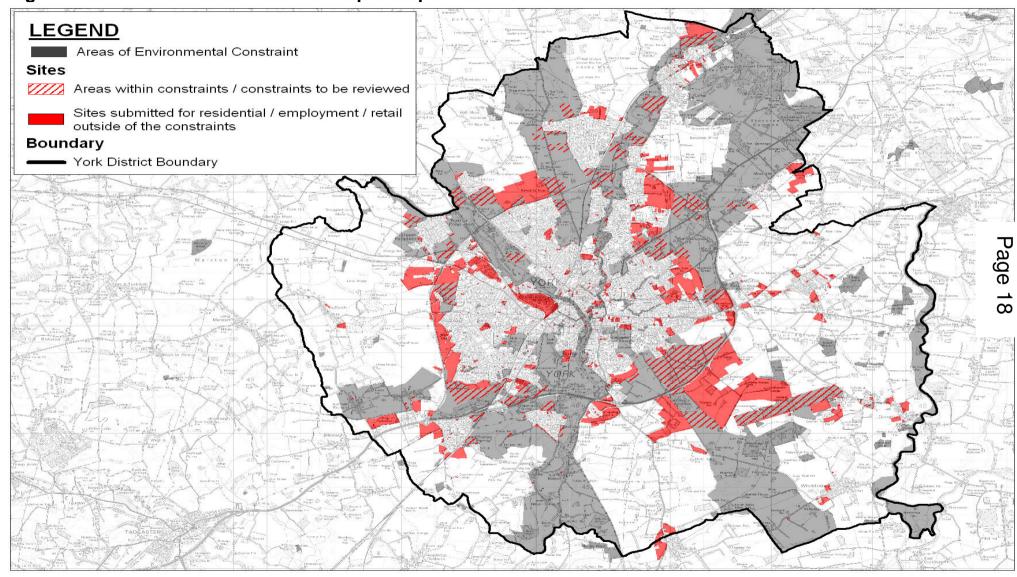
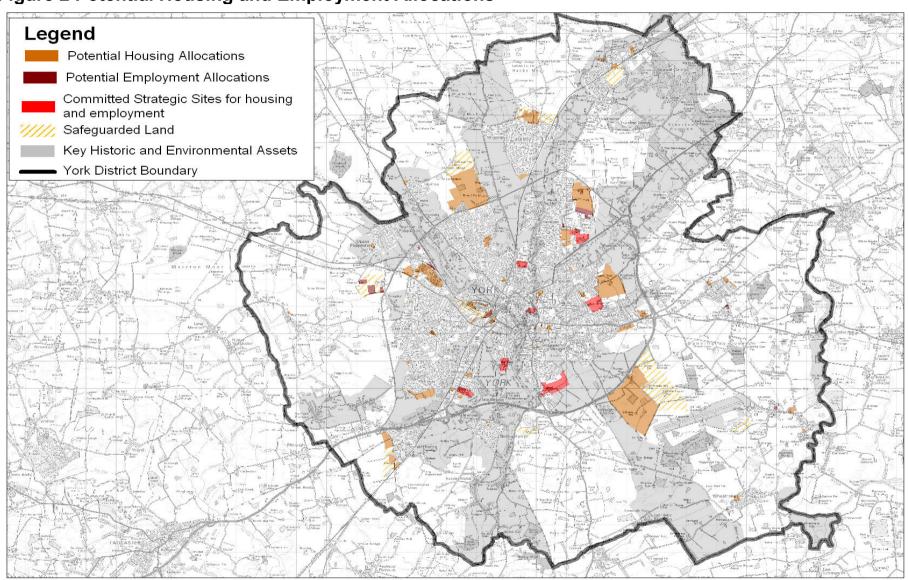


Figure 2 Potential Housing and Employment Allocations



Potential Sites for Employment

- 38. To meet the levels of economic growth highlighted, within the context of the spatial strategy, the Local Plan identifies the following employment locations as priority areas for development and infrastructure funding to support growth in key economic sectors.
 - York City Centre: the priority will be retail, office, tourism, recreation & leisure, and other commercial development which benefit from an accessible location.
 - York Central: the priority will be office.
 - Monk Cross: the priority will be retail and office.
 - Northminster Business Park: the priority will be Research & Development (R&D), light industrial, storage and distribution
 - York Business Park: the priority will be R&D, light industrial, storage and distribution
 - Naburn Designer Outlet: the priority will be leisure.
 - Clifton Moor: the priority will be redevelopment opportunities for office, R&D, light industrial, storage and distribution.
- 39. The economic role of York's higher and further education institutions are recognised both in terms of direct employment and through facilitating growth in the research & development (Science City Sector). This includes up to 25ha of land identified as a part of the planning consent for the University of York Heslington East Campus.
- 40. In terms of sites provision for employment development during the period 2015-2030 is set out in tables 2 and 3 below.

Table 2: Employment Sites in Strategic Locations

Office (B1a)	-			
Site Name/Local Plan Allocation	Site Size m ²			
Reference				
York Central ST5:	80,000 m ²			
Monks Cross ST18	100,000 m ²			
York City Centre: E1 Hungate	12,000 m ²			
Monks Cross: E2 Land North of	3,000 m ²			
Monks Cross Drive				
Terrys ST16	22,250 m ²			
R&D, light industrial, storage and distribution (B1b/B1c/B2/B8)				

60,000 m ²
3,300 m ²
10,150 m ²
820 m ²
25,000 m ²
12,000 m ²

41. The land identified at York Central and Monk Cross will provide a sufficient supply and qualitative choice of B1a (Office) for the proposed minimum duration of the Green Belt (year 2040).

Table 3: Employment Sites in Non Strategic Locations

Office (B1a)	
Site Name/Local Plan Allocation Reference	Site Size m ²
Ford Garage, Jockey Lane E3	13,300 m ²
R&D, light industrial, storage and	distribution (B1b/B1c/B2/B8)
Land at Layerthorpe E4	900 m ²
Sites at James Street E5	900 m ²
Common Lane, Dunnington E6	3,600 m ²
Wheldrake Industrial Estate E7	2,050 m ²
Wheldrake Industrial Estate E8	1,800 m ²
Elvington Industrial Estate E9	3,980 m ²

Chessingham Park, Dunnington E10	950 m ²
Annamine Nurseries, Jockey E11	4,150 m ²

- 42. The provision for economic growth in the health & social care (C2/D1) sectors will be met as follows:
 - any necessary expansion of York District Hospital on its existing site;
 - new or expanded existing health centres and clinics to be provided in conjunction with Strategic Sites comprising an element of housing;
 - new treatment / diagnostic centres to be provided on sites identified for B use classes subject to the adequate demonstration of need; and
 - the provision for residential care homes (C2) on proposed housing allocations subject to the adequate demonstration of need.

Potential Sites for Housing

- 43. The Local Plan will provide sufficient land for housing development over the 15 year period from 2015 to 2030.
- 44. The supply of housing sites includes sites which are either under construction or have unimplemented planning permissions (Consents). As at 1st October 2012 net remaining planning permissions either unimplemented or part complete amounted to 3,231 additional homes. These are highlighted in Table 4 below.

Table 4: Sites with consent or under construction (as at 1st October 2012)

Туре	Net Remaining Dwellings
Changes of Use/Conversions	187
Sites less than 0.2ha	172
Sites between 0.2ha and 4.99ha	799
Sites 5ha+	
York College	189
Derwenthorpe	474
Germany Beck	700
Terry's	395
Nestle South	315
Total Net Outstanding Consents	3231

45. When considered against the target identified of 21,936 dwellings, we would be required to find sufficient land for a further 18,705. Potential sites have been identified to meet this requirement which accord with the Spatial Strategy and these are set out in Table 5 below.

Table 5: Potential Housing Sites

Location	Local Plan Allocation Reference	Site Name	Site size (ha)	Estimated Yield (no. Dwellings)	Estimated Phasing
	ST1	British Sugar / Manor School	35.65	998	Lifetime of the Plan (Years 1 – 15)
	ST2	Former Civil Service Sports Ground, Millfield Lane	11.0	308	Short to medium term (Years 1-10)
	ST3	The Grainstores, Water Lane	7.73	216	Short (Years 1-5)
York Main Urban Area	ST4	Land adj. Hull Road & Grimston Bar	7.54	211	Short to medium term (Years 1-10)
	ST5	York Central	7.30	438	Medium to Long Term (Years 6-15)
	ST6	Land East of Grimston Bar	5.5	154	Short to Medium Term (Years 1-10)
	ST17	Redesignation of commercial land (excl. Ancillary retail) at Nestle South to residential	N/A	130	Short to Medium Term (Years 1-10)
	H1	Former gas works, 24 Heworth Green	3.33	240	Medium Term (Years 6-10)
	H2	Sites by racecourse, Tadcaster Road	2.88	115	Medium Term (Years 6-10)
	H3	Burnholme School (existing building footprint)	2.7	108	Short to Medium Term (Years 1-10)
	H4	St Josephs	2.62	141	Short Term

		Monastery			(Years 1-5)
	H5	Lowfield School	2.24	72	Short Term
		(existing building		-	(years 1-5)
		footprint)			() /
	H6	Land RO	2.04	65	Short to
		Wilberforce Home,			Medium
		Tadcaster Rd			Term (Years
		radodoto: rtd			1-10)
	H7	Bootham Crescent	1.72	69	Short to
	' ' '	Bootham Groodin	12		Medium
					Term (Years
					1-10)
	H8	Askham Bar Park	1.57	50	Short Term
	110	and Ride	1.07	30	(Years 1-5)
	H9	Land off Askham	1.3	42	Short to
	119	Lane	1.5	42	Medium
		Lane			Term (Years
					1-10)
	H10	Barbican Centre	0.78	56	Short to
	ППО		0.76	30	Medium
		(remaining land)			
					Term (Years
	1144	Land of Fraderick	0.70	22	1-10)
	H11	Land at Frederick	0.78	33	Short to
		House, Fulford			Medium
		Road			Term (Years
	1140	Land DO Ctaaldan	0.77	22	1-10)
	H12	Land RO Stockton	0.77	33	Short Term
		Lane/ Greenfield			(Years 1-5)
	1140	Park Drive	0.00	00	Ob a t Table
	H13	Our Lady's	0.68	29	Short Term
		Primary School			(Years 1-5)
		(existing building			
		footprint)		1.0	
	H14	32 Lawrence	0.55	42	Short Term
	1115	Street		1.0	(Years 1-5)
	H15	Beckfield Lane	0.49	18	Short Term
		Depot		 	(Years 1-5)
	H16	Sessions,	0.47	17	Short Term
		Huntington Road		1	(Years 1-5)
	H17	Burnholme WMC	0.43	19	Short Term
					(Years 1-5)
	H18	Land off Woodland	0.4	14	Short Term
		Chase, Clifton			(Years 1-5)
		Moor			
	H19	Land at Mill Mount	0.36	16	Short to
					Medium
					Term (Years
					1-10)
	H20	Oakhaven EPH	0.33	15	Short to

Γ		1	T		T
					Medium
					Term (Years
					1-10)
	H21	Woolnough House	0.29	11	Short to
		EPH			Medium
					Term (Years
					1-10)
	H22	Heworth	0.29	13	Short to
		Lighthouse			Medium
					Term (Years
					1-10)
	H23	Grove House EPH	0.25	11	Short to
					Medium
					Term (Years
					1-10)
	H24	Former Bristow's	0.22	10	Short Term
		Garage, Fulford			(Years 1-5)
		Road			,
	H25	Heworth Green	0.22	20	Short to
		North (remaining			Medium
		land)			Term (Years
		,			1-10)
Total (York	Main Urban A	rea)	102.42	3714	N/A
Location	Local Plan	Site Name	Site	Estimated	Estimated
	Allocation		size	Yield (no.	Phasing
	Reference		(ha)	Dwellings)	
	ST7	Land to East of	60	1800	Lifetime of
		Metcalfe Lane			the Plan
	ST8	Land North of	52.3	1569	Lifetime of
Extension		Monks Cross			the Plan
to urban	ST10	Land at Moor	17.02	511	Lifetime of
area		Lane, Woodthorpe			the Plan
	ST11	Land at New Lane,	13.7	411	Lifetime of
		Huntington			the Plan
	ST14	Land to North of	134	4020	Lifetime of
		Clifton Moor			the Plan
Total (Exter	nsion to urbai	n area)	277.02	8311	N/A
Location	Local Plan	Site Name	Site	Estimated	Phasing
	Allocation		size	Yield (no.	
	Reference		(ha)	Dwellings)	
	ST9	Land North of	24.89	747	Lifetime of
		Haxby			the Plan
	ST12	Land at Manor	14.75	354	Short to
		Heath Road,			Medium
		Copmanthorpe			Term (Years
					1-10)
	ST13	Land at Moor	5.50	115	Short to
		Lane,		-	Medium
		Copmanthorpe			Term (Years
L	I.		·		_ (

					1-10)
	H26	Land at Dauby Lane, Elvington	4.05	97	Short to Medium Term (Years 1-10)
Village/rural (incl. Village expansion)	H27	Land at the Brecks, Strensall	3.90	82	Short to Medium Term (Years 1-10)
	H28	Land to the North of North Lane, Wheldrake	3.15	75	Short to Medium Term (Years 1-10)
	H29	Land at Moor Lane, Copmanthorpe	2.65	64	Short to Medium Term (Years 1-10)
	H30	Land to the South of Strensall Village	2.53	61	Short to Medium Term (Years 1-10)
	H31	Eastfield Lane, Dunnington	2.51	60	Short to Medium Term (Years 1-10)
	H32	The Tannery, Strensall	2.22	53	Short Term (Years 1-5)
	H33	Water Tower Land, Dunnington	1.80	43	Short to Medium Term (Years 1-10)
	H34	Land North of Church Lane, Skelton	1.74	42	Short to Medium Term (Years 1-10)
	H35	Land at Intake Lane, Dunnington	1.59	38	Short to Medium Term (Years 1-10)
	H36	Land at Blairgowerie House, Upper Poppleton	1.50	36	Short to Medium Term (Years 1-10)
	H37	Land at Greystone Court, Haxby	1.40	34	Short Term (Years 1-5)
	H38	Land RO Rufforth Primary School, Rufforth	0.99	24	Short to Medium Term (Years 1-10)

	H39	North of Church Lane, Elvington	0.92	25	Short to Medium Term (Years 1-10)
	H40	West Fields, Copmanthorpe	0.82	22	Long Term (Years 11- 15)
	H41	Land adj. 26 & 38 Church Lane, Bishopthorpe	0.55	15	Short to Medium Term (Years 1-10)
	H42	Builder Yard, Church Lane, Bishopthorpe	0.33	9	Short to Medium Term (Years 1-10)
	H43	Manor Farm Yard, Copmanthorpe	0.25	7	Medium to Long Term (Years 6-15)
	H44	R/O Surgery & 2a/2b Petercroft Lane, Dunnington	0.23	6	Medium to Long Term (Years 6-15)
	H45	Land adj. 131 Long Ridge Lane, Nether Poppleton	0.20	5	Medium to Long Term (Years 6-15)
Total			78.48	2014	N/A
Location	Local Plan Allocation Reference	Site Name	Site size (ha)	Estimated Yield	Phasing
	ST15	Holme Hill New Settlement	186	5580 (this includes the 900 that will be post 2030)	Lifetime of the Plan (with remainder to be built out post 2030)
Total (New	Total (New Settlements)		186	5580	N/A

46. The portfolio of development sites identified for housing are both Brownfield and Greenfield. All deliverable Brownfield sites have been identified through the site selection process effectively exhausting this supply. The level of Brownfield sites would clearly be inadequate in terms of the proposed levels of housing growth. It is important that a trajectory of deliverable sites can be established to enable the Local Plan to progress successfully through the Examination process.

Safeguarded Land

- 47. The Local Plan will define the extent of and boundaries for the York Green Belt. To give the Green Belt the permanence it requires that these boundaries will need to endure beyond the end date of the Plan. We have taken this to mean at least 10 years beyond the life of the plan i.e. to around 2040. Because of the development pressures that York needs to manage the Local Plan identifies land which will be excluded from the Green Belt and held in reserve to be considered for development at a future review of the Plan. Such land is referred to as land safeguarded for longer term development needs. The National Planning Policy Framework includes policy to identify and safeguard such land (paragraphs 83 and 85). This policy makes clear that the safeguarded land can only be considered for development through a review of the Plan and depending on the circumstances at the time of review may not then actually be needed for development.
- 48. The Local Plan has identified land to be held in reserve to meet the longer term needs for housing and associated community services and for some employment. Such land has to be excluded from the Green Belt in exceptional circumstances which requires there to be clear evidence of a need and the absence of any reasonable alternative sites to those excluded from the Green Belt. We believe that the evidence justifies this approach.
- 49. To identify the amount of safeguarded land required requires some forecasting of the longer term needs for the uses referred to above. In the case of housing we have projected forward the requirement in the Plan i.e. a continuation of the policy approach proposed for the plan period. The extrapolation that we have used leads to a target of just over 270ha having allowed for large housing sites in the plan that will not be completely developed during the plan period and for a continuing supply of very small sites coming from within the urban area.
- 50. Identifying the amount of land required beyond the plan period to support the economic ambition of the city is not an exact science. However it is clear that the growing population of the city will need jobs and there will be limited opportunities to find suitable land within the built up area for B1 B2 and B8 type employment uses. We have used a combination of this extrapolation and identifying where established employment sites can be extended to allow for their expansion should the plan review determine that this is necessary. This combination gives

- a figure of 71 ha of safeguarded land that could be used for employment purposes
- 51. To identify the specific areas of land to be safeguarded we have applied a consistent methodology to be used for choosing the sites allocated for development in the plan, effectively the application of the following key principles:
 - the protection of York's heritage;
 - the protection of environmental assets; and
 - ensuring flood risk is appropriately managed;
- 52. The secondary constraints e.g. public transport accessibility were not applied as these may well change over the life of the plan and would be applied at plan review should the site be required to be considered for development at that time.
- 53. Finally in considering the attributes of safeguarded land we decided that in order to provide some flexibility at the time the sites are required to be considered for development a small number of quite extensive tracts of land have been identified which could be brought forward either in part or as a whole should they be required for development at the time of Plan review.
- 54. The following sites have been identified as land to be safeguarded for longer term development needs:

•	SF1 Land south of Strensall Village	29 ha
•	SF2 Land north of Clifton Moor	72 ha
•	SF3 Land at Holme Hill	174 ha
•	SF4 Land north of Haxby	29 ha
•	SF5 Land to west of Copmanthorpe	22 ha
•	SF6 South of Airfield Business Park, Elvington	15 ha
•	SF7 Land adjacent to Designer Outlet	16 ha
•	SF 8 Land at Northminster Business Park	40 ha

Draft Green Belt

Table 6: Level of land proposed to take out of draft Green Belt

	Number of Hectares	Number of Hectares identified in LDF Core Strategy	Additional Loss of Draft Green Belt.	
Draft Green Belt – Approx 22,400 Ha				
Housing/Employment	588ha	185ha	1.8% Approx	

55. Table 6 above identifies the amount of land currently included within the draft Green Belt proposed to meet the City's development needs for the life time of the plan (2030). It then compares this to the amount of land potentially identified through the LDF Core Strategy. The draft Preferred Options and Alternative Local Plan also identifies a further 397ha of safeguarded land to be excluded from the draft greenbelt equating to 1.8%.

Draft Policies

56. The following paragraphs summarise the policy areas covered by the thematic sections of the Plan.

Create Jobs and Grow the Economy

- 57. The Plan will support sustainable economic growth to improve prosperity whilst respecting the City's unique built and natural environment. The Economy and Retail sections identify suitable areas and allocate sites for economic growth. As well as identifying general and specific locations for development, the sections highlight the types of employment and retail that are best suited to these locations. In addition policies are included to protect loss of employment land to other uses and maintain residential amenity.
- 58. The critical role of the City Centre as the economic, social and cultural heart of York is recognised in the plan. Its historic core is internationally recognisable and one of the most revered places in the country with layers of heritage in its complex mosaic of buildings, streets and public spaces. The City Centre is vital to character and future success of the wider city. Its special qualities and distinctiveness will be conserved whilst helping to achieve economic and social aspirations of the Plan.

During the Plan period the City Centre will be the principal location in the City of York area for the delivery of economic growth in the tourism, leisure and cultural sectors. It will account for the majority of the employment growth identified in these sectors.

Build Strong Communities

- 59. The plan identifies viable and deliverable housing sites with good access to services and public transport to meet the needs of York's population. The Housing section allocates sites for housing development to meet the identified need.
- 60. Housing policies consider the density of new housing developments and type and mix of housing, including affordable housing, gypsy and traveller sites and houses in multiple occupation.
- 61. The Plan recognises that in order to build and support strong communities, the appropriate facilities and educational establishments need to be accessible. The Community Facilities chapter highlights the criterion that needs to be applied to establish good access to sports facilities, childcare provision and healthcare facilities. The education, training and university sections recognise the Plan's role in facilitating the appropriate level and location of education provision in York, in some cases, this supports the expansion of existing establishments in the form of new allocations.

Get York Moving

- 62. The Plan promotes sustainable modes of transport whilst delivering transport infrastructure necessary to enable the city to grow. The Transport section recognises that the location and layout of development is important in ensuring sustainable access for pedestrians, cyclist and public transport users. It sets out the principles for changing travel behavior to reduce the number of car trips associated with new development. It also puts forward policies to improve York's physical environment. Key transport infrastructure needed over the lifetime of the plan are identified, this includes strategic public transport improvements, strategic highway network capacity improvements and strategic cycle and pedestrian network links and improvements.
- 63. The transport improvements sought, supported or expected to be delivered within the Plan will require considerable investment. The Council will work with other agencies and organisations, including

developers, to secure the investment required to realise all the improvements to minimise the traffic impacts of York's ambition for growth.

Protect the Environment

- 64. The Plan will protect and enhance York's heritage by ensuring new development is of the highest quality standards in urban design and public realm. The Green Infrastructure chapter recognises the need to protect and enhance York's biodiversity, open space and green corridors whilst promoting accessibility to encourage opportunities for sport and recreation, and restore and recreate sites of priority species and habitats. The Plan will protect and preserve York's setting and special character by ensuring that inappropriate development is not permitted in the Green Belt helping to maintain a sense of openness around key routes and viewpoints.
- 65. The Plan will safeguard the city's natural resources and ensure environmental protection. Flood risk will be reduced by ensuring that new development is not subject to nor contributes to flooding. The Climate Change chapter will ensure that sustainable design techniques are incorporated into new developments and maximize the generation and use of low carbon/renewable energy resources to reduce York's carbon footprint and help adapt and mitigate against climate change. Air quality will be improved and other environmental nuisances limited.
- 66. The importance of reducing waste levels through the reducing, reusing and recycling hierarchy, and identifying the approach to provision of appropriate sites for dealing with waste is addressed in the Local Plan. The need to safeguard natural mineral resources and maximize the production and use of secondary aggregates is also recognised.
- 67. It has recently been agreed that City of York Council will prepare a Joint Minerals and Waste Plan with North Yorkshire County Council and North York Moors National Park. This Joint Plan will support the strategic policies contained in the York Local Plan by providing an up to date evidence base and specific site allocations for waste management facilities and minerals operations in order to meet the City's demand.

Transport Impact

68. Preliminary transport modelling work undertaken using the City of York's strategic transport model (STM) predicts that the number of trips

- undertaken on the highway network overall could increase by approximately 2.5% per year, on average, over the Local Plan period and is higher than predicted in national transport models, reflecting York's ambition for growth.
- 69. This level of traffic growth could lead to significant delays being experienced on the radial routes into York, the outer ring road (A64 and A1237) and all routes within the outer ring road, This takes into account improvements and schemes that already committed or currently programmed.
- 70. To reduce the traffic generated by new development and to provide more sustainable transport solutions for movements to, within and around York, the council will work with developers and other organisations to deliver higher levels of investment in transport infrastructure and services, over and above that which is committed or currently programmed either in the plan or to access development or to mitigate the direct impacts of development. This will include investment in new routes, route enhancements, public transport and more active forms of travel (walking and cycling).
- 71. Strong emphasis will be placed on providing improvements to public transport and more active forms of transport, particularly as access to these forms of transport were key considerations in determining the accessibility of sites for their allocation within the plan. However it is also acknowledged that major enhancements to the highway network (e.g. the A1237) will also be necessary.
- 72. The initial transport modelling work will be refined and the outputs used to inform how the plan addresses transport impacts as the plan progresses from this 'Preferred Options' stage to its 'Submission' stage.

Sustainability Appraisal

73. When producing Local Plans authorities are required to consider, at each stage of production, the impacts their proposals are likely to have on sustainable development. This is done through undertaking a sustainability appraisal of the document concerned. The Outputs from the Sustainability Appraisal are provided as Annex B for Members to consider along side the draft Local Plan Preferred Options and Alternatives document.

Heritage Impact Appraisal

- 74. In order to develop a sound basis for informed decision making, a Heritage Impact Appraisal has been undertaken. The purpose of this Heritage Impact Appraisal is to assess whether the strategic sites and polices of the City of York Local Plan Preferred Options and Alternatives will conserve or enhance the special characteristics of the city. The Heritage Topic Paper (April 2013) considers existing evidence relating to the City of York's historic environment and how the evidence is translated into the Council's understanding of the city's special qualities and its complex 2000 year history. This evidence and understanding has then been used to identify six principle characteristics of the historic environment that help define the special qualities of York, providing a detailed explanation of each characteristic.
- 75. The historic and natural environment policy framework for the city is established by the Heritage Topic Paper and the six principle characteristics identified within in it, alongside the design and historic environment policies within the City of York Local Plan Preferred Options and Alternatives. These form the basis of this Heritage Impact Assessment which is provided as Annex C.

Duty to Co-operate

- 76. The Localism Act requires that local planning authorities demonstrate co-operation in plan making with adjoining or nearby authorities and other organisations in relation to cross boundary issues. Section 110 of the Localism Act transposes the Duty to Co-operate into the Planning and Compulsory Purchase Act 2004 and introduces Section 33a, which sets out a Duty to Co-operate in relation to the planning of sustainable development ('the Duty'). The Duty applies to all local planning authorities, county councils and 'prescribed bodies' and requires that they must co-operate with each other in maximising the effectiveness with which development plan documents are prepared. Further detail on how the provisions of the Act should be implemented is provided within the NPPF. The NPPF states that Local Planning Authorities are expected to demonstrate evidence of having effectively cooperated to plan for issues with cross boundary impacts when Local Plans are submitted for examination.
- 77. With regard to the Leeds City Region (LCR), the City of York is represented at member level on the LCR Local Authority Joint Committee (Leader) and the Transport Panel (Cabinet Member). It is

- also represented, at officer level, on the Heads of Planning Group and the LCR Connectivity Partnership. With regard to North Yorkshire the City of York is represented on the Local Government North Yorkshire and York (LGNYY) Leaders' Board and currently chairs (Cabinet Member) the LGNYY Spatial Planning and Transport Board (SPTB).
- 78. It is proposed that reports be prepared as appropriate to these groups outlining the approach taken in the Preferred Options and Alternatives Local Plan and highlighting and analysing cross boundary issues.

Consultation

- 79. The preparation of the Local Plan follows on from the previous LDF process. The Local Plan Preferred Options and Alternatives document draws from the responses that were received during earlier consultations on the Core Strategy and other LDF documents. If Members approve the draft Local Plan, the document will be subject to an eight week city wide consultation period beginning in May / June 2013. Consultation will be carried out in conformity with the Councils adopted Statement of Community Involvement.
- 80. Comments received as part of the consultation will then be considered by officers and used to inform the production of the submission draft, which will be reported to Members for consideration prior to publication for consultation early in 2014.

Options

- 81. Officers request that Members consider the following options for Cabinet relating to the Local Plan Preferred Options and Alternatives document:
 - **Option 1:** That the Cabinet, subject to identified amendments, approve the document attached as Annex A, along with supporting information for public consultation.
 - **Option 2:** That the Cabinet request that officers make changes to the document and produce a further report and draft for consideration.

Analysis of Options

82. National guidance currently indicates that for a plan to be 'sound' it must be 'justified'. This means a plan must be founded on a robust and

- credible evidence base. It also highlights the importance of undertaking and reflecting public consultation and indicates that a plan must be 'effective' i.e. 'deliverable' and 'flexible'.
- 83. A significant amount of technical evidence base work across many policy areas was undertaken as part of the LDF process. Further work has been undertaken to adapt this to reflect the contemporary national and local position. It is considered that the proposed document reflect the NPPF and the Council's contemporary objectives and policies.
- 84. In addition in producing the draft plan consideration has been given to previous stages of consultation on the LDF. This has been supplemented by the visioning workshops held in Autumn 2012.

 Although clearly future drafts of the Plan will need to reflect consultation undertaken on this document.
- 85. Finally, it should be noted that the final draft Local Plan will not be consulted on and submitted for public examination until next year. The Local Plan Preferred Options and Alternatives draft is part of the development of the final Local Plan and there will be opportunities to consider comments and reflect in policy development. In addition there will also be opportunities to do further technical work and consider any legal and regulatory issues. Option 1 is therefore recommended as the most appropriate way forward.

Corporate Priorities

- 86. The option outlined above accords with the following priorities from the Council Plan:
 - Create jobs and grow the economy
 - Get York moving
 - Build strong communities
 - Protect the environment

Implications

- 87. The following implications have been assessed.
 - Financial Work on the Local Plan is funded through the Local Plan Reserve.

- **Human Resources (HR)** The production of a Local Plan and associated evidence base requires the continued implementation of a comprehensive work programme that will predominantly, although not exclusively, need to be resourced within CES.
- Equalities An assessment has been undertaken and will continue to do during the life time of the plan.
- **Legal** The Local Plan has been produced in a way that reflects strategy and regulatory requirements
- Crime and Disorder None
- Information Technology (IT) None
- Property None
- Other None

Risk Management

- 88. In compliance with the Council's risk management strategy, the main risks in producing a Local Plan for the City of York are:
 - The potential damage to the Council's image and reputation if a development plan is not adopted in an appropriate timeframe.
 - Risks arising from failure to comply with the laws and regulations relating to Planning and the SA and SEA processes and not exercising Local control of developments.
 - Risk associated with hindering the delivery of key projects for the Council and key stakeholders.
 - Financial risk associated with the Council's ability to utilize planning gain and deliver strategic infrastructure.
- 89. Measured in terms of impact and likelihood, the risk associated with this report have been assessed as requiring frequent monitoring.

Recommendations

- 90. The views of the Local Plan Working Group are requested on the following recommendations to Cabinet:
 - (i) subject to identified amendments, approve the document attached as Annex A, along with supporting information for public consultation.

Reason: So that an NPPF compliant Local Plan can be progressed.

(ii) delegate to the Director of CES in consultation with the Cabinet Member the making of any incidental changes to the draft document that are necessary as a result of the recommendations of Cabinet.

Reason: So that changes recommended as a result of discussions at this meeting can be made.

(iii) delegate to the Director of CES in consultation with the Cabinet Member the approval of a Consultation Strategy and associated documents.

Reason: To ensure that the proposed methods of consultation are satisfactory to Members.

(iv) delegate to the Director of CES in consultation with the Cabinet Member the approval of supporting information and documentation to be published during public consultation.

Reason: To ensure that the proposed methods of consultation are satisfactory to Members.

Contact Details

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Cllr Dave Merrett
Cabinet Member for Planning,
Transport and Sustainability

Report Approved V

Date 12/04/13

Specialist Implications Officer(s)

N/A

Wards Affected: List wards or tick box to indicate all

All

For further information please contact the author of the report

Background Papers:

None

Annex A: Local Plan Preferred Options and Proposals Map

Annex B: Summary of the Outcomes of Sustainability Appraisal /

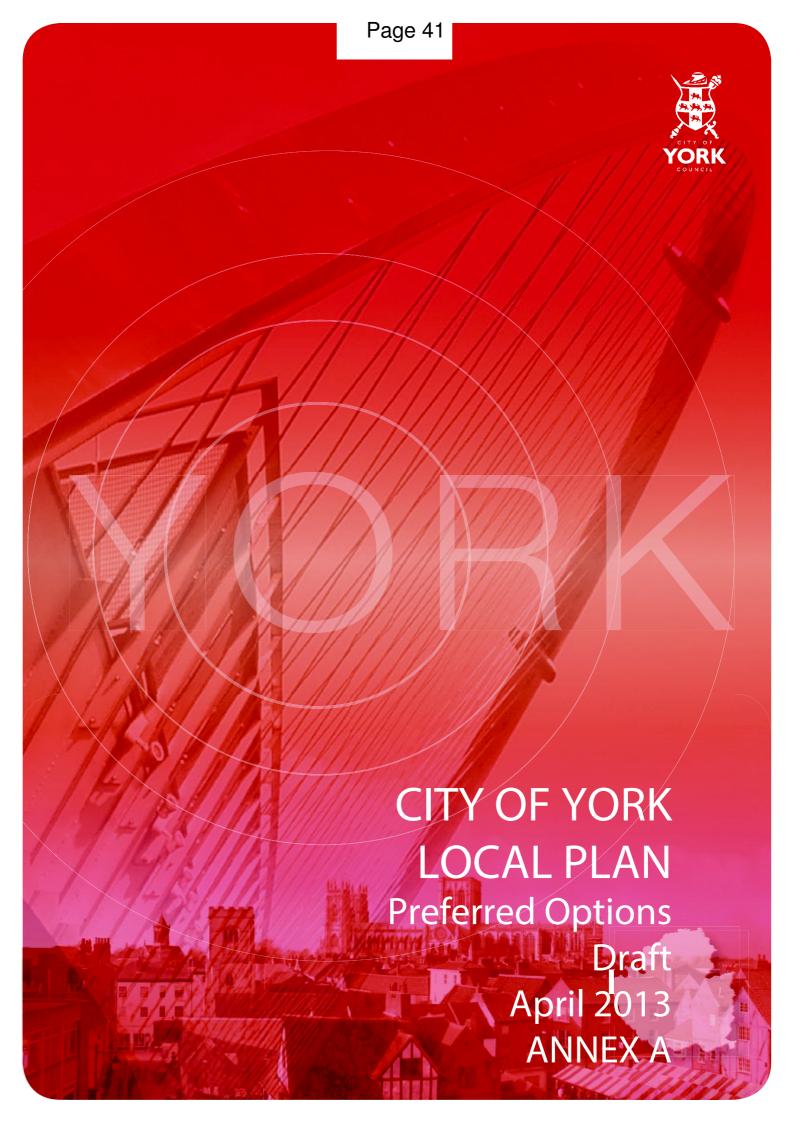
Strategic Environmental Impact Assessment (online only/to

follow)

Annex C: Heritage Impact Assessment (online only/to follow)

Annex D: Community Impact Assessment (online only/to follow)

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This section sets out what this document is all about. It explains the structure of the document and what its purpose is. The glossary at the end of this document explains what some of the technical words used in the document mean.

About the Plan

What is the Local Plan?

- i) The Local Plan has been prepared at a time of considerable change in the public policy context. The National Planning Policy Framework (NPPF) refers to 'Local Plans' rather than 'Local Development Frameworks' (LDFs) reflecting the Government's views of plan making and the movement away from a folder of development plan documents to a single plan. As such, a new Local Plan for York includes a vision for the future development of the city and spatial strategy and covers both strategic policies and allocations (previously the Core Strategy and Allocations Development Plan Document), alongside detailed development management policies.
- ii) Local plans must be positively prepared, justified, effective and consistent with national policy in accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the NPPF. The NPPF advises that Local Plans should be aspirational but realistic and should address the spatial implications of economic, social and environmental change. Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where.
- iii) Much of the evidence base built up during the previous LDF process, alongside the comprehensive consultation undertaken has informed the preparation of the Local Plan. However, there has also been the opportunity to revisit certain policy areas to reflect the NPPF. This includes a revised approach to delivering more sustainable economic growth, prosperity and housing at a local level. Whilst the previous Core Strategy followed a more cautious approach to housing growth and identifying land the new Local Plan for York has been based on the city's ambitious economic, housing growth and social and environmental sustainability agendas.

How to use the Plan

iv) It is important that individual policies contained within the Local Plan are not viewed in isolation. The Plan should be regarded as one single publication, together with the Proposals Map and all relevant policies should be taken into account. Each policy is given a number and a title. The first letters of each policy relate to the specific section title. Each policy sets out the criteria against which planning applications will be considered. The paragraphs following each policy explain why that policy has been included in the Plan, and include any relevant supporting information that may be taken into account when considering proposals under that particular policy heading.

Consultation so far

- v) The preparation of this Local Plan follows on from the previous Core Strategy process. This preferred options local plan document draws from the responses that were received during the consultation on the following documents:
 - Core Strategy: Issues and Options 1 (2006);
 - Core Strategy: Issues and Options 2 (2007),
 - Core Strategy: Preferred Options (2009); and
 - Core Strategy: Submission (Publication) (2011).
- vi) Alongside the consultation undertaken as part of the Core Strategy process a series of Local Plan visioning workshops were held in October 2012. During these workshops businesses, stakeholders and Members joined Officers to discus key issues facing the city with regard to protecting the environment, getting York moving, building strong communities and creating jobs and growing the economy. The discussion arising from these workshops has helped to shape the Local Plan.

Sustainability Appraisal and Habitats Regulation Assessment

- vii) To ensure that policies and proposals in the Local Plan contribute to sustainable development, it will be subject to a Sustainability Appraisal (SA), incorporating the requirements of the EU Directive on Strategic Environmental Assessment. The SA will assess the implications of the proposed policies on the social, economic and environmental objectives for the city and recommend how the plan can be more sustainable by suggesting amendments to avoid or mitigate any negative impacts on the principles of sustainable development. An SA is available to read alongside this Preferred Options document. In addition, a summary of the SA policy analysis is available. This gives an indication of how each policy meets the requirements to achieve sustainable development objectives in York. The findings of the SA will be used to inform the Plan's development and reflected in the Submission Draft to ensure it maximises its contribution towards sustainable development.
- viii) The Local Plan is also accompanied by a Habitats Regulation Assessment, which establishes whether the strategy will have potential adverse impacts on internationally recognised nature conservation sites (Special Areas of Conservation and Special Protection Areas) in accordance with the Habitats Directive. The Appropriate Assessment included within this sets out the potential impacts on the flora and fauna for which these internationally designated sites are recognised. It also explores mitigation measures if required. This document should be read in conjunction with the SA.

Heritage Impact Appraisal

In order to develop a sound basis for informed decision making, a Heritage Impact ix) Appraisal has been undertaken. The purpose of this Heritage Impact Appraisal is to assess whether the strategic sites and polices of the City of York Local Plan Preferred Options and Alternatives will conserve or enhance the special characteristics of the city. The Heritage Topic Paper (April 2013) considers existing evidence relating to the City of York's historic environment and how the evidence is translated into the Council's understanding of the city's special qualities and its complex 2000 year history. This evidence and understanding has then been used to identify six principle characteristics of the historic environment that help define the special qualities of York, providing a detailed explanation of each characteristic. The historic and natural environment policy framework for the city is established by the Heritage Topic Paper and the six principle characteristics identified within in it. alongside the design and historic environment policies within the City of York Local Plan Preferred Options and Alternatives These form the basis of this Heritage Impact Assessment. The Heritage Topic Paper (2013) and Heritage Impact Appraisal (2013) are available to read alongside this preferred options Local Plan.

Structure of this Document

x) This document is divided into the following sections:

Strategic Framework, Spatial Portrait and Spatial Vision and Outcomes

xi) York's Local Plan Spatial Vision and Outcomes is based on a sound understanding of York's unique character and local planning issues and challenges it faces as well as responding to the strategic framework for York, including the presumption in favour of sustainable development.

Spatial Strategy

xii) The Spatial Strategy sets out the general spatial principals that will underpin the distribution of future development in York. It considers a range of issues which will influence the spatial strategy and includes a section on York City Centre and York Central. It provides a spatial expression of the priorities of the Council and its partners contained within *The Strategy for York 2011-2025 (2011)*.

Policies

xiii) These are included in the sections below which are grouped under the relevant headings from the vision and reflect the themes of the Council Plan for York:

Create Jobs and Grow the Economy

- Economy
- Retail

Build Strong Communities

- Housing Growth and Distribution

- Aiding Choice in the Housing Market
- Affordable Housing
- Community Facilities
- Education, Skills and Training
- Universities

Protect the Environment

Built Environment

- Design and the Historic Environment

Natural Environment

- Green Infrastructure

Natural Resources and Environmental Protection

- Flood Risk Management
- Climate Change
- Environmental Protection
- Waste and Minerals

Get York Moving

- Sustainable Transport
- Communications Infrastructure

Delivery and Review

This section addresses the delivery of the Local Plan and considers how new infrastructure that is needed for development will be funded. It also outlines how the Council intends to 'monitor and manage' the Local Plan. This will outline the process that will be used to monitor the effectiveness of the Local Plan's outcomes in terms of delivering the vision and spatial objectives and in implementing the spatial strategy.

Questions

xv) At the end of each section, there is a question box. The preferred options stage of the Local Plan process draws from the responses to the issues and options, preferred options and submission stages of the previous Core Strategy process. The plan also draws on up to date Government guidance and the Council's evidence base and therefore, the intention is that the content of this document reflects the most appropriate approach to planning in York. However, this is a consultation document and we are therefore asking for your views on all the topics covered and if you feel that a different approach is more suitable, please let us know and we will consider it.

Next Steps

xvi) Following this consultation period, officers will assess the comments received and will then go on to produce a Submission Draft version of the Local Plan. This document will be subject to public consultation ahead of it being submitted to the

Secretary of State and following this it will be assessed at an Examination in Public before being adopted by the Council.

Further Information

xvii) For further information about this document or any other parts of the previous Local Development Framework process please contact the Integrated Strategy team using the details overleaf:

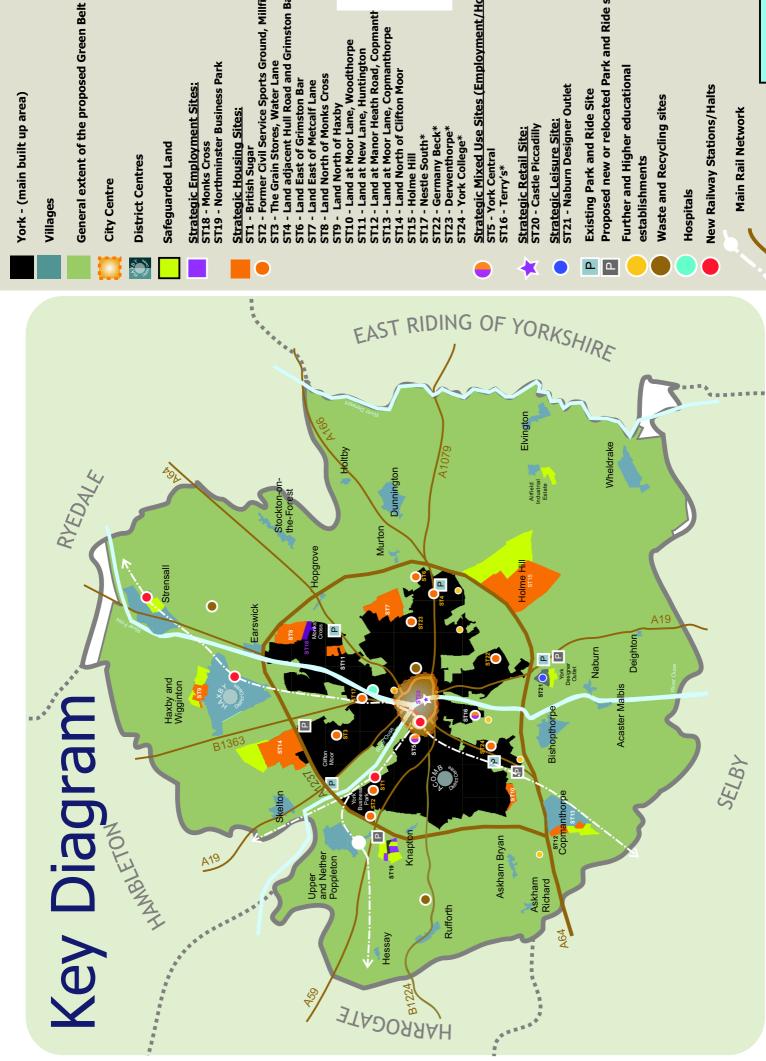
City of York Council Integrated Strategy West Offices Station Rise York YO1 6GA

Telephone: 01904 xxxxxx

Fax: 01904 xxxxx

Email: integratedstrategy@york.gov.uk

All documents relating to the Local Plan and the previous Local development Framework process are available on the Council's website at www.york.gov.uk/xxx



York - (main built up area)

Villages

District Centres

Safeguarded Land

Strategic Employment Sites: ST18 - Monks Cross

Strategic Housing Sites: ST1 - British Sugar

ST2 - Former Civil Service Sports Ground, Millfield Lane ST3 - The Grain Stores, Water Lane

ST4 - Land adjacent Hull Road and Grimston Bar

ST6 - Land East of Grimston Bar ST7 - Land East of Metcalf Lane

ST8 - Land North of Monks Cross

ST9 - Land North of Haxby

ST10 - Land at Moor Lane, Woodthorpe ST11 - Land at New Lane, Huntington

ST12 - Land at Manor Heath Road, Copmant

ST13 - Land at Moor Lane, Copmanthorpe

ST14 - Land North of Clifton Moor

ST15 - Holme Hill

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ST22 - Germany Beck* ST23 - Derwenthorpe³ ST17 - Nestle South* ST24 - York College* Strategic Mixed Use Sites (Employment/Housing): ST5 - York Centra ST16 - Terry's*

ST20 - Castle Piccadilly Strategic Retail Site:

ST21 - Naburn Designer Outlet Strategic Leisure Site:

Existing Park and Ride Site

Proposed new or relocated Park and Ride site

Further and Higher educational establishments

Hospitals

Main Rail Network



This section sets out the background information to the plan such as York's population, history of the city, transport issues etc. This information has been used to set out the key spatial issues, opportunities and challenges facing York. The vision responds to these issues, opportunities and challenges.

Section 1: Strategic Framework

1.1 The Local Plan is being prepared at a time of considerable change in the public policy context with the *Localism Act (2011)* Act introducing a number of important reforms to the planning system, including the abolition of the Regional Spatial Strategy and the *National Planning Policy Framework (2012)* (NPPF) streamlining national planning policy and replacing the previous Planning Policy Guidance and Planning Policy Statements. The Local Plan must take full account of these changes, alongside the national and local strategic context. This section outlines the key elements of the strategic framework which underpins the Local Plan.

UK Sustainable Development Strategy

1.2 The Local Plan must embrace the need to ensure sustainable development by taking full account of the aims, objectives and aspirations of the *UK Sustainable Development Strategy – Securing the Future (2005).* The Strategy identifies five principles and four key priorities for immediate action set out below:

Principles:

- Living within environmental limits.
- Ensuring a strong, healthy and just society.
- Achieving a sustainable economy.
- Promoting good governance.
- Using sound science responsibly.

Priorities:

- Sustainable production and consumption.
- Climate change and energy.
- Natural resource protection and environmental enhancement.
- Creating sustainable communities.

National Planning Policy Framework

- 1.3 The National Planning Policy Framework (NPPF) represents a fundamental reassessment of both the overall direction and the detail of the planning system in England. It is intended to support economic recovery and play a key role in delivering the government's localism agenda. The NPPF is the outcome of a review of planning policy, designed to consolidate policy statements, circulars and guidance documents into a single concise framework. The overriding message from the framework is that planning authorities should plan positively for new development, and that 'planning should operate to encourage and not act as an impediment to sustainable growth'.
- 1.4 At the heart of the new system is a new 'presumption in favour of sustainable development'. This requires local plans to meet development needs, unless any adverse impacts would significantly and demonstrably outweigh the benefits, and for development proposals that accord with the local plan to be approved without delay.

- 1.5 A significant change to the previous policy approach is that the NPPF refers to 'Local Plans' rather than 'Local Development Frameworks'. In doing this the Government has signalled an intention that there is to be a movement away from a folder of development plan documents to a single plan i.e. a Local Plan.
- 1.6 The NPPF emphasises the need for careful attention to viability to ensure development plans are deliverable. Paragraph 173 of the NPPF talks of 'careful attention to viability', and states that the sites and the scale of development identified in local plans should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.

Duty to Co-operate

1.7 The Localism Act requires that local planning authorities demonstrate co-operation in plan making with adjoining or nearby authorities and other organisations in relation to cross boundary issues. Section 110 of the Localism Act transposes the Duty to Co-operate into the Planning and Compulsory Purchase Act 2004 and introduces Section 33a, which sets out a Duty to Co-operate in relation to the planning of sustainable development ('the Duty'). The Duty applies to all local planning authorities, county councils and 'prescribed bodies' and requires that they must co-operate with each other in maximising the effectiveness with which development plan documents are prepared. Further detail on how the provisions of the Act should be implemented is provided within the NPPF. The NPPF states that Local Planning Authorities are expected to demonstrate evidence of having effectively cooperated to plan for issues with cross boundary impacts when Local Plans are submitted for examination.

Neighbourhood Planning

- 1.8 The Localism Act introduces new rights and powers for communities. This includes the introduction of a new 'neighbourhood' layer to the planning system which is central to the package of planning reforms and is aimed at giving people the opportunity to shape the places they live in. Neighbourhood Plans are a key element of neighbourhood planning and the Council are committed to supporting communities in preparing Neighbourhood Plans.
- 1.9 Neighbourhood Plans are prepared by town or parish councils, or in un-parished areas by 'neighbourhood forums'. They allow communities to develop a vision of what their area should be like and make decisions on where certain types of development should go. Importantly Neighbourhood Plans should be aligned with the strategic needs and priorities of the wider local area and be in general conformity with the strategic policies of an authority's Local Plan. Outside these strategic elements Neighbourhood Plans will be able to shape and direct sustainable development in their area. They will form part of the Statutory Development Plan but only if it is in accordance with national policy and the strategic vision for the city set out in the Local Plan. Neighbourhood plans will complement but do not replace existing community-led plans such as Parish Plans and Village Design Statements.

Abolition of Regional Spatial Strategy

- 1.10 The Localism Act allows the Government to fulfil a longstanding promise to revoke Regional Spatial Strategies (RSS).
- 1.11 The environmental assessment process for the RSS abolition highlighted that York does not currently have a Local Plan in place and indicated that revocation of the York Green Belt policies before an adopted Local Plan was in place could lead to a significant negative effect upon the special character and setting of York. As such, the Government have concluded that the York green belt policies that are part of the regional strategy will be retained. *The Regional Strategy for Yorkshire and Humber (Partial Revocation) Order 2013* was laid in Parliament on the 29th January 2013, which took effect on 22nd February 2013. This means that for York, the development plan will continue to include the RSS Green Belt policies and RSS key diagram insofar as it illustrates the RSS York Green Belt policies and the general extent of the Green Belt around the City of York as it relates to these policies. All other RSS policies have been revoked and do not form part of York's development plan.
- 1.12 The Leeds City Region Interim Strategy Statement (2011) which signals continuing support for the core principles on the role of place and accommodation of development as set out in the Yorkshire and Humber Plan: Regional Spatial Strategy to 2026 (2008).

Local Strategic Context

The Strategy for York 2011-2025

1.13 The Strategy for York 2011- 2025 (2011) sets out a long term vision for the city and a new set of immediate priorities. This is the third revision of York's strategic plan since 2003. It is important that the Local Plan provides the spatial or planning expression of York's strategic plan. The Strategy for York vision is set out below:

York: A City Making History

Making our mark by:

- building confident, healthy and inclusive communities;
- being a leading environmentally-friendly city:
- being at the forefront of innovation with a diverse and thriving economy;
- being a world class centre for culture, education and learning for all: and
- celebrating our historic past and creating a successful and ambitious future.

- 1.14 This overall vision is supported by six strategic ambitions designed to ensure York is always an attractive place to live, work and visit. These ambitions comprise the following:
 - i. Improve the physical and cultural environment of the city as a basis for community and economic development.
 - ii. Keep York's employment levels high and economy buoyant by supporting local employers, entrepreneurship, developing a diverse and sustainable economy and balanced employment structure.
 - iii. Maintain community cohesion and develop strong, supportive and durable communities.
 - iv. Ensure the process of physical development is used to improve the environmental sustainability of the city, and that growth accommodates the challenges of climate change and other built and natural environmental challenges.
 - v. Use York's brand and position to promote the city within the regional, national and global network.
 - vi. Encourage partnerships within the city and beyond that benefit everyone and achieve mutual advantage.

York: The City Action Plan - The Strategy for Growth 2011-2015

- 1.15 Addressing a more immediate time-span, the *York: The City Action Plan The Strategy for Growth 2011-2015 (2011)* examines the aims and intentions of *The Strategy for York (2011)*. In response to the opportunities and challenges facing the city, three immediate priorities have been identified that are critical to address in order to secure York's future. These are:
 - enabling growth;
 - creating the environment for growth; and
 - sharing growth.
- 1.16 The City Action Plan tackles these three interconnected themes and within these themes, it proposes a small number of actions that partners will tackle together between now and 2015. The Local Plan has a key role to play in helping to deliver those actions that have spatial implications, including helping to
 - bring forward land for development and business accommodation;
 - tackle transport congestion and address travel issues in, around and across York;
 - enhance York's heritage and creative and cultural sectors and use them as a driver for economic growth; and
 - create a housing supply that better meets York's needs.

Delivering for the People of York: The Council Plan 2011-2015

1.17 Delivering for the People of York: The Council Plan 2011-2015 (2011) sets out council's priorities for 2011-2015 and a number of targets that the Council is

committed to meeting in relation to each of the five priority areas. The priorities are to:

- create jobs and grow the economy;
- get York moving;
- build strong communities;
- protect vulnerable people; and
- protect the environment.
- 1.18 The priorities are closely inter-connected and many of the actions proposed contribute to the achievement of outcomes for more than one priority. The plan sets out important changes to the way the Council does business, alongside what it will be delivery up to 2015.

Reaching Further: York Economic Strategy 2011-2015

- 1.19 Reaching Further: York Economic Strategy 2011-2015 (2012) has been published jointly by City of York Council and York Economic Partnership. It recognises the difficulties recession has placed upon both households and firms in the city and recognises the need to develop a robust strategy for recovery and development.
- 1.20 The Strategy sets out that York has much to be justly proud of, assets that are first class and present many opportunities; our heritage and culture, leading universities, a strong science and innovation focus, highly-skilled workforce and strengths in both old and new industries. However, the full potential of the city's economy has not yet been realised, and difficult economic times could present challenges to York's economy in the near future. The Strategy indicates that the city needs to develop a more productive and enterprising economy that makes the most of the assets we have whilst improving upon our weaknesses. With improvements to our economy, we can work to improve our international profile and attract higher levels of inward investment.
- 1.21 The central economic vision is for the City of York to become a more enterprising and international city economy, renowned for opportunity and specifically to become:
 - a top10 English city economy that delivers for business, people and the environment; and
 - internationally-recognised as an 'innovation capital' a key centre for science, Research and Development and knowledge-based business.

Climate Change Framework and Climate Change Action Plan

1.22 The Council's *Climate Change Framework and Climate Change Action Plan (2010)* sets out the overarching ambition of York to accelerate actions to reduce carbon emissions across the city. It illustrates the actions already on-going across York and highlights the key areas the city needs to begin to drive forward in order to eventually reach the ambitious targets of a 40% reduction in Carbon Dioxide (CO₂) emissions by 2020 and the national *Climate Change Act (2008)* 80% reduction in Carbon Dioxide emissions by 2050. The Framework is to be used by organisations across

the city, including the Council and Without Walls Partnership (WoW), to focus and drive forward coordinated action to tackle climate change.

- 1.23 The Action Plan is the delivery mechanism to achieving the Framework and the 10 key areas it aims to tackle as follows:
 - sustainable homes;
 - sustainable buildings;
 - sustainable energy;
 - sustainable waste management;
 - sustainable transport;
 - sustainable low carbon economy;
 - low carbon lifestyle;
 - sustainable planning and land use; and
 - sustainable WoW illustrating the climate change work they are doing as a partnership.
- 1.24 The Framework and Action Plan will help everyone in York to live and work in a more sustainable, low-carbon city, where people:
 - live and work in energy-efficient buildings with smaller fuel bills;
 - drive less and walk and cycle more;
 - use renewable sources of energy to heat buildings or power cars and buses; and create less waste, recycle and compost more.

Section 2: Spatial Portrait

- 2.1 York is in good shape, with a strongly performing modern and mixed economy. The city continues to attract investment and has major development opportunities in the pipeline and a strong market economy. York, as an internationally recognised centre of excellence for education, has two great universities and an unparalleled education system. The city offers a superb quality of life to residents. It has an outstanding built and natural environment, with iconic world class heritage and a wide variety of cultural opportunities. Overall crime rates demonstrate sustained improvement, income levels are relatively high, deprivation is reducing and there is a good general level of health. In the drive towards cutting CO₂ emissions, the city is recognised as a leader in sustainable transport.
- 2.2 Nevertheless, York faces some significant challenges in the coming years. This spatial portrait describes in more detail the current situation in York and underlines the key spatial opportunities and challenges.

Geography

- 2.3 The City of York Local Authority area covers approximately 105 square miles (272 square kilometres). Its proximity to other towns and cities in the region along with its transport links to the region and the wider UK are highlighted in Figure 2.1 overleaf. It is characterised by a compact urban area surrounded by several small settlements. The compactness of the main urban area is a key feature of the city.
- 2.4 Figure 2.1 overleaf shows that York falls within two sub areas; the Leeds City Region; and York Sub Area. These areas are overlapping but self contained functional areas that were originally defined in the now partially revoked Yorkshire and Humber Regional Spatial Strategy. The functional nature of these sub areas relate to housing markets, labour markets, travel to work and services, retail and service catchments. Both areas continue to be important geographies for both analysis and policy interventions. The Leeds City Region Sub-Area comprises the authorities of West Yorkshire Barnsley, the North Yorkshire Districts of Craven, Harrogate and Selby and the City of York. The Leeds City Region Partnership and Local Enterprise Partnership operate across this geography. The York Sub-Area includes the Unitary Authority of York, Selby District, the southern parts of Hambleton and Ryedale Districts, the southeast part of Harrogate District and the northwest part of the East Riding of Yorkshire.

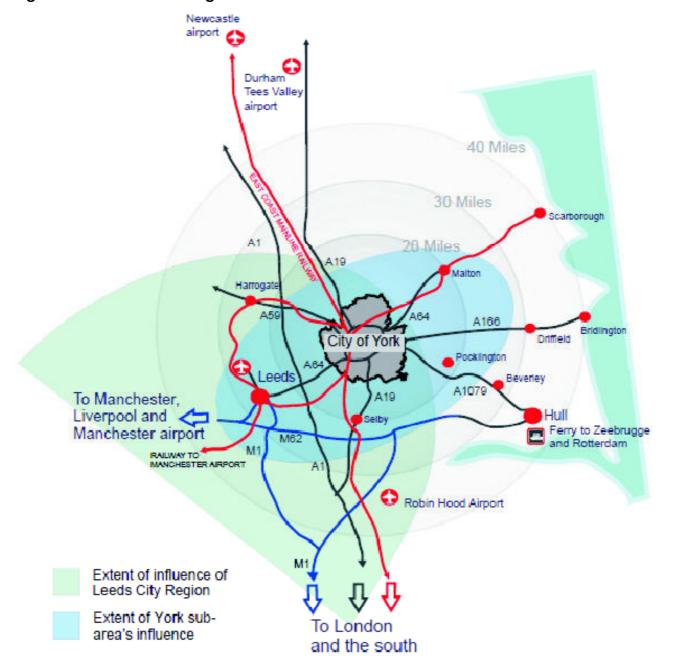


Figure 2.1: York in the Regional Context

2.5 The City of York Council has a long history of joint working and co-operation with the authorities in the Leeds City Region and the York Sub Area, together with North Yorkshire County Council shown at Figure 2.2 overleaf. There are wider strategic links at the city region and sub regional levels and the City of York Council is a constituent member of the Leeds City Region and Local Government North Yorkshire and York. In accordance with the *Localism Act 2011* the Council will continue to co-operate with our neighbouring authorities to maximise the effectiveness with which the Local Plan is prepared.



Figure 2.2: Joint Working

Population

- 2.6 York has been identified as the third fastest growing city in the country when measuring population growth by the Centre for Cities in their *Cities Outlook (2012)*. The latest Census results indicate that York had a population of 198,051 people in 2011. This represents an increase of 9.2% in the number of people living within the authority area since the 2001 Census.
- 2.7 York's male population for 2011 was 96,300, 10.4% more than in 2001. York's female population was 101,800 which was 8.2% more than in 2001. Between 2001and 2011 the population of the district can also be seen to have aged; with a greater proportion of people aged 65 and over. The number of people aged 65 and over has increased by more than other age categories in the city and reflects national trends in line with increasing life expectancy. There have also been significant increases in the proportion of 15-19 year olds (17.8% increase) and 20-24 year olds (39.1% increase) since 2001. This reflects that there are two successful and expanding universities located in the city. Since 2001 the proportion of working age population (16-64 year olds) has increased by 11.9%.
- 2.8 The Index of Multiple Deprivation 2010 (IMD) shows that York's ranking has gone down from 242 in 2007 (out of 354 Local Authorities in England) to 244 in 2010 which indicates that York, as a whole, is becoming less deprived. The most deprived wards as a whole are Westfield, Guildhall and Clifton. However the most deprived

pockets of deprivation can be identified in the Westfield, Clifton and Hull Road Wards and include areas such as Tang Hall, Kingsway North and Foxwood which fall within the top 20% most deprived areas in England. Through the development process it is important that the Local Plan helps to reduce deprivation.

Economy

- 2.9 York is a modern, economically prosperous city supporting more than 110,000 jobs and contributing £4billion of value to the national economy. It is the main economic driver of the York Sub-Area which is an important and successful part of the economy of the north of England. The city is home to a diverse and dynamic business base and has economic strengths in the science, technology, creative industries and professional and financial services. There also remains significant employment in chocolate and railways and York is the base for two of the largest building companies in the UK. The city's economy is in the top 40% in England and has relatively good performance in some key areas. However the city's enterprise and productivity levels are lower than average and inward investment levels do not match ambitions. Partially a cause of these challenges is that the commercial premises and housing supply available for businesses and residents do not match with current demand.
- 2.10 The city's economic assets are first class: cutting edge universities, a leading Science City, world class science and technology, a highlight skilled population and excellent transport links. There are a range of premises available throughout the city centre and beyond, including major development sites. However, Centre for Cities in their report Making the Grade: The Impact of Office Development on Employment and City Economies (2012) highlight that despite high demand, space for businesses to start and grow is constrained and in low supply. It will be a key role of the Local Plan to create an environment that enables business growth and to ensure that sufficient employment sites are identified to provide space for the city's growth in the future. This will include addressing the difficulties the Council and its partners have faced in delivering York Central and whether the site can be taken forward as a coherent strategic allocation. It will also be important for the Local Plan to address changes in the way business is done, with the rise in working from home for example. The Local Plan will need to assess the long term future of office space in the city using work undertaken for the City of York Economic and Retail Growth and Visioning Study (2013).
- 2.11 Tourism is an important component of York's economy with visitors attracted by York's unique heritage and the city's retail and leisure attractions. York is a premier visitor destination with over 7 million visitors per year and a gateway to the wider region. Given York's considerable offer in this respect it is important that the Local Plan recognises the importance of sustainable tourism and maximising visitor economy opportunities.
- 2.12 Whilst York is the most buoyant economy in the north it is an economy that faces challenges. As York's population continues to grow it will drive the need for jobs, this is in addition to the need to replace jobs lost in the recession and through changes to public expenditure. The Local Plan must help deliver the continued economic success of the city. This includes fulfilling its role as a regional economic centre and

as a key part of the Leeds City Region and helping to meet the *Reaching Further: York Economic Strategy 2011 – 2015 (2012)* aspirations of the city being in the top five cities in the UK and in the top ten mid-sized cities in Europe. However, this must be done in a way that fits with sustainable development and respects the city's unique environment. It will be important to support employment in the city centre and other key employment locations to achieve critical mass for public transport provision, given the significant existing constraints on the road network in York and the anticipated substantial increases in traffic volume on the road network.

Landscape

- 2.13 The landscape of the York area is broadly characterised as relatively flat and low lying agricultural land dominated by the wide flood plain of the River Ouse, rising slightly to the east. This allows good views of the Minster tower which is the key defining feature of the skyline of York. It is prominent in a number of key views both across the city from within the urban area and in longer-distance views towards the city from the surrounding countryside. It is important that this is recognised and not compromised as we plan for the future. The Rivers Ouse, Foss and Derwent are important green corridors as well as important historic determinants to the city's location. They do however make flooding a concern following the severe floods in the early 1980s, 2000 and brought sharply into focus more recently with the events of autumn and winter 2012.
- 2.14 The majority of land outside the built up area has been designated as draft Green Belt since the 1950s with the principle of York's Green Belt being established through a number of plans. The detailed inner boundaries have never been formally approved; this will be an important role for the Local Plan.

Green Infrastructure

- 2.15 York's Green Infrastructure includes a network of multifunctional open spaces, including strays, waterways, formal parks, gardens, woodlands, street trees, green corridors, nature reserves and open countryside. These areas are intrinsically linked to York's unique character, valuable in maintenance and enhancement of biodiversity, provide opportunities for sport and recreation and contribute to wider environmental benefits.
- 2.16 Green Wedges extend from the open countryside into the heart of the main urban area like spokes of a wheel and are shown at Figure 2.3 overleaf. These wedges comprise the historic 'strays', Commons and surrounding land and the Ouse 'Ings' on both the north and south sides of the city. The strays are the residue of areas of common grazing land on which the Freemen of York had the right from time immemorial to graze their cattle. The City of York Council continues this historic management. Such land provides corridors linking York's urban centre to the surrounding countryside both for people and wildlife. These corridors are vital in maintaining York's Green Infrastructure network and the character and environmental quality of the city.

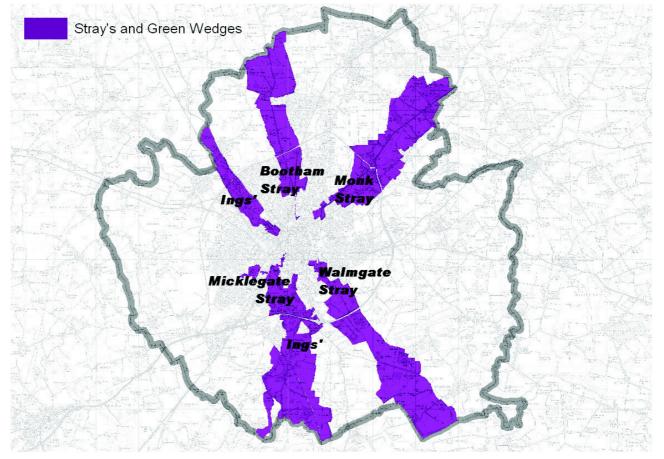


Figure 2.3: York's Primary Network of Strays and Green Wedges

- 2.17 York has a hierarchy of Green Corridors. These are identified as regional corridors which are the main river corridors of the Ouse, Foss and Derwent; district corridors including York's strays and green wedges which are recognised for their multifunctional value; and local corridors which may have only a few functions and in some cases are small but are valuable for local people or specific wildlife sites or species. York's green corridors are located in both rural and urban areas and most importantly provide a link between the two for people and wildlife.
- 2.18 York New City Beautiful Towards an Economic Vision (2010) identifies the 'City as Park' concept and presents it as a new way of thinking about York's existing and potential green spaces as a connected system of parks that could transform the ways in which people use and experience the city. It will be important that this provision is maintained in the layout and design of areas of development to ensure this special characteristic of York is retained in the future. It sets out a view that the city centre will be focused on pedestrian movement along 'great streets', squares and parks, linked through a series of extended strays to all of the city's neighbourhoods and countryside beyond. It also sets out a vision of three new city centre parks connected by the new circular 'Rampart Park' associated with the City Walls. Beyond the city centre, it suggests that new country parks could be created at the ring road with outer and inner parks connected by enhanced and expanded strays and protected green space to create a series of green spokes. The rivers are seen as an integral part of the Green Wedges, parkways and pathways.

- York's Green Infrastructure also includes nine Sites of Special Scientific Interest (SSSI); three of which (Strensall Common, the River Derwent and Derwent Ings) are also of international importance as indicated in the City of York Bio-diversity Audit (2011). This audit identifies species and habitats which are of UK or local conservation importance and provides baseline information on which to prioritise further action. Extensive surveys have been carried out in York over the past three years to update the existing information and identify the extent and distribution of remaining areas of wildlife and biodiversity interest. This work is now complete and has identified 88 sites, covering 640 hectares (ha), that are of Sites of Importance for Nature Conservation (SINC) quality and a further 12 sites, covering a further 170ha. that are of possible SINC quality, excluding hedges. A further 48 hedgerows have also been assessed as being of SINC quality, although there will be a considerably greater number still awaiting recognition. The majority of the designated sites are wildflower rich grasslands and heaths but they also include areas of river, woodland, parkland and fen reflecting the diversity of wildlife present in York. In addition a further 137 sites covering 480ha that, whilst not of SINC quality, are still of very considerable value to the overall biodiversity interest.
- 2.20 All these sites together provide the core of the existing wildlife interest in York. These are the sites whose retention and good management are critical to retaining York's biodiversity and will provide the source for enhancement and expansion of the resource within the framework.
- 2.21 The Open Space, Sport and Recreation Study (2008) identified that in general, the quality of open spaces within the city is good; however there are concentrations of poor and average quality sites. The study found that overall; there is slight shortfall of provision of certain types of open space in certain areas, with the greatest shortfall in quantity and access to open space for young people. A review of the open space study is currently being undertaken and will help to ensure that the provision of open space, sport and recreation facilities will be adequate to meet present and future needs of the residents of York.

York's Unique Historic Environment

- 2.22 York has an outstanding historic and natural environment. The city contains many outstanding examples of structures which exhibit developments in architecture, monumental arts and town planning including the medieval Merchant Adventurer's Hall, Georgian town houses such as Fairfax House and the Mansion House, as well as Victorian engineering displayed at York Railway Station and Skeldergate Bridge.
- 2.23 Founded by the Romans in 71AD as a major strategic fortress, York developed into the capital of the northern province of Britain and has been an important city, both politically and economically since. The Vikings, who occupied the city in 866AD, created a great trading centre with links right across Europe. Following the conquest of 1066 William the Conqueror built a castle at York firstly at the confluence of the Foss and the Ouse and then at the area now known as Baile Hill. During the medieval period York was England's second city with the Minster achieving its present form in a long building campaign that lasted from the early thirteenth century to the late fifteenth century. By the eighteenth century although York was no longer the economic power it had been, it was a social centre unrivalled by other northern

cities. In the nineteenth century York's economic fortunes and regional and national importance again rose when the railways came to the city and it became a key base for the chocolate industry, with Terry's Chocolate Factory being established in the city in 1767 and Rowntrees being established in the centre of York in 1862, before moving to its current location on Haxby Road in 1906.

- 2.24 York's history has provided a complex mosaic of buildings and streets unique in character. The importance of York is highlighted by the city's status as only one of five historical centres in England designated as an Area of Archaeological Importance. It's wealth of historic buildings include: York Minster, England's largest (surviving) medieval church and the largest Gothic Cathedral in Northern Europe; around 2,000 listed structures (of which 242 are Grade I and II*); and 22 scheduled monuments including the City Walls, Clifford's Tower and St Mary's Abbey.
- 2.25 The Heritage Topic Paper (2013) identifies six principal defining characteristics of York's historic environment. These are: Strong Urban Form, Compactness. Landmark Monuments, Architectural Character, Archaeological Complexity and Landscape and Setting. These six characteristics have been arrived at following a period of detailed assessment and analysis as set out in the appraisal The six principal characteristics capture the fundamental special qualities of York that sets the city apart from other similar cities in England. A key challenge for York's Local Plan is to protect and enhance this unique historic environment.

Climate Change and Carbon Footprint

- 2.26 The fundamental challenge posed to humanity by climate change is acknowledged, including the responsibility of the Local Plan to contribute to York's ambitions to reduce Carbon Dioxide (CO₂) emissions as set out in the *Climate Change Framework and Action Plan* (2011). Reduction of York's 'carbon footprint' is a key component of this approach. In line with the Climate Change Framework carbon footprint expresses the total amount of CO₂ emissions that result directly from residents' consumption of goods and services (e.g. car use) as well as indirect emissions arising in the manufacture and supply of goods and services consumed (e.g. transporting the raw material to manufacture a product or service).
- 2.27 The most up to date carbon-footprint information from the Stockholm Environment Institute York Centre, identifies that in 2009 the average York resident has a carbon footprint of 12.58 tonnes of CO₂ per year. The Climate Change Framework has a headline target to reduce the average residents' carbon footprint by 80 per cent to 3.36 tonnes of CO₂ by 2050 (based on a 2006 baseline of 12.61 tonnes) There are four key areas where the framework identified that the city's partners can drive action to make a real different to reducing carbon emissions. These include transport, housing, food and public services. The Local Plan can aid the creation of low carbon sustainable communities, promoting a reduction in carbon footprint. This can be achieved through the location of development, sustainable design and construction, promotion of 'green' jobs, sustainable waste management and maximising the use of renewable resources. Making better use of renewable energy is particularly important.

2.28 At its maximum, York currently generates 5.5 Mega Watts (MW) of renewable energy. The *Renewable Energy Strategic Viability Assessment for York (2010)* completed by AEA indicates that York has the potential to generate 39 MW of installed renewable electricity capacity and 15 MW of installed renewable heat capacity by 2020. A key challenge for the Local Plan is how we generate this renewable energy. The Renewable Energy Strategic Viability Assessment indicates that York's potential to generate renewable energy is primarily through medium and large wind technologies, although this represents a key challenge given York's unique built and natural environment.

Retail

- 2.29 York City Centre is an attractive and vibrant retail destination with a good range of major mainstream multiple retailers, as well as numerous special interest, independent local shops that contribute greatly to the distinct character of the area. York also provides a wide variety of leisure and cultural facilities throughout the city including museums, music venues, four theatres and three cinemas. When compared to other cities using health check indicators such as footfall rates and vacancy rates York City Centre can be seen to be a vital and viable City centre but with some particular issues of concern. Long term data shows that the City Centre has not fully benefitted from the growth of retail expenditure in recent decades, this increased expenditure has largely been met by expansion of non-central retail locations and increased leakage to other destinations within the region. The performance of the centre over recent years can be expected to have declined due to the general economic conditions, albeit that the evidence of decline is less pronounced than arguably is the case for other main centres both regionally and nationally. Larger units which have been brought to the market have tended to be reoccupied and vacancy levels and footfall levels overall are significantly better than in many other centres. However there is concern about the vacancies arising particularly in more peripheral 'secondary' streets and concern that the levels of footfall are not growing, plus the increased challenges from on-line retailing and growth of out of centre destinations
- 2.30 York has a number of out of centre retail destinations which perform a sub regional role. Monks Cross shopping park is located to the north east of the city on the outer ring road and consists of a number of high street retailers, two large supermarkets, a number of retail warehouses and a leisure centre. A recent planning permission for a community stadium enabled by large retail units adjacent to the shopping park will further enhance the offer at this out of centre retail destination. Clifton Moor Retail Park, also located to the north of the city, consists of a large supermarket, a number of retail warehouses, a multiplex cinema, leisure club and large adjacent industrial and office units. The Designer Outlet, located to the south of the city on the A64/A19 interchange, offers a range of discounted designer and high street stores with a subregional draw.
- 2.31 Despite this extensive array of out of centre facilities the City Centre has been able to maintain a competitive advantage although its market share has reduced. York city centre has around 1.49m sq ft (138,600 sq m) of city centre retail floorspace compared to around 1.6m sq ft (148,600 sq m) in out of centre locations. In the City Centre the market share for some sectors such as bulky household goods has

reduced, but the City Centre has been able to withstand competition in certain other sectors such as clothing and footwear and luxury and personal goods and provides a different, distinctive and unique offer. However maintaining that offer remains a significant challenge and the lack of available large floor plates has arguably held the city centre back from increasing its market share over recent decades. A second crucial challenge is maintaining high quality and competitive access to the City Centre.

- 2.32 City Centre retailing is vital to maintaining the centre's vibrancy, including finding the often high costs of looking after many of its historic buildings. It is also the most sustainable location in terms of transport choice and distances and the only shopping area with good public transport access from all parts of the city. The further and continuing growth of out of centre retail locations along with competition from other regional centres and national retail trends such as a growth in internet and home shopping are all issues that must therefore be addressed through the Local Plan. A key element of this will be to sustain and focus growth within the city centre through creating the right conditions to continue to attract visitors, residents and businesses to support footfall, spend and most importantly attracting investment into the city centre to maintain its competitive edge. The Portas Review (2011) highlights that out-of-town centres create an environment where the shopper comes first, with wide footways and pedestrianised streets, and good public transport and that this has taken business away from our high streets. In order to be places that people want to visit, high streets need to be accessible, attractive and safe. It will be important for the Local Plan to complement and build on the 'Reinvigorate York' and 'Get York Moving' investment and focus on making the City Centre more accessible, attractive and safe.
- 2.33 York currently has two recognised District Centres: Acomb, which is located to the west of the City Centre; and Haxby, located to the north of the city. Both these centres provide a range of shops and services, including banks, post offices, food shops, supermarkets, pharmacies and doctors surgeries. There are a number of Neighbourhood Shopping Parades within village centres (such as Copmanthorpe and Strensall) and within the main urban area, such as Bishopthorpe Road. An assessment of the city's neighbourhood shopping parades to inform the Local Plan is currently being undertaken.

Housing

2.34 A key challenge for the Local Plan is to deliver sufficient housing of the right type and mix to meet the city's needs. Affordability is also a key issue for York. There is currently a significant gulf between average earnings and average house prices and rents. The *North Yorkshire Strategic Housing Market Assessment (2011)* gives the most up to date median annual gross household income of £22,100 per annum. The average income of newly forming households is not sufficient to enable them to purchase on the open market given that the average house price in York is currently £176,769 (as at February 2013 from www.landregistry.gov.uk). This generally means that they are forced into private rental properties because of high purchase prices, and are unlikely to be able to save money towards buying a home in the future, especially as private rents in York are particularly high. York has growing levels of demand for the Private Rented Sector, reflected in approximately a 50% expansion

between 2001 and 2008. This is also reflected in rents with over a quarter of private renters paying in excess of £650 per calendar month as set out in the North Yorkshire Strategic Housing Market Assessment (2011).

- 2.35 The North Yorkshire Strategic Housing Market Assessment (2011) also suggests that housing need is much higher than was previously thought, identifying need which is well in excess of York's overall annual new housing provision. The assessment indicates that York will be required to provide for a net annual affordable housing need of approximately 790 dwellings per annum over the next five years in order to both clear the existing waiting list backlog and meet future arising household need. The analysis suggests that intermediate housing could play an important role in improving housing choice and addressing an element of housing need as well.
- 2.36 Flatted development has grown its share of the total stock profile, as a result of new development over the period 2003 to 2011. The need for houses rather than flats was a key factor in the planning approvals of housing schemes at Germany Beck and Derwenthorpe in 2007. The *Annual Monitoring Report 2010/11 (2011)* identified the housing in mix in York to be 61% flats to 39% houses (based on completions), whereas for need the balance needs to be the opposite way round.
- 2.37 It is important that the Local Plan responds to the needs of York's population including specific groups, such as older persons, Gypsies and Travellers, and students. It is also important that provision reflects demographic change over the plan period. For example, the anticipated increase in the number of people over 70 years old living in York during the plan period.
- 2.38 York has a large proportion of higher education students which is set to increase by over 5,000 students following the expansion of the University of York and as other establishments continue to provide modern education facilities to accommodate growing student numbers. Many students choose to live in the private rented sector. typically in Houses in Multiple Occupation (HMOs). An historical mapping exercise set out in the Houses in Multiple Occupation Technical Paper (2011) indicates that between 2000 and 2010 concentrations of HMOs spread across the city. In some areas the number of HMOs have doubled or tripled in the ten year period 2000 to 2010. Hull Road, Heslington and Fishergate Wards currently have the highest proportion of HMOs, with significant concentrations also identified in the Guildhall, Clifton and Heworth Wards. Alongside increases in student numbers through expansion of the higher education sector there is likely to be an increase in the number of HMOs following changes in benefit rules in April 2012. These new rules mean that single working age population under 35 years old will only be eligible to receive benefits for a single room in an HMO. The previous age limit was 25 years old.
 - 2.39 Concentrations of HMOs can have social, cultural, physical and economic impacts on neighbourhoods. However, it is often the social element and the replacement/displacement of established residents with a transient, generally young and single social grouping that is a primary factor in residents' concerns regarding student housing. In response to these issues the Council has implemented a city wide Article 4 Direction removing permitted development rights, requiring a planning application to be submitted to change a property from a dwelling house into an HMO.

The *Draft Controlling the Concentration of Houses in Multiple Occupation*Supplementary Planning Document (2012) provides guidance on how these applications will be determined. It is important that the Council continues to monitor the spread and concentration of HMOs and take appropriate action through the Local Plan. To address the loss of family housing consideration could be given to introducing new policy approaches such as supporting purpose built and affordable student accommodation to prevent the further loss of family dwellings due to change of use to HMOs.

Community Facilities and Services

- 2.40 Increased demand for community facilities and services linked to demographic change means that in planning for our communities it is essential that the Local Plan helps to ensure that the community infrastructure needs of each neighbourhood are met. As development takes place, it will be important that the Local Plan has mechanisms in place to deliver sufficient community facilities to meet existing and future residents' needs.
- 2.41 Strategic planning, through the Local Plan has a specific role to play in helping to deliver city-wide and large scale built sports and community leisure facilities to meet residents' needs. The *Consultation Draft Built Sports Facilities Strategy (2013)* identifies that the planning system has a key role to protect and support the enhancement of existing facilities.
- 2.42 The Yorkshire and Humber NHS Commissioning Board is responsible for commissioning primary healthcare i.e. GPs, dentists and opticians. GP Clinical Commissioning Groups such as the Vale of York Clinical Commissioning Group are responsible for commissioning secondary healthcare provision i.e. hospital treatment. Secondary healthcare providers for York include the York Teaching Hospital NHS Foundation Trust and the Leeds and York Partnership NHS Foundation Trust.
- 2.43 Alongside local healthcare provision the main secondary healthcare site is the York Hospital. There is also the Bootham Park Psychiatric Hospital and two community rehabilitation hospitals at St Helens (Tadcaster Road) and Whitecross Court (Huntington Road). In ensuring that services are responsive to the current and future healthcare needs of local communities and in tackling health inequalities the Local Plan has a role to play in assisting the Yorkshire and Humber NHS Commissioning Board, GP Commissioning Groups, the York Teaching Hospital NHS Foundation Trust and the Leeds and York Partnership NHS Foundation Trust in the delivery of any new healthcare development.
- 2.44 This is also true for the emergency services, for whom facilities must be at appropriate locations to provide effective service and call out times. In York area the key emergency service providers are North Yorkshire Police, the Yorkshire Ambulance Service NHS Trust and North Yorkshire Fire and Rescue Service.

Education, Skills and Training

- 2.45 The rising number of births in York and the continued expansion of the city through new housing has made it difficult for the Local Authority to accommodate demand for pre school and primary age places in certain areas of the city. Major capital works are currently underway to help alleviate the substantial oversubscription of primary places in the Southbank area, but more investment (and possibly new school sites) will likely be needed over the next five years to help meet rising demand in the Leeman Road/Holgate, Clifton and Haxby/Wigginton areas. At the pre-school level, the free nursery place entitlement for 3 and 4 year old children will be extended to 2 year olds from September 2013. This is expected to increase pressure still further on the availability of early years places across the city.
- 2.46 Overall, numbers in the secondary sector are still falling, resulting in surplus spaces in a number of areas of the city, though the trend will reverse in a few years time. However, local demand for some of the most popular community secondary schools in the city is rising. Capital investment will be likely to be needed at these schools over the next five years to enable them to meet local demand in future. Throughout the plan period rises in demand for spaces may not fall where surplus spaces exist which will be a key challenge for the Local Plan to help address.
- 2.47 The above issues are discussed more fully in the emerging School Place Planning Framework, which will examine future supply and demand issues in the city's primary and secondary school sectors. It will be important that the Local Plan reflects any spatial implications of this Framework.
- 2.48 National education policy changes mean that in 2013, the school leaving age will be raised to 17 and in 2015, will be raised to 18. This will not necessarily mean that pupils will have to stay in the classroom or continue with academic lessons, however, they will be required to participate in some form of education or training until the school leaving age. Whilst this will be offset by falling pupil numbers in the short term, it places an emphasis on secondary and further education establishments for post 16 year olds, such as York College to provide extra skills-based training places which could potentially lead to a requirement for a physical expansion of further education premises in York.
- 2.49 A number of factors have contributed to making York a nationally and internationally renowned centre for further and higher education. This includes the founding of the University of York in 1963, the growth of York St John University to its recent university status, the opening of the College of Law in the 1980s, the establishment of medical training at the Hull York Medical School at the University of York in 2002, the role of Askham Bryan College of Agriculture and Horticulture and the recent landmark campus development of York College. It is important that the Local Plan supports the continued success of further and higher education in the city recognising the economic benefit it brings whilst managing any associated issues such as student housing. For some education institutions this may mean supporting future plans for expansion to accommodate growth.
- 2.50 The skills profile of York's workforce significantly out performs regional and national averages. In a ranking of 64 of the UK's cities, York is placed sixth and ninth for

working age adults qualified at Levels 4 and 2 respectively. York also consistently achieves high levels of attainment for children and young people aged up to 19, well above national averages at entry level. Whilst York is one of the most academically and professionally skilled cities in the country, employers still experience difficulties finding staff with the right work skills to fill vacancies and it is important that residents are equipped with the skills they need to take advantage of job opportunities or to start up their own business. There are also pockets of deprivation and low skills development in some areas of the city creating a gap between those with the highest skills and those with the lowest. The Local Plan has a role to play in making sure that local people have the right skills for the jobs available now and in the future by ensuring there are sufficient high quality and modern learning and training facilities.

Universities

University of York

- 2.51 Since it was founded in 1963, the University of York has become one of the UK's most successful universities. Over its relatively short 50-year history, it has demonstrated its capacity for success in terms of teaching, research, generation of new companies and jobs and of inward investment to both the region and the nation. It has evolved into a research-led university with an international standing and consistently achieves excellent results. Performance tables show it to be one of top universities in the country with a strong international standing.
- 2.52 The University of York occupies a 197 hectare parkland site on the south eastern edge of York, together with a number of properties in both York City Centre and the village of Heslington which abuts the campus. Expansion beyond the boundaries of the original Heslington West campus was envisaged as far back as the East Riding Development Plan (1967) which reserved approximately 320 hectares of land around Heslington village for the University's future expansion. The Heslington East campus, at 112 hectares, is sited within that land. In 2004 the University submitted the Outline Planning Application for its expansion onto the Heslington East Campus Extension. This Application was subject to thorough scrutiny by the Local Planning Authority and was called in for review through a Public Inquiry. In her approval of the Development in September 2007 the Secretary of State accepted "that, in combination, the educational need for the University to expand, the considerable economic benefits to the City and the region that would be derived from the expansion of the University, and the absence of alternative sites, are together very special circumstances" for the development on a green field site. The factors for continued growth are still relevant today and in the future.
- 2. 53 A member of the Russell Group of UK Universities, the University plays a significant role in the economic and cultural life of the city and the region, generating around 2,780 direct University jobs and 3,700 indirect jobs (based on 2011/12 figures). In addition, the University contributes some £240m annually to the York economy. It continues to perform well, and is consistently one of the highest ranked universities nationally for teaching quality and research.

York St. John University

- 2.54 The York St. John University campus occupies a 4.5ha site at Lord Mayor's Walk on the northern edge of York City Centre, facing the City Walls and York Minster beyond. Originally built around a quadrangle in 1841 the campus has experienced major development in the last 10 years. The campus includes some student residential accommodation but the majority is off site within easy reach of the campus. The University currently has 6500 students (FTEs) and employs 750 staff. The increase in student numbers of the last 10 years is circa 93% and it is anticipated that the total will increase to 8,000 by 2018.
- 2.55 The National Student Survey for 2011 rated the University within the top twenty in the UK for student satisfaction with the quality of academic delivery and in the same year was nominated for the second year running for the Times Higher Education Award for "Most Improved Student Experience" as voted for by students.

 Applications for 2012 entry rose by 11%, which represents the highest application rate at any University in England.
- 2.56 York St. John University has invested circa £90m in capital investments in York over the past 8-10 years; it contributes £150m to the local economy each year and indirectly helps support 600 jobs in the City. Its investment is on-going and recently the 22.8ha former Nestlé sports ground and the Joseph Rowntree Theatre at Haxby Road have been acquired as part of a major enhancement of its Sports and Performing Arts facilities. York St. John University excels in sport activity and is undertaking major financial investment in buildings and facilities on the sports ground site to create a centre for sporting excellence, which will include continued access by community teams.

Transport

- 2.57 Within the City of York Local Authority area, there is one section of the Strategic Road Network managed by the Highways Agency, the A64(T), an all-purpose trunk road, comprising the southern and eastern sections of York bypass. To the west of the city, the A64(T) connects with the A1(M) and the National Strategic Motorway Network. To the north east, the A64(T) connects the market town of Malton and the coastal resort town of Scarborough.
- 2.58 York is one of five Local Authorities in the Yorkshire and Humber Region that experiences a net inward flow of trips to work. The 2001 census tells us that there were approximately 22,500 commute trips in to the city and approximately 17,200 commute trips out of the city at the time of the census shown overleaf at Figure 2.4 below. 83% of travel to work trips remained within York and 17% of travel to work trips were out of York to other parts of the North Yorkshire and York sub region. This reflects York's role as a major economic centre within the region. The ten-year period 1991 2001 saw a rise in commuting trips of approximately 65%. Future development in the city to meet housing need and its economic potential is likely to continue, and possibly accelerate, this trend. Future development in the city to meet housing need and its economic potential is likely to continue, and possibly accelerate, this trend.

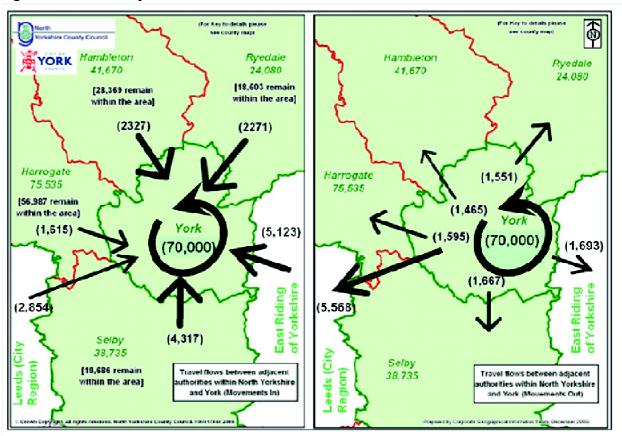


Figure 2.4: Journey to Work Patterns

- 2.59 York currently faces a range of traffic issues mainly resulting from population growth and increased use of the private car that the Local Plan can help to address. The ability of York, as a major economic centre, to develop and sustain its economy, even through the current recession, is likely to continue to attract people to work in the city in the future, stimulating continued growth in the local population and more inward commuting from outside of the York area. The effect of this growth in York will be to impose further demands on its already highly constrained transport network to take it beyond its current capacity and, potentially, its capacity in the future. It will be an important role of the Local Plan to ensure that the need for growth and where this growth and type of growth (e.g. office development) takes place is balanced with the transport capacity that is or can be made available, particularly in relation to public transport provision in the city centre and elsewhere. Specific sites will also need to be carefully chosen to ensure that their development is, or can be made, viable in public transport terms.
- 2.60 Based on strategic transport modelling undertaken in 2011 and updated in 2012, it is predicted that congestion delay time across the network could almost double by 2026 and be over two and a half times the current level by 2031. To mitigate this, a range of sustainable transport measures and investment in transport infrastructure will be needed. Congestion is, therefore, a key issue, and the *City of York's Local Transport Plan 2011-2031 (2011)* (LTP3) sets out the vision, objectives and interventions for transport in the city to tackle it. The Local Plan will need to compliment and coordinate with the provision of the LTP3. It is critical that particularly for within city travel, many more journeys will need to be made by public

transport, walking and cycling and therefore location funding for transport measures and planning need to be key considerations. Transport generators should therefore be co-centralised in locations that deliver critical mass in transport terms.

- 2.61 Since the publication of LTP3 the Council has been successful in funding bids to Government for the Local Sustainable Transport Fund and the Better Bus Area Fund. It is expected that the implementation of a wide range of projects funded through these sources will enable the Council to make significant progress in improving the more active and sustainable forms of transport, and start to bring about travel behaviour change, to equal or surpass the performance of other towns and cities in the UK in encouraging people to travel in a more sustainable way. Spatial planning through the Local Plan can assist in delivering these projects. In addition, the detailed design for Access York Phase 1 has been completed, comprising a relocated and expanded Park & Ride at Askham Bar and a new Park & Ride on the A59, together with associated junction improvements and bus priority measures. Construction of these is due to start in spring 2013 subject to the successful completion of contractual processes.
- 2.62 However, even with all the reasonably practicable and deliverable transport investment in place, it is predicted that congestion delay across the network could be approaching double its current level by 2026 and could rise to over two-and-aquarter times over its current level by 2031.

Environmental Protection

- 2.63 The Council has a legal requirement to review and assess local air quality and declare Air Quality Management Areas (AQMAs) where national air quality health based objectives are not being met. Currently, the annual average nitrogen dioxide (NO₂) objective is not being met along Fulford Main Street, in the Salisbury Terrace area and at several locations adjacent to the inner ring road and in the city centre area. AQMAs have been declared in these areas and Air Quality Action Plans have been prepared (Inner Ring Road and city centre area), or are in the process of being prepared (Fulford and Salisbury Terrace). These detail how the Council aims to improve air quality. The city centre AQMA has recently been amended. The revised order reflects the wider area of the city centre now known to be affected by breaches of the annual average NO₂ objective and includes some additional areas where breaches of the hourly objective for NO₂ have also recently been detected for the first time (George Hudson St / Rougier St). The Local Plan has an important role in helping the Council to meet its legal requirement to comply with national air quality objectives.
- 2.64 Until recently, air quality action planning has focussed primarily on achieving modal shift to walking, cycling and public transport but these measures alone have not delivered a great enough improvement in air quality. Further measures need to be put in place to minimise traffic emissions from the remaining vehicle fleet (including buses and taxis) and to minimise emissions from new development. This can be achieved by incentivising the uptake of low emission technologies (such as electric, hybrid and bio-methane vehicles) within the general vehicle fleet and by requiring developers to mitigate more effectively against transport emissions from their developments. An overarching Low Emission Strategy (2012) has recently been

- adopted to address these issues. By ensuring that emissions from new developments are minimised and influencing appropriate patterns of development, the Local Plan can assist York in becoming a Low Emission city.
- 2.65 Pollution due to noise, vibration, lighting, odour, dust, land contamination and poor air quality, either from existing sites or proposed developments, has the potential to adversely affect the environment and human health in York. It is therefore essential that these issues are adequately assessed through the development process and the Local Plan.
- 2. 66 Land contamination is often found on sites which have a history of landfill or have previously accommodated a polluting industrial use. The Council aims to protect people, property and the environment from contaminants in the ground and encourage the brownfield regeneration of contaminated sites. The Local Plan will need to ensure that any land affected by contamination is made suitable for its proposed future use.

Waste and Minerals

- 2.67 City of York Council as a unitary authority is also a waste and minerals planning authority. This responsibility involves identifying all waste arisings from all sources in the area and requirements for minerals, including aggregates and how these will be sourced.
- 2.68 The Let's Talk Less Rubbish: A Municipal Waste Management Strategy for the City of York and North Yorkshire 2006-2026 (May 2006) highlights the need to develop planning policies relating to waste. This is supplemented by the existing City of York Waste Management Strategy: 2002 2020 (2002, amended 2004) and City of York Waste Management Strategy: Refresh for the period 2008 2014 (2008). These strategies highlight the importance of developing waste management schemes and services which will enable York to meet the local, regional and national recovery/recycling targets in a cost effective manner. This must also be in line with the principles of the waste hierarchy.
- 2.69 The Council is working jointly with North Yorkshire County Council through the Inter-Authority Agreement to secure a waste treatment facility to divert biodegradable municipal waste from landfill. The solution being proposed - Allerton Waste Recovery Park - will recover value from waste left after reduction, reuse and recycling activities have taken place and will allow the York and North Yorkshire Waste Partnership to exceed their target of recycling 50 per cent of waste by 2020. The technologies being proposed include mechanical sorting and reclamation of around 20,000 tonnes per year of recyclable materials left in the waste which arrives at the facility: Anaerobic Digestion to treat food waste and produce green electricity; and Energy from Waste (incineration) which will produce enough electricity to supply around 40,000 homes (based on Office of National Statistics Data for the region). The proposed location for this facility is Allerton Quarry and landfill next to the A1M near Harrogate. A planning application for the proposal has been approved. However, the Government has subsequently withdrawn PFI credits for this scheme, which may lead to a major review of the current strategy. The Council is also pursuing a joint

Waste and Minerals Development Plan Document with North Yorkshire County Council.

- 2.70 A planning application for an energy from waste (anaerobic digester) facility with a sustainable horticulture greenhouse at North Selby Mine was submitted in 2012 and is currently being determined by the Council.
- 2.71 Minerals resource mapping undertaken by the British Geological Survey for North Yorkshire identifies broad areas of potential reserves in York for several types of mineral resources. York has not historically had a key role in providing minerals but national policy stresses the importance of safeguarding mineral deposits. There is a commitment to exploring mineral issues and work has started on the preparation of Local Aggregates Assessment, in collaboration with the North York Moors National Park Authority, the Yorkshire Dales National Park Authority and North Yorkshire County Council. It will important that minerals issues are considered as a part of the Local Plan process.

Section 3: Spatial Vision and Outcomes

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- it was appropriate for the vision for York to cover the themes of the special historic and built environment, building confident, creative and inclusive communities, a prosperous and thriving economy, a leading environmentally friendly city and a world class centre for education and learning for all;
- the vision should be focused on spatial planning and be locally distinctive to strongly emphasise York's unique character;
- the vision needs to be set within a global context not just of opportunity but also of vulnerability;
- the Government's growth agenda needs to be adequately picked up;
- there is support for the intention for York to take a 'lead role' at the centre of a
 wide functional sub area, but it was questioned whether York should be a key
 driver in the region given its characteristics as a compact historic city; and
- there was a need to ensure that environmental consequences of growth are adequately understood and managed.

Preferred Approach

- 3.1 This section of the document sets out the spatial planning vision and related outcomes for the City of York. It responds to the planning issues, challenges and opportunities facing York and the outcomes of public consultation to date, including that previously undertaken on the Local Development Framework.
- 3.2 The vision and outcomes are a spatial expression of the City's Sustainable Community Strategy, 'The Strategy for York 2011 2025' and 'Delivering for the People of York: The Council Plan 2011 2015'.
- 3.3 The vision and outcomes are described in terms of the following interconnected priorities:
 - Create Jobs and Grow the Economy;
 - Get York Moving;
 - Build Strong Communities; and
 - Protect the Environment.
- 3.4 The broad priorities of social inclusion and sustainability cut across all four of the above.

Spatial Vision and Outcomes

In the City of York area over the next fifteen years the Local Plan will deliver sustainable patterns and forms of development. These will support the delivery of the city's economic and social ambitions, whilst conserving and enhancing its unique historic and natural environmental assets.

The plan will ensure that the vision and outcomes are delivered in a way that recognises the challenges of climate change, protects residents from environmental impacts and promotes social inclusivity.

Create Jobs and Grow the Economy

- 3.5 The Local Plan will enable York to realise its economic growth ambitions as set out within the City's Economic Strategy:
 - 'Our economic vision is for the City of York to become an international and enterprising city, and in time, the most competitive city of its size, not only in the UK but globally, leading to increased growth in the overall economy and jobs.'
- 3.6 This will include York fulfilling its role as a key driver in the Leeds City Region and for the North Yorkshire Sub Area.
- 3.7 The role of the Local Plan in achieving this objective will be to promote private sector employment growth through the provision of sites and infrastructure to deliver over 16,000 additional jobs between 2012 and 2030 for current and future residents. Sites identified will be attractive to the market and well served by sustainable modes of transport. This will include reinforcing the traditional employment role of the City Centre complemented by the opportunities offered by the adjacent York Central site for a new CBD; in addition to safeguarding and where appropriate increasing provision on more peripheral commercial locations including: Monks Cross; Northminster; York Business Park; Clifton Moor and Naburn Designer Outlet.
- 3.8 The Plan recognises the critical importance of York City Centre as the economic, social and cultural heart of the area. By the end of the plan period, York City Centre will have strengthened its role as a regional commercial, shopping, leisure, tourism and entertainment destination through:
 - interventions to create a world class, high quality, accessible public realm;
 - increasing the supply of modern retail units, enhancing department store representation to attract a broader range and quality of multiple retailers to trade whilst enabling the growth of the already strong, quality, independent sector (this will include development at Castle Piccadilly);
 - improving the tourism, cultural and leisure offer by ensuring a flexible approach to the use of land;
 - developing an improved high quality office space offer for small enterprises and the digital media industries;
 - protecting and enhancing its existing office provision complemented by commercial development on the adjacent York Central site; and

- improvements to sustainable transport infrastructure.
- 3.9 The higher and further education sector is of key importance to the economy. The plan will help unlock the further potential of The University of York, York St John University, the College of Law, the Hull York Medical School and Askham Bryan College of Agriculture and Horticulture, through development and redevelopment at their current sites, and facilitating the provision of new purpose built student accommodation both on and off site. The plan will also have a key role in facilitating the development of business 'spin off' from Higher Education institutions.
- 3.10 Through the development of identified Strategic Sites, the Local Plan will deliver construction and development skills training for local people.

Get York Moving

- 3.11 The Plan will help deliver a fundamental shift in travel patterns by:
 - promoting sustainable connectivity through ensuring that new development is located with good access to high quality public transport and to the strategic cycling and walking network;
 - reducing the need to travel, through ensuring that new development is located with good access to services;
 - ensuring that sustainable transport provision and planning is a key component of future development and subsequent operation;
 - provision of new stations at Haxby and potentially Strensall; and
 - helping to deliver the infrastructure to support sustainable travel; including the
 provision of safe new cycle and walking routes as part of a complete city wide
 network, high quality well located bus stops and secure cycle parking
 facilities, new rail and park and ride facilities.
- 3.12 Through the delivery of sustainable transport measures, initiatives and infrastructure the plan will ensure that:
 - the Council's economic ambitions are supported;
 - growth will not have unacceptable impacts in terms of congestion and air quality;
 - air quality improvement objectives are achieved;
 - transport is progressively decarbonised;
 - the Council's health and wellbeing agenda is addressed through the promotion of cycling and walking; and
 - environmental improvement to the public realm in areas such as the city centre are achieved.

Build Strong Communities

3.13 The plan will identify viable and deliverable housing sites with good access to services and public transport to meet the housing needs of the current population and the future population linked to the city's economic growth ambitions. This will include identifying substantial areas of land for exemplar new sustainable

communities at Clifton Moor; East of Metcalf Lane, Woodthorpe, Monks Cross and Holme Hill (South East of the main urban area). In addition the plan will optimise the delivery of affordable housing to meet identified need subject to not compromising viability of development sites; and address the needs of specific groups including the elderly, students and Gypsies and Travellers and Travelling Show People.

- 3.14 The Local Plan will prioritise tackling existing gaps, and prevent gaps from being created, in the provision of key services and public transport. By the end of the plan period it will be ensured that all residents in the main built up areas of York are able to follow low carbon sustainable lifestyles.
- 3.15 The Local Plan will provide accessible and varied opportunities for leisure and recreational activities in order to promote healthy lifestyles, including ensuring all residents living within the main built up areas of York have access to a range of recreational open spaces and sports facilities and safe walking and cycling routes too them.
- 3.16 The Local Plan will respond to the need to increase primary and secondary education provision; including addressing need arising from strategic development sites and supporting proposals to ensure that existing facilities can continue to meet modern educational requirements.

Protect the Environment

Built Environment

- 3.17 The Local Plan will help York to safeguard its outstanding heritage for future generations by promoting development which respects the city's special character and encourages opportunities for rediscovering and reinterpreting those assets which make it an attractive, beautiful and accessible city. Enhancing York's physical appearance, improving accessibility and improving its image and perception are vital if the city is to increase investment, employment and wealth.
- 3.18 The Plan will do this through the conservation and enhancement of the following six defining characteristics of York's built environment:
 - strong urban form;
 - compactness;
 - landmark monuments;
 - unique architectural character;
 - · archaeological complexity; and
 - landscape setting.

Natural Environment

3.19 By the end of the plan period York's Green Infrastructure, including open space, landscape, geodiversity, biodiversity and the natural environment, will have been both conserved and enhanced. Its role in promoting the city's economic and social aspirations, particularly in terms of contributing to a beautiful, legible and healthy city, will have been optimised.

3.20 The Local Plan will strengthen its network of strays, green wedges, open spaces, nature conservation sites and green corridors, extending them as part of new development areas. It will also create a Green Belt for York that will endure beyond the end of this plan period providing a lasting framework to shape the future development of the city. Its primary aim will be to preserve and enhance the special character and setting of York. It will also have a critical role in ensuring that development is directed to the most sustainable locations.

Natural Resources and Environmental Protection

- 3.21 The Local Plan will respond to the opportunities offered by the city's natural resources whilst at the same time protecting current and future residents from environmental impacts. It will:
 - reduce York's eco-footprint;
 - support reducing energy use and carbon generation, meeting ambitious renewable energy targets and ensuring that both housing and commercial development is designed and constructed in a sustainable way;
 - ensure that new development is not subject to, nor contributes to, inappropriate levels of flood risk, including from the Rivers Ouse, Foss and Derwent and other sources;
 - ensure that new development delivers sustainable drainage solutions;
 - support measures to help reduce the emissions of Nitrogen Dioxide, Particulate and Carbon Dioxide from both transport and other sources;
 - contribute to the reduction of waste through supporting the innovation and improvement of current waste practices, promotion of recycling and set the principles for the future provision of suitable and accessible sites;
 - set guidelines for the safeguarding of mineral deposits and reduce the use of non renewable resources; and
 - ensure that any development will not introduce any risk to the health of current and future residents.

Alternatives

The vision and outcomes are a spatial expression of both the city's Sustainable Community Strategy: 'The Strategy for York 2011 – 2025' and 'Delivering for the People of York: The Council Plan 2011 – 2015'. Potential alternative approaches would be to: solely use the vision from the Sustainable Community Strategy; solely use the priorities from the Council Plan; or to redraft the vision based on other priorities. It is considered appropriate to draw on the existing key strategies and plans for the City of York area to address the planning issues, challenges and opportunities facing York and that the approach is strengthened by drawing on both the Sustainable Community Strategy and the Council Plan.

Question 3.1 This is our preferred approach to the vision do you think this is appropriate or should one of the alternatives or a different approach be taken?

Section 4: Sustainable Development

National Planning Policy Framework

National Guidance says that:

- the purpose of the planning system is to contribute towards achieving sustainable development (Paragraph 6);
- sustainable development comprises of economic, social and environmental dimensions, which leads the planning system to perform the following three roles:
 - economic- contributing to building a strong, responsive and competitive economy;
 - o social- supporting strong, vibrant and healthy communities; and
 - o **environmental** contributing to protecting and enhancing the natural, built and historic environment (Paragraph 7);
- these roles are mutually dependent therefore to achieve sustainable development economic, social and environmental gains should be sought jointly through the planning system. Planning should also actively guide development to sustainable solutions (Paragraph 8);
- In order to achieve sustainable development, improvements in the quality of the built, natural and historic environment, as well as in people's quality of life must be pursued, including (but not limited to): improving the ease of job creation, moving from a net loss of bio diversity to a net gain for nature, replacing poor design with better design, improving working, living, travelling and leisure conditions for people and widening the choice of high quality homes (Paragraph 9);
- plans and decisions must take into account local circumstances to ensure sustainable development is responded to appropriately in different areas (Paragraph 10);
- at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that:
 - Local Planning Authorities should positively seek opportunities to meet the development needs of their area; and
 - Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or specific policies in this Framework indicate development should be restricted (Paragraph 14); and
- planning policies should follow the presumption in favour of sustainable development approach so development which is sustainable can be approved without delay. All plans should set clear policies that will guide how the presumption should be applied locally (Paragraph 15).

You Told Us

This policy is a new approach arising from the National Planning Policy Framework, and therefore there have been no comments made on it as a specific policy approach in past consultation. However there has been strong support for

sustainable development as a key principle through all the various stages of the Local Development Framework process. Although implicit within comments given is a differing of views between where the balance lies between the different aspects of sustainability. This was also true with regard to the visioning consultation workshops.

Key Evidence Base

- Local Plan Sustainability Appraisal Scoping Report (2013)
- The Strategy for York 2011 2025 (2011)
- York the City Action Plan 2011 -2015 (2011)
- A Climate Change Framework and Action Plan for York 2010-2015 (2010)
- Creating a Sustainable York (2010)
- UK Sustainable Development Strategy- Securing the Future (2005)

National Context

National Sustainable Development

The UK Sustainable Development Strategy – Securing the Future (2005) identifies five principles and four key priorities for immediate action highlighted below:

Principles:

- Living within environmental limits;
- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance; and
- Using sound science responsibly.

Priorities:

- Sustainable production and consumption;
- Climate change and energy;
- Natural resource protection and environmental enhancement; and
- Creating sustainable communities.

Local Context

The Strategy for York 2011 – 2025 and York the City Action Plan 2011 -2015 Without Walls partners who are responsible for both these document are committed to making life in York more sustainable along with making communities more inclusive and enhancing the quality of life in the city.

In *The Strategy for York 2011 – 2025 (2011)* they highlight that York has the potential to lead the way in environmentally sustainable living and that the city should aim to demonstrate a strong performance in reduction of carbon emissions, more efficient use of resources and protection and enhancement of the built and natural environment. They recognise as a historical city, York presents distinctive challenges with regards to energy conservation and related issues such as transport planning.

The Strategy acknowledges that success from a sustainable development perspective requires combining economic and employment growth with reduced environmental impact as well as placing expectations on individuals to adjust their behaviour.

The need to ensure sustainable development underpins the approach in both the highlighted documents.

Sustainable York

Creating a Sustainable York (2010) highlights how everyday human activity is contributing to climate change. It demonstrates how the impacts of climate change will affect York with local changes including increased flooding, structural damage, loss of wildlife, disruption to transport networks and additional pressure on emergency services. The document explains that unsustainable actions that contribute to climate change can be altered immediately rendering them sustainable, by making less trips using private transport, improving energy efficiency in the home and reusing and recycling waste. This report is closely linked to two other documents explained below, which when used together will help the city combat climate change.

Climate Change Framework and Climate Change Action Plan

The City's *Climate Change Framework and Climate Change Action Plan (2010*) sets out the overarching ambition of York to accelerate actions to reduce carbon emissions across the City. It illustrates the actions already on-going across York and highlights the key areas the City needs to begin to drive forward in order to eventually reach the ambitious targets of a 40% reduction in Carbon Dioxide (CO₂) emissions by 2020 and the national Climate Change Act (2008) 80% reduction in CO₂ emissions by 2050. The Framework is to be used by organisations across the City, including the Council and Without Walls Partnership (WoW), to focus and drive forward coordinated action to tackle climate change.

The Action Plan is the delivery mechanism for achieving the Framework and the 10 key areas it aims to tackle as follows:

- sustainable homes;
- sustainable buildings;
- sustainable energy;
- sustainable waste management;
- sustainable transport;
- sustainable low carbon economy;
- low carbon lifestyle;
- sustainable planning and land use; and
- sustainable WoW illustrating the climate change work they are doing as a partnership.

The Action Plan highlights how planning in York can have a great impact on reducing present and future CO₂ emissions, whilst playing a vital role in creating sustainable communities whereby buildings are of the highest sustainability standards and energy demand is low and met from localised, renewable or low carbon sources. This is within the context of communities who are thriving, healthy, inclusive, environmentally friendly and well served and accessible. It is also recognised that

the planning system can also help York to prepare and adapt to future climate change by making sure the city's new and existing developments are designed to cope with a changing climate.

The Framework and Action Plan aims to help everyone in York to live and work in a more sustainable, low-carbon city, where people:

- live and work in energy-efficient buildings with smaller fuel bills;
- drive less and walk and cycle more;
- use renewable sources of energy to heat buildings or power cars and buses; and
- create less waste, recycle and compost more.

Sustainability Appraisal

To ensure that policies and proposals in the Local Plan contribute to sustainable development, the document will be subject to a Sustainability Appraisal (SA), incorporating the requirements of the EU Directive on Strategic Environmental Assessment (SEA). The SA/SEA is an integral part of the plan making process as it appraises the social, environmental and economic effects of the plan from the outset, and indicates mitigation and monitoring techniques to be taken forward. The *Local Plan Sustainability Appraisal Scoping Report (2013)* explores the key sustainability issues and objectives for York as well as providing a framework for policies to be assessed against. A full SA/SEA has been prepared for this local plan and is available to view alongside this document.

Preferred Approach

Policy SD1: Sustainable Development

- i. When considering future development the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants jointly to find solutions which means that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- ii. Planning applications that accord with the policies in this Local Plan (and, where they are in place, with polices in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
- iii. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise taking into account whether:
 - any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - specific policies in that Framework indicate that development should be restricted.

iv. The Local Plan aims to deliver sustainable development in planning terms for York whilst addressing climate change and supporting social inclusivity. Future planning in York, including future development, will need to support the delivery of the following high level objectives which are defined in the subsequent sections of the plan. The Spatial Strategy (Sections 5 -7) responds to all the objectives highlighted.

Create Jobs and Grow the Economy (Section 8 and 9)

• Support sustainable economic growth to improve prosperity whilst respecting the City's unique built and natural environment.

Build Strong Communities (Sections 10-15)

• Build strong, sustainable communities through addressing the housing and community needs of York's current and future population.

Protect the Environment

Built Environment (Section 16)

• Conserve and enhance York's heritage by ensuring new development is of the highest quality standards in urban design and public realm.

Natural Environment (Section 17 and 18)

- Conserve and enhance York's Green Infrastructure whilst promoting accessibility to encourage opportunities for sport and recreation, and restore and recreate sites of priority species and habitats.
- Protect and preserve York's setting and special character

Natural Resources and Environmental Protection (Sections 19-22)

- Reduce flood risk by ensuring that new development is not subject to or does not contribute to flooding.
- Ensure sustainable design techniques are incorporated in new developments and maximise the generation and use of low carbon/renewable energy resources to reduce York's carbon footprint and help adapt and mitigate against climate change.
- Improve air quality and limit environmental nuisance including noise, vibration, light, dust, odour, fumes and emissions, from development.
- Reduce waste levels through the reducing, reusing and recycling hierarchy, and ensure appropriate sites for waste management are provided.
- Safeguard natural mineral resources and maximise the production and use of secondary aggregates.

Get York Moving (Section 23 and 24)

- Promote sustainable modes of transport whilst delivering transport infrastructure.
- 4.1 Sustainable Development can be defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'. As indicated in the National Planning Policy Framework (NPPF), the purpose of the planning system is to contribute to the achievement of sustainable development.

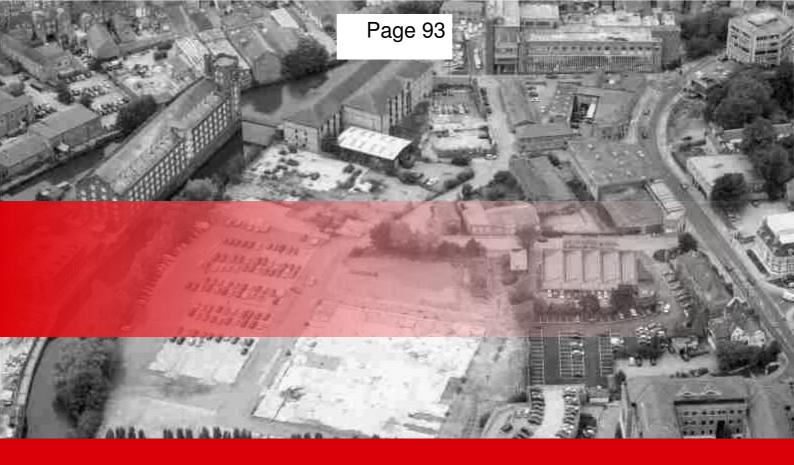
- 4.2 York is committed to being a sustainable city. The Local Plan will play a vital role in delivering a sustainable city as it will help to achieve sustainable communities across the city. No one policy of the Local Plan will achieve this, but collectively the plans will result in communities that are well connected, well served, environmentally sensitive and considerate of the local environment, thriving economically, well designed and built and active, inclusive and safe.
- 4.3 The NPPF determines that a 'presumption in favour of sustainable development' should be taken in both plan and decision making. The objectives in the policy above all aim to encourage growth and development whilst balancing it with environmental and social factors. The approach has drawn upon the issues identified in the Sustainability Appraisal Scoping Report as well as national policy. As such, development proposals should adhere to the objectives set out above.
- 4.4 The objectives included in Policy SD1above effectively define Sustainable Development in planning terms for York and have been developed from the Vision included in Section 3 'Spatial Vision and Outcomes'. They are linked to further sections of the plan; the policies within each of which demonstrate what the objectives mean in practice. Section 26 'Delivery and Monitoring' of the Plan includes targets that will be used to measure whether the policies are delivering.

Alternatives

Sustainable Development

- 1. Rely on National Planning Policy Framework to guide sustainable development
- 2. Provide local level policy to guide sustainable development (this is our preferred approach)

Question 4.1 This is our preferred approach to Sustainable Development. Do you think this is appropriate or should one of the alternatives or a different approach be taken?



This section looks at where new development for houses, jobs and shopping should be in York. It sets out the positives and negatives of building in certain areas looking at factors such as green belt, flood risk and access to public transport.

Section 5: Spatial Strategy

National Planning Policy Framework

National Guidance says that:

- Local Plans should meet objectively assessed needs, allowing for sufficient capacity to accommodate rapid change, and reflect the spatial implications of economic, social and environmental change (Paragraphs 14 and 154);
- plans should positively and proactively encourage sustainable economic growth; identifying priority areas for economic regeneration, infrastructure provision and environmental enhancement (Paragraph 21);
- planning policies should promote retention of services and support sustainable growth and expansion in rural areas (Paragraph 28);
- allocations should prefer land of lesser environmental quality/re-use of previously developed land. Sequential approach to sites at risk of flooding (Paragraph 17);
- plans should indicate broad locations for development on a key diagram and strategic sites on a proposals map (Paragraph 157);
- plans should identify land where development would be inappropriate, for instance because of its environmental or historical significance (Paragraph 157);
- planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it (Paragraph 17);
- planning should actively manage patterns of growth to make the fullest possible
 use of public transport, walking and cycling, and focus significant development in
 locations which are or can be made sustainable. Developments that generate
 significant movement should be located where the need to travel is minimised
 and the use of sustainable transport modes can be maximised (Paragraphs 17
 and 32);
- Local Planning Authorities should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality (Paragraph 23);
- with community support, new settlements can provide an alternative way of addressing large scale housing needs and can be delivered using the well established Garden City principles (Paragraph 52);
- Local Planning Authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement (Paragraph 83);
- once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period. (Paragraph 83);
- when drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary (Paragraph 84)

- where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period (Paragraph 85)
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development (Paragraph 85)
- Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere (Paragraphs 94 and 100);
- the planning system should contribute to and enhance the natural and local environment by recognising the wider value of ecosystem services (Paragraph 109)
- Local Planning Authorities should plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; including by establishing coherent ecological networks that are more resilient to current and future pressures (Paragraphs 109 and 114); and
- Local Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. Recognising that heritage assets are an irreplaceable resource and conserving them in a manner appropriate to their significance (Paragraph 126).

Preferred Approach

- 5.1 To respond to the Local Plan Vision, the National Planning Policy Framework (NPPF) and the outcome of previous consultation a spatial strategy has been developed comprising three interrelated policy areas:
 - York Sub Area:
 - Delivering Sustainable Growth for York; and
 - The Role of York's Green Belt and Safeguarded Land.

York Sub Area

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- previous approaches failed to reflect the positive and aspirational aspects of the National Planning Policy Framework;
- references made to the York Sub Region do not adequately identify York's
 economic development role at a sub regional level and there is a lack of
 acknowledgement of York's membership of the York and North Yorkshire Local
 Enterprise Partnership or the work on the Leeds City Region Local Enterprise
 Partnership;
- the term 'sub regional city' is unclear and has negative connotations;

- there was disagreement as to whether York should focus on city growth or subregional growth;
- it was questioned whether York should be a key driver in the region given its characteristics as a compact historic city; and
- any approach needs to recognise the importance of connections between York and Leeds and links with York's sub-region, clearly setting out the regional and sub regional economic role of York.

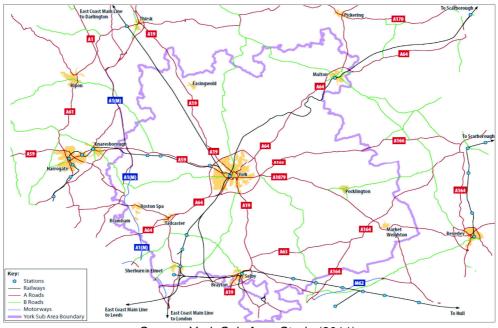
Key Evidence Base

- Heritage Topic Paper (2013)
- York Sub Area Study (2011)
- Leeds City Region Interim Strategy Statement (2011)
- North Yorkshire and York Strategic Housing Market Assessment (2011)
- The Northern Way, City Relationships: Economic Linkages in Northern City Regions (2009)
- The Yorkshire and Humber Plan: Regional Spatial Strategy to 2026 (2008)
- Yorkshire & Humber Strategic Housing Market Assessment (2007)
- Journey to Work Topic Paper (2005)

Local Context

In developing York's spatial strategy it is necessary to fully understand the challenges that need to be addressed starting with an analysis of the wider functional economic area that the city lies within. This analysis considers the York Sub Area as defined in the *Yorkshire and Humber Plan: Regional Spatial Strategy to 2026 (2008)* (the RSS) and shown in Figure 5.1 below, but also recognises the wider Leeds City Region functional economic area that interacts with the city and beyond this the York and North Yorkshire and East Riding/Hull Sub Regions.

Figure 5.1: York Sub Area



Source: York Sub Area Study (2011)

The York Sub Area

The York Sub Area is an important and successful part of the economy of the north of England, experiencing substantial economic and population growth in recent years. York is the main economic driver for the Sub Area, the principal retail and services hub and the centre of the Sub Area's commuting patterns and transport network. The RSS set out the extent of the York Sub Area, which includes all of the City of York unitary authority, Selby District, the southern parts of Hambleton and Ryedale Districts, the southeast part of Harrogate District and the northwest parts of the East Riding of Yorkshire (see Figure 5.1). There are a series of smaller settlements which surround York, including Selby, Shelburn in Elmet, Tadcaster, Boston Spa, Easingwold, Malton, Market Weighton and Pocklington. These are significant residential locations and important lower-order functional economic, retail and service hubs for their hinterlands.

Travel to work areas, housing markets, markets for business space, linkages between businesses, the influence of universities, retail catchments, and infrastructure networks do not stop at local authority boundaries. Therefore, in the context of the abolition of the RSS, there remains a strong case for local authorities to work together on spatial planning policy. To this end, analysis has been carried out as part of the *York Sub Area Study (2011)* to determine the nature and extent of functional relationships between different places in the York area. This confirms that the functional areas approach to understanding and addressing strategic spatial priorities agreed in the RSS remains valid, including the role of York and its Sub Area. In addition the council has had regard to the *Leeds City Region Interim Strategy Statement (2011)* which restates the strategic principles for the roles of places and the patterns of development that were agreed in the RSS.

The Wider Region

The interactions and pressures placed on the York Sub Area from areas outside the defined Sub Area also need to be considered. Analysis in the York Sub Area Study suggested that the city centre and main urban areas of Leeds and Harrogate should not be considered as part of the Sub Area; however research in *The Northern Way, City Relationships: Economic Linkages in Northern City Regions (2009)* has shown for example, that York has an inter-dependent economic relationship with Leeds. Other places outside of the local authority areas studied can also be seen interacting with those in the York Sub Area. For example, Thirsk and Northallerton have an influence on the north of the York Sub Area in terms of services, retail and employment

York's influence on housing markets extends further than its influence on markets for business space and employment land, overlapping Leeds, Harrogate, the A1 corridor, Hull and Beverley. Many of these areas have also been experiencing rapid population and economic growth. It is important to understand that the York Sub Area's quality of place, residential offer and historic character make the area an attractive place to live, work and invest in. The base in financial and business services in Leeds and Harrogate complements that in York; however the desirability of these areas for this sector has contributed to the housing affordability problems being experienced in the York Sub Area. Understanding the Sub Area in this wider context is important in understanding the strategic challenges that it faces.

Figure 5.2 below reproduces the geography of housing markets that was identified in the *Housing Market Study (2006)* undertaken by DTZ to support the RSS. It is an extract from a map of the whole region's housing market geography. The *North Yorkshire and York Strategic Housing Market Assessment (2011)* retains this geography in its more recent analysis of the York housing market. Both of these pieces of work confirm that the York housing market extends beyond the City of York local authority boundary and that people who work in York have in many cases sought housing in the adjoining districts. This pattern is recognised in the *Office of National Statistics Population Projections (2008)* for York and the surrounding districts which uses a forward projection of historic migration patterns as part of its forecasts.

Figure 5.2: Strategic Housing Market Areas



Source: Extract from Housing Market Study (2006)

The Journey to Work Topic Paper (City if York Council), based on 2001 Census data, provides an analysis of the Yorkshire and Humber Region's commuting patterns and shows that York is a net importer of journeys to work. This means that more people travel into York to work than travel out of York to other areas. The analysis shows that the closest connections are with Leeds, East Riding of Yorkshire, Selby, Harrogate, Ryedale and Hambleton local authority areas. Only four authorities in the Yorkshire and Humber Region (Leeds, Kingston upon Hull, Wakefield and Calderdale) have more people who travel to them from York to work than travel from them to work in York. Of these, only Leeds is a significant outward commute destination, with around a third of all York based commuters travelling to Leeds. A quarter of all journey to work trips into York from within the Yorkshire and Humber Region originate in the East Riding of Yorkshire, and around a fifth from Selby District. These authorities show the highest sub regional levels of outward commuting to York relative to inward commuting from York.

Working Together

Section 110 of the *Localism Act (2011)* requires local authorities and other public agencies to cooperate on sustainable development and the use of land where this significantly affects more than one authority. Paragraph 179 of the NPPF provides the policy in respect of this duty to cooperate.

Through continued engagement with established partnerships the Council has worked with the relevant authorities to meet the requirements of the Localism Act. These are the Leeds City Region partnership and Local Enterprise Partnership (LEP), the York and North Yorkshire Partnership and the York, North Yorkshire and East Riding LEP.

It is important that partners in the area work together, and with and through others to influence investment plans for national bodies, including the Highways Agency, Network Rail, and the rail franchises. In particular, investment priorities need to be focused on addressing problems of greatest economic significance, improving links with York City Centre from key out-of-centre parts of York and main settlements outside York, and unlocking major development sites. The future economic success of the York Sub Area cannot be taken for granted. There is a need for the relevant Local Authorities to work together to plan proactively to meet the needs of the area's economy.

Policy SS1: York Sub Area

The Spatial Strategy for York will reflect the roles and functions of place in the York Sub Area and Leeds City Region and York and North Yorkshire Sub Region.

The Local Plan will ensure:

- York fulfils its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region.
- ii. York City Centre's role as a shopping and leisure destination within the wider Yorkshire and Humber area is strengthened.
- iii. The housing needs of City of York's current and future population including that arising from economic and institutional growth is met within the York local authority area.
- iv. The further success of regionally and sub regionally important higher and further education institutions within the plan area is supported.
- v. City of York's role as a key node for public transport is strengthened, including improvements to the Leeds-York-Harrogate rail line; improvements to the outer ring road; improved access between York and Scarborough (the east coast); and projects to improve national connectivity, including links to the new high speed rail system (HS2).
- vi. City of York's outstanding historic and natural environment is conserved and enhanced recognising its wider economic importance to increased investment, employment and wealth within both the Leeds City Region and the York and North Yorkshire Sub Region.
- vii. The integrity of important landscapes, biodiversity and areas of environmental character (including the network of strategic green corridors) that extend beyond the City of York boundaries are safeguarded.
- viii. The outer and inner boundaries of York's Green Belt is established where these areas lie within the City of York area, about 6 miles from York City Centre.
- ix. Development within the City of York area will not lead to environmental problems including flood risk, air quality and transport congestion for adjacent local authority areas.

- The influence of the City of York has throughout history extended beyond its immediate boundaries and the Council has a long history of joint working and cooperation with its neighbouring authorities to achieve better spatial planning outcomes. This policy defines the city's role within the York Sub Area and wider Sub Region. More specifically it identifies:
 - the critical importance of the York economy to the Sub Area and its role within the wider Leeds City Region and York and North Yorkshire Sub Region;
 - the importance of conserving and enhancing York's unique built environment;
 - the benefits of improved transport connectivity;
 - the importance of ensuring that growth and development in York does not have negative impacts on neighbouring authorities;
 - the important service role of the city to its wider hinterland; and
 - support for the destination role of the city.

Alternatives

York Sub Area

- 1. Rely on National Planning Policy Framework to guide the strategic approach to the York sub-area
- 2. Provide a local derived policy to guide the strategic approach to the York sub-area (this is our preferred approach)

Delivering Sustainable Growth for York

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- there was a mixed response to the Core Strategy Submission policy that directed development to existing settlements and previously developed land and included a sequential approach to meeting York's future development needs;
- the majority of respondents supported the previous approach of distributing development to the settlements which offer the best access to jobs and services, namely directing the majority of growth to within, or adjacent to York's main urban area in preference to the further expansion of villages. Respondents recognised that access to services may vary between settlements, but some felt that development could enable the provision of new services where needed and provide for affordable housing need;
- the sequential approach to development is inflexible, due to a perceived overreliance on strategic sites. Those who supported the approach agreed that priority should be given to the release of brownfield sites; and
- there was concern that the shortlisted Areas of Search in the Core Strategy had not been fairly assessed, including by over-prioritising existing infrastructure capacity. This was also considered to undermine the potential for alternatives to be considered.

Key Evidence Base

- Housing Requirements in York: Assessment of the Evidence on Housing Requirements in York (2013)
- City of York Economic and Retail Growth and Visioning Study (2013)
- Heritage Topic Paper (2013)
- City of York Biodiversity Action Plan (2013)
- The Natural England Natural Character Area Profile for the Vale of York (2012)
- Reaching Further York's Economic Strategy 2011-2015 (2011)
- York Economic Strategy Delivery Plan (2011)
- North Yorkshire Strategic Housing Market Assessment (2011)
- Historic Character and Setting Technical Paper (2011)
- Strategic Flood Risk Assessment (2011)
- Green Corridors Technical Paper (2011)
- City of York Biodiversity Audit (2011)
- Open Space, Sport and Recreation Study (2008)
- The Approach to the Green Belt Appraisal (2003)

Local Context

Drivers of Growth

Employment Growth

The technical work carried out by Ekosgen and Oxford Economic Forecasting (OEF) as part of the *City of York Economic and Retail Growth and Visioning Study* (2013) produced a series of employment projections for York for the period 2012 to 2030. Three scenarios were provided in order to give an indication of the scale of change involved under different circumstances.

- The baseline scenario this involves OEF's assessment of global and national changes in the global economy, applied to the York level;
- Scenario 1 this is a sensitivity test to the baseline based on a higher level of migration, accompanied by a faster UK recovery from the current economic downturn; and
- **Scenario 2** this represents a 'policy-on' scenario based on faster growth in the following sectors for York: advanced manufacturing, science and research, financial and professional services, and tourism and leisure.

Scenario 2 reflects the Council's ambitions as set out in the York Economic Strategy which is reflected in the Local Plan Vision. It is also felt to be the most realistic in terms of national economic performance. This option has therefore been adopted as the preferred strategy for the lifetime of this Plan. This equates to approximately 16,000 additional jobs between 2012 and 2030.

Population and Housing Growth

According to the Census in 2011 York had a population of 198,000 people. (2.2% less than the previous mid year estimate for 2010) This represents an increase of almost 17,000 people or 9.3% in the number of people living within the authority area since the 2001 Census. The 2010 based Sub-national Population Projections

(SNPP) were published by National Statistics in March 2012. These show that between 2010 and 2030 the population of York is forecast to grow by 25,000 or 12.5% to in excess of 220,000 people living in the city. This equates to an annual average growth rate of 1,176 people during this time period in the city. A somewhat lower rate of growth than has been experienced in the last 10 years and also lower than was forecast in the 2008 based SNPP.

Technical work carried out by Arup has reviewed the range of evidence on household and population projections and based on their review they conclude that an annual average of around 850 dwellings per annum throughout the plan period would represent an appropriate trend-based position for York. This relates to a review of the sub-national population and household projections, the 2011 Census and the *North Yorkshire Strategic Housing Market Assessment* (NYSHMA) (2011). An annual average household growth of 850 dwellings per annum would equate to a population increase of approximately 31,000 people over the Plan period (based on an average household size of 2.11 persons per household).

Arup then assessed this trend-based position against a range of related issues including employment growth and its implications for housing growth, the objective of reducing in-commuting and increasing the provision of affordable housing. They recommend three further options based on this review:

- 1,090 dwellings per annum this would be commensurate with the level of employment growth forecast in Scenario 2 above for the Plan period and represents an integrated approach to housing and employment growth. This would equate to a population growth of approx 40,000 people over the Plan period;
- 1,500 dwellings per annum this would meet the newly arising affordable housing need over the lifetime of the Plan based on the target set in the NYSHMA. This would equate to a population growth of approx 47,500 people over the Plan period; and
- 2,060 dwellings per annum this would meet both the newly arising affordable need and the existing backlog over the Plan period as forecast in the NYSHMA. This would equate to a population growth of approx 76,000 people over the Plan period.

An important part of the Plan's vision is to ensure sustainable growth patterns. It is therefore considered that economic and housing growth should be linked. In addition the Vision also seeks to maximise the delivery of affordable housing through the planning process provided the viability of schemes are not compromised. To achieve these objectives the housing target for the Local Plan is between 1090 – 1250 housing per annum up to 2030. The figure of 1250 dwellings relates to the capacity arsing from identified housing sites excluding any windfalls.

Factors Which Shape Growth

The Character and Setting of the City

The character and form of York provide an overarching narrative for the factors which shape the choices we make in how we accommodate the growth. Each of the

factors described below have themselves to some extent influenced the character and form of York. The main attributes of that character and form are:

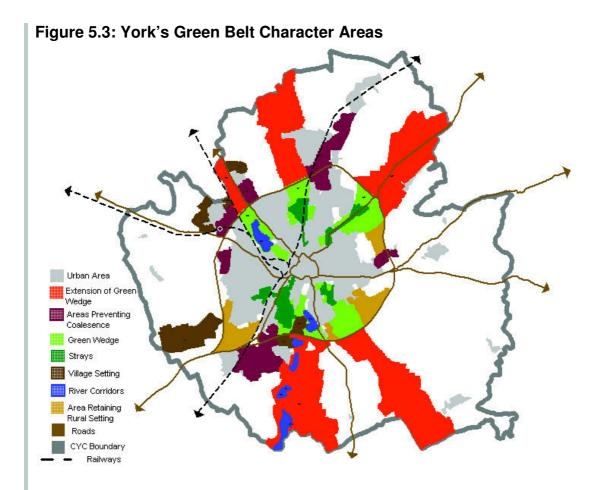
- a compact urban form surrounded by relatively small settlements;
- a flat terrain providing views particularly of historic landmark features such as the Minster or Terry's Clock Tower;
- open land which brings the countryside into the city through ings, strays and associated land; and
- key arterial routes that influence urban form.

Within the compact main urban areas York City Centre is the primary focus for employment, shopping, leisure, and cultural activities with the remainder of the urban area being the main location for housing and related community facilities. Within the urban area there are also a number of district, local and neighbourhood centres which provide a range of local services. The edge of the main urban area includes four significant commercial locations: Clifton Moor, Monks Cross, Naburn Designer Outlet and Northminster Business Park.

There are also a number of villages surrounding the York urban area which vary in terms of their size and function. These include the larger villages of Haxby & Wigginton, Strensall, Upper & Nether Poppleton, Copmanthorpe, Bishopthorpe and Dunnington which offer a range of local services and facilities such as shops, schools and sustainable transport routes. In addition there are a number of smaller outlying villages which are relatively limited in terms of local services and facilities.

The characteristics of York's unique historic and natural environment are well documented; the historic environment of the City of York is of international, national, regional and local significance. The city has an outstanding heritage with many examples of assets which exhibit developments in architecture, monumental arts and town planning over centuries. However, its character is defined by much more than its noted heritage assets. Primary factors in developing a future strategy to accommodate growth include understanding the significance and sensitivity of the wider historic environment and developing an understanding of how we would value the environment of York differently were aspects to be lost or altered.

The Approach to the Green Belt Appraisal (2003) study carried out by the Council indicates that, regardless of the extent to which the City may have to identify further land to meet its development requirements and needs, there are areas of land outside the existing built up areas that should be retained as open land due to their role in preserving the historic character and setting of York. The areas of land considered to serve this purpose are illustrated in Figure 5.3 overleaf.



The Appraisal also indicates that there are areas of land outside the built up areas that should be retained as open land as they prevent communities within the environs of York from merging into one another and the city. These areas are considered to have a key role in preserving the identity of the settlements and villages around York. The relationship of York to its surrounding settlements is an important aspect of the city's character. This work was updated through the consultation process carried out to support the development of the LDF Core Strategy as set out in the *Historic Character and Setting Technical Paper (2011)*. The outcomes of this work are also reflected in Figure 5.3. It should be noted that this work provides a strategic evaluation and there are other pieces of land or sites that are of local historic significance. This includes land that can be linked to 'ridge and furrow' farming practices.

Environmental Assets – Nature Conservation, Green Corridors, Open Space
The historic city and its surroundings contain a number of important environmental assets some of which are of national importance. The form of the city has been shaped by the Strays and Ings that lie within it. These often form part of more extensive green corridors which serve multiple purposes including nature conservation and leisure and recreation. The protection and enhancement of these assets will influence the future shape of the city.

The Strays amounting to over 320ha in total are the remains of much greater areas of common land which the hereditary Freemen of the City had, since time immemorial, the right to graze cattle. Originally, each Stray was controlled and

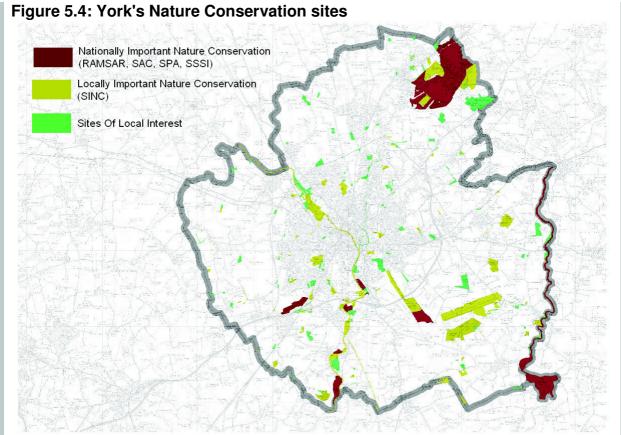
managed for the exclusive benefit of the Freemen resident in their Ward. However, by 1858, the Freemen of all the Strays agreed that, in exchange for a small annual payment to them, the City should in future administer their Stray 'as an open space for the benefit and enjoyment of the citizens of York for all time'.

The Natural England Natural Character Area Profile for the Vale of York (2012) provides a helpful analysis in regard of how the landscape can accommodate change. It identifies a number of actions including:

- ensuring the development limits set in the plan enhance the setting of the city within the wider vale;
- conserving the tranquillity of the vale; and
- maintaining the distinct form of linear settlements.

The protection and management of York's Green Infrastructure is considered central to the way in which York develops, whether it be publicly or privately owned, legally or non-statutorily designated Green Infrastructure. These include RAMSARS (wetlands of international significance designated under the RAMSAR convention), Special Area Conservation, Special Protection Areas, Special Sites of Scientific Interest, ancient woodlands and Sites of Importance to Nature Conservation and sites of local interest. The Vale of York NCA recognises the range of benefits to society from the attributes and processes of the natural landscape. These are collectively known as ecosystem services.

Protection of areas with nature conservation value is viewed as a key element in ensuring sustainable development. Government guidance states that plans should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. For this reason internationally, nationally and locally significant nature conservation sites, along with appropriate buffers, will be excluded when considering future potential development locations (shown in Figure 5.4 overleaf).



In addition the Council has defined Regional, District and Local Green Corridors, which are identified in the *Green Corridors Technical Paper (2011)* (shown in Figure 5.5 below). It is important that any future development does not have an adverse effect on green corridors. This would need to take account of their characteristics and the reason behind their initial designation.

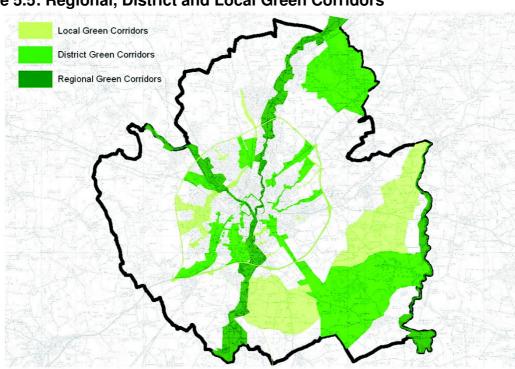
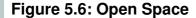
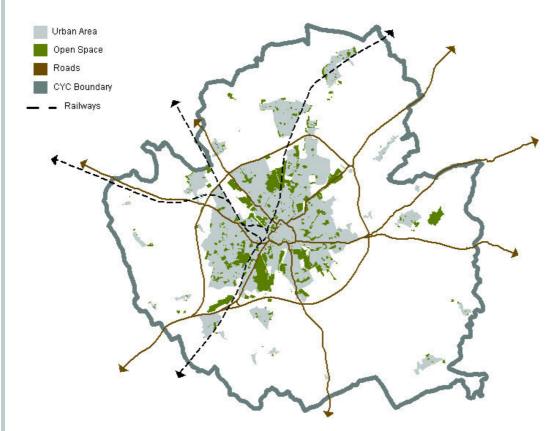


Figure 5.5: Regional, District and Local Green Corridors

The Local Plan will also protect recreational open space provision, across all typologies as identified in the Council's *Open Space, Sport and Recreation Study (2008)* (shown in Figure 5.6 below) and subsequent audit work.

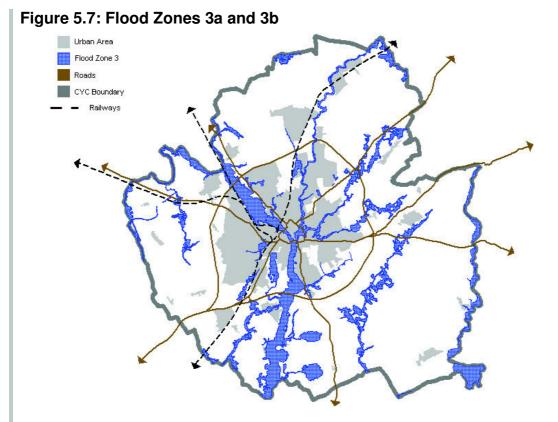




Flood Risk

The geography of the city and its surroundings are such that significant areas are at risk of flooding. The pattern and extent of the areas which are at high risk (flood zone 3) has had and will continue to have a major influence on the urban form of the city and the smaller settlements in the district.

The Council has produced a *Strategic Flood Risk Assessment (2011)* (SFRA) incorporating the floodplain maps produced by the Environment Agency. Figure 5.7 illustrates the extent of Flood Risk Zone 3a (high risk of flooding – 1 in 100 years or greater annual probability of river flooding) and Flood Risk Zones 3a(i) and 3b – 1 in 25 or greater annual probability of river flooding. The SFRA includes detailed boundaries of all flood risk zones across York. To reduce future damage to property and infrastructure and to maximise public safety, greenfield areas subject to high flood risk (Flood Risk Zones 3a and 3b) are considered as inappropriate for future development for housing or employment. For development in brownfield areas, development for housing or employment would be considered inappropriate in Flood Risk Zone 3b, however within the Flood Risk Zone 3a the 'Exception Test' can be applied in some cases (please see Section 19 'Flood Risk Management').



Location Sustainability

York is a compact city with generally good public transport service and provision of community facilities. The location and design of development can play an important role in travel choice to and from destinations in maximising the opportunity to use non car modes of transport.

Maximising this potential is an important aspect of creating sustainable neighbourhoods and contributing to residents' quality of life. Ensuring the local provision of and sustainable access to education, food, community services and openspace opportunities promotes environmental sustainability as well as social inclusivity and well-being.

Similarly, taking advantage of non car modes of transport to employment destinations helps to capitalise on these benefits whilst maximising opportunities for the economy through ensuring an accessible workforce. Expanding connections between established areas can also benefit through clustering of industrial sectors and use of established routes.

In addition, it is important that care is taken in making choices about the location of new development so as not to exacerbate congestion or reduce air quality.

Settlement Capacity

Some of the districts growth will be accommodated in the smaller settlements that surround the city. The capacity of each of these settlements to accommodate growth is informed by the principles of sustainable development. This includes an understanding of the capacity of services in the settlement to support additional development. Clearly services can be expanded to meet additional need but such

expansion may require a step change in the scale of development, for example, to support a new primary school. These issues have been given careful consideration in the work to decide which potential development sites are included in the Plan.

Deliverability and Viability

As part of our desire to generate development opportunities within the City of York, we wrote to and emailed nearly 2000 contacts from our Local Plan and Strategic Housing Land Availability Assessment (SHLAA) database asking people to submit sites, which they thought had potential for development over the Plan period. The consultation ran for 6 weeks in Autumn 2012 and generated around 300 submissions from a variety of landowners, agents, developers and members of the public. These sites were then assessed along with others we previously knew about from the 2008 call for sites, Strategic Housing Land Availability Assessment and *Employment Land Review*, as well as outstanding planning permissions. In total, we considered 723 parcels of land. An appraisal of potential development sites has been undertaken to establish realistic assumptions about the availability, suitability and economic viability of land to accommodate future development. However, we will continue to work with the business community, neighbouring authorities and LEPs to prepare and maintain a robust evidence base to understand existing business needs and likely changes in the market, to identify and address barriers to investment.

It will be paramount for the Council to show that its development strategy is deliverable, within the context of York's current and future market conditions and CIL requirements and S106 payments (including towards the provision of affordable housing). There are however some broad economic circumstances that the plan cannot change that will impact on deliverability and viability. These include:

- the ability of households to access mortgage finance is a major factor in the delivery of new homes. Current lending rates remain well below the historic highs of 2007 are likely to continue to constrain housing delivery for some time to come.
- interventions to promote the delivery of new private rented homes which are currently being developed nationally and within the Leeds City Region may well begin to increase housing delivery in the near future by changing the tenure mix of new development.
- housebuilders access to development finance is also a constraint which will affect both overall development rates and developers willingness to take on more risky development opportunities.
- the health of the local economy which can affect householders willingness to take on more debt in the form of a mortgage particularly in relation to perceptions of job security.

Policy SS2: Delivering Sustainable Growth for York

- Development during the plan period should be consistent with the following priorities:
 - The provision of sufficient land to support sustainable economic growth to improve prosperity and ensure that York fulfils its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region.
 - The objective to build strong, sustainable communities through addressing the housing and community needs of York's current and future population, including that arising from economic and institutional growth.
- ii. The location of development through the plan will be guided by the following four spatial principles.
 - Conserving and enhancing York's historic and natural environment. This includes the city's character and setting and internationally, nationally and locally significant nature conservation sites, green corridors and areas with an important recreation function.
 - Ensuring accessibility to sustainable modes of transport and a range of services.
 - Preventing unacceptable levels of congestion, pollution and/or air quality.
 - Ensuring flood risk is appropriately managed.
- iii. York City Centre, as defined on the Key Diagram and Proposals Map, will remain the focus for main town centre uses¹.
- iii. The identification of development sites is underpinned by the principle of ensuring deliverability and viability. Additionally, land or buildings identified for economic growth must be attractive to the market.

¹ Main town centre uses as defined by the NPPF: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Policy SS3: Spatial Distribution

Economy

To meet the city's need for employment land the Local Plan will distribute development in the following way.

- The locations identified below and on the Key diagram will be priority areas for development and infrastructure funding to support growth in key economic sectors during the plan period.
 - York City Centre (Including ST20 and E1);
 - York Central (ST5);
 - Monk Cross (Including ST18, E2, and E3);
 - Northminster Business Park (ST19);
 - Terry's (ST16);
 - York Business Park (Including E12, E13 and E14); and
 - Naburn Designer Outlet (ST21).
- ii. The economic role of York's higher and further education institutions are recognised both in terms of direct employment and through facilitating growth in research and development (Science City Sector).

Housing

- i. To meet the city's need for housing land it is anticipated that the following Strategic Sites with consent will be developed during the plan period:
 - Terry's (ST16);
 - Nestle South (ST17);
 - Germany Beck (ST22);
 - Derwenthorpe (ST23); and
 - York College (ST24).

In addition to the development of committed sites the Local Plan will distribute development as set out below.

- ii. Make provision for 19% of need within main built up area, including the following Strategic Sites:
 - British Sugar/Manor School (ST1);
 - Former Civil Service Sports Ground, Millfield Lane (ST2);
 - The Grain Stores, Water Lane (ST3);
 - Land Adjacent Hull Road and Grimston Bar (ST4):
 - York Central (ST5);
 - Land East of Grimston Bar (ST6); and
 - Additional Land at Nestle South (ST17).

- iii. Make provision for 42% of need within urban extensions to the main built up area, including the following Strategic Sites:
 - Land to the East of Metcalfe Lane (ST7);
 - Land North of Monks Cross (ST8);
 - Land at Moor Lane, Woodthorpe (ST10);
 - Land at New Lane, Huntington (ST11); and
 - Land to North of Clifton Moor (ST14).
- iv. Make provision for 29% of the housing the district needs within an identified new settlement at Holme Hill (ST15).
- v. Make 10% provision for housing in the villages including the following Strategic Sites:
 - Haxby & Wiggington: Land North of Haxby (ST9); and
 - **Copmanthorpe:** Land at Manor Heath Road (ST12) and Land at Moor Lane (ST13).

Policy SS4: Strategic Sites Development Principles

All strategic sites identified on the key diagram and proposal map, dependent on their composition and mix, will be expected to reflect the following development principles:

- i. to create a sustainable, balanced community through provision of an appropriate range of housing:
- ii. to ensure that social infrastructure requirements of the new community are met through provision of facilities and services in a planned and phased manner which complements and integrates with existing facilities;
- iii. to maximise the benefits of sustainable economic growth for the local community:
- iv. to ensure the highest standards of sustainability are embedded at all stages of the development;
- v. to create a high quality, locally distinctive place which relates well to the surrounding area and its historic character, and exploits opportunities for creating new and enhancing existing key views;
- vi. to create a people friendly environment which promotes opportunities for social and community interaction;
- vii to deliver new development within a framework of linked multifunctional green infrastructure incorporating existing landscape areas and biodiversity value, and maximising linkages with the wider green infrastructure network;
- viii to maximise integration, connectivity and accessibility to and from the site giving priority to sustainable travel options;
- ix to ensure as many trips as possible are able to be taken by sustainable travel modes and to promote and facilitate modal shift from the car to sustainable

- forms of travel by maximising opportunities for walking, cycling and public transport; and
- x. to minimise the environmental impact of vehicle trips to and from the development and mitigate the impact of residual car trips on the highway network where possible.
- 5.3 Policies SS2 and SS3 will underpin the approach to accommodating York's future growth through directing the location of new housing, employment and retail. Other subsequent policies within the Local Plan will conform with these principles.
- 5.4 They respond to York's economic and housing growth aspirations whilst ensuring that this is done in a way that:
 - recognises character and setting of York including the role of centres and the relationship between York and its surrounding settlements;
 - conserves and enhances York's special historic and natural environment;
 - protects York's Green Infrastructure;
 - minimises flood risk.; and
 - mitigates against climate change through locating development in the most sustainable locations.
- 5.5 The policies also explicitly highlight the key NPPF requirement regarding the need to identify viable, deliverable sites as a part of the Local Plan process.
- 5.6 The delivery of Strategic Sites and Locations identified in policies SS2 and SS3 will be critical to achieving the vision and intended outcomes of this plan, particularly the city's economic and housing growth aspirations. The sites identified have the potential to provide exemplar sustainable developments, providing high quality, innovative design, minimising the need to travel and acting as a catalyst for sustainable living. Policy SS4 outlines the development principles to promote this ambition.
- 5.7 In addition to the potential for all of the strategic sites providing sustainable development, it is the Council's ambition that the proposed new settlement at Holme Hill (ST15) could be developed as an eco-settlement. This would embrace the highest standards of sustainable living, incorporating a high level of affordable housing, green space and services that are in walking distance to all residents. The location of Holme Hill benefits from being adjacent to two potential areas of search for renewable electricity, could be suitable for 'solar farms', using solar panels to generate electricity. This could help the new settlement achieve zero carbon status.
- 5.8 The Council will prepare Supplementary Planning Documents (SPDs) for all Strategic Sites which will establish a co-ordinated planning approach to ensure delivery of high quality sustainable development. The SPDs will provide the planning framework, outlining the principles for development with associated policy statements, which will set out the requirements to be sought. It will also identify infrastructure, facilities and services to meet needs associated with the new development.

Alternatives

Drivers of Growth

1. Alternatives relating to future housing and employment growth are considered in Sections 8 – 10.

Factors Which Shape Growth

- 1. Prioritise the socio-economic spatial principles
- 2. Prioritise the environmental principles
- 3. Take a balanced approach to the identified spatial principles (this is our preferred approach)
- 4. Prioritise viability and deliverability

Spatial Distribution

- Prioritise development within and/or as an extension to the urban area and through the provision of a single new settlement (this is our preferred approach)
- 2. Prioritise development within and/or as an extension to the urban area and through provision in the villages subject to levels of services
- 3. Prioritise development within and/or as an extension to the urban area and through the provision of new settlements
- 4. Prioritise development within and/or as an extension to the urban area along key sustainable transport corridors

Strategic Site Development Principles

- 1. Rely on the National Planning Policy Framework to guide Strategic Site Development.
- 2. Provide local level policy to guide Strategic Site Development (this is our preferred approach)

The Role of York's Green Belt and Safeguarded Land

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- the primary purpose of the Green Belt is considered to be preserving the historic character and setting of the York;
- the importance of the strays, river corridors and green wedges to the city's character is widely acknowledged. Many were in favour of extending the strays;
- the establishment of a permanent Green Belt boundary for York, beyond the Plan period, is supported but existing boundaries should be reviewed;
- the Green Belt boundary should not be too tightly drawn;
- we should protect all the Green Belt land identified in the existing York draft Local Plan; and

 York needs an environmental capacity study to determine the level of growth it can take, it was felt by some that York's compact character could be damaged by further expansion in to the Green Belt.

Key Evidence Base

- Housing Requirements in York: Assessment of the Evidence on Housing Requirements in York (2013)
- City of York Economic and Retail Growth and Visioning Study (2013)
- Heritage Topic Paper (2013)
- Historic Character and Setting Technical Paper (2011)
- Approach to the Green Belt Appraisal (2003)

Local Context

Green Belt

The principle of a Green Belt around York is long established it was most recently reconfirmed in the RSS adopted in 2008 (although the RSS is now partially revoked the policies that deal with the York Green Belt remain in force). Some of the outer boundaries of the Green Belt have been agreed in adjoining Authorities Development Plans. The Local Plan sets out the purpose of the Green Belt and finalises the inner boundary and those parts of the outer boundary that lie in the City of York Local Authority area.

The policy guidance for Green Belt is set out in the National Planning Policy Framework (NPPF). This states that in drawing Green Belt boundaries Authorities should have regard to their permanence beyond the plan period and to promoting sustainable patterns of development. Authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt.

Purposes of the green belt are set out in the NPPF, these are to:

- check the unrestricted sprawl of large built-up areas;
- prevent neighbouring towns merging into one another;
- assist in safeguarding the countryside from encroachment;
- preserve the setting and special character of historic towns; and
- assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Given this guidance it is important to ensure that the extent of the Green Belt takes account of the longer term development requirements of the city and at the same time ensures that it properly addresses the purposes for which it has been created.

It is important that the full needs for both housing and employment land during the plan period can be met without compromising the integrity of the green belt. In addition, to ensure a permanent Green Belt the levels of growth have been extrapolated forward to create a Green Belt that would endure for at least 25 years. Although it is likely that further, as yet unidentified, previously undeveloped sites

(windfalls) will become available during the Local Plan period thus extending this timeframe.

The technical work underpinning the Local Plan has established the objectively assessed need for development in the Local Authority Area. The call for sites and further work on the suitability and deliverability of sites has established the range and scale of opportunities to accommodate the objectively assessed need. It is clear that the outcome of all this work is that the accommodation of the district's development needs and the securing of a long lasting green belt boundary will require the use of land that is currently open and could otherwise be included in the green belt. The use of this land is necessary to meet the objectively assessed development needs of the district and there is not a suitable and deliverable alternative. Therefore the exceptional circumstances required to take land from the established green belt have been met.

Safeguarded Land

The identification of evidence of longer term development pressures that would require land to be excluded from the Green Belt and safeguarded for longer term development requires careful consideration. Any land to be excluded from the green belt for these purposes would be the subject of the exceptional circumstances test Furthermore there is inherent uncertainty in estimating the longer term development requirements of the city.

In seeking to determine the scale and pattern of longer term development pressures, three broad types can be identified; housing, employment and community facilities (schools shops health provision etc). This has been simplified using the gross calculation which is applied to housing as the large housing sites include land for the facilities required to support the community. Some safeguarded land will because of site characteristics and surroundings only be suitable for either housing and associated community uses or employment. The site selection and overall amount of land identified has taken account of this.

The Local Plan has a 15 year strategy, looking ahead a further 10 years should ensure a fair degree of permanence to the green belt. Given the uncertainty inherent in the calculations it is reasonable to take the simplified approach to arrive at a 'broad brush' conclusion. In doing this it is important to remember that the land safeguarded for longer term development will remain open for the lifetime of the plan and possibly beyond.

In forecasting the longer term development needs of the district we can either extrapolate from the policy based forecasts used for the plan period or seek to derive a policy neutral forecast.

In the case of land for housing and associated community facilities the work undertaken by Arup has demonstrated the variability on the ONS/DCLG trend based forecasts of population and housing growth. Much of this variability arises from migration which can differ due to economic circumstances and policy changes. Given this uncertainty we are proposing to extrapolate from the figure used for the Plan period.

This extrapolation gives a target of just over 270ha having made allowances for large housing sites in the plan that will not be completely developed during the plan period and for a continuing supply of very small sites coming from within the urban area.

The forecasting of longer term job growth is even more challenging than the forecasting of housing growth. Long term economic modelling is subject to significant uncertainty. However it is clear that the continued population growth in the district will lead to a larger workforce and a consequent need for land for jobs. An extrapolation of the calculations used for the plan period provides a start point for the need for employment land. (The Plan allocates 46ha for B1 B2 and B8 uses and we have assumed that other types of employment use can be accommodated within the existing built up area) We have used a combination of this extrapolation and identifying where established employment sites can be extended to allow for their expansion should the plan review determine that this is necessary. This combination gives a figure of 71ha of safeguarded land that could be used for employment purposes

The process for choosing sites is based on the methodology applied to site choice in the plan period. This process identifies a series of primary constraints which have been applied to the selection of sites for safeguarding, these include land that is essential to protecting the setting and historic character of York. The secondary constraints e.g. public transport accessibility were not applied as these may well change over the life of the plan and would be applied at plan review should the site be required to be considered for development as part of the review. Similarly the test of delivery has not included a full assessment of site viability as this may well change over the life of the plan and again would be applied at the point when the site is considered for development. Finally in considering the attributes of safeguarded land we decided that in order to provide some flexibility at the time the sites are required to be considered for development a small number of quite extensive tracts of land which could be brought forward either in part or as a whole should they be required for development at the time of Plan review.

Policy SS5: The Role of York's Green Belt

- i. The primary purpose of the Green Belt is to preserve the setting and the special character of York. It also has a recognised role in safeguarding the countryside from encroachment. New building in the Green Belt is inappropriate unless it is for one of the exceptions set out in policy GB1.
- ii. The general extent of the Green Belt is shown in the Key Diagram. Detail boundaries shown on the proposals map follow readily recognisable physical features that are likely to endure such as streams, hedgerows and highways.
- iii. To ensure that there is a degree of permanence beyond the plan period sufficient land is allocated for development to meet the needs identified in the plan and further land is safeguarded to provide a reserve of land that can be brought forward for development through a plan review, should such land be required. Planning permission for development on safeguarded land will only be granted following a plan review.

- 5.9 The boundary of the Green Belt is the consequence of decisions about which land serves a Green Belt purpose and which can either be allocated for development or safeguarded for longer term development needs beyond the plan period. In this Local Plan the Green Belt's prime purpose is that of preserving the setting and special character of York. This essentially comprises the land shown earlier in the section at Figure 5.3.
- 5.10 Over and above the areas identified as being important in terms of the historic character and setting of York other land is included to regulate the form and growth of the city and other settlements in a sustainable way. This land will perform the role of checking the sprawl; safeguarding the countryside from encroachment; and encouraging the recycling of derelict and other urban land.
- 5.11 In defining the detailed boundaries of the Green Belt care has been taken to follow readily recognisable physical features that are likely to endure such as streams, hedgerows, footpaths and highways. Clearly it will not always be possible to do this because of factors on the ground and where this is the case there will be a clear logic to the boundary that can be understood and interpreted on the ground.

Policy SS6: Safeguarded Land

The following sites have been identified as land to be safeguarded for longer term development needs:

 SF1 Land south of Strensall Village 	29 ha
 SF2 Land north of Clifton Moor 	72 ha
 SF3 Land at Holme Hill 	174 ha
 SF4 Land north of Haxby 	29 ha
 SF5 Land to west of Copmanthorpe 	22 ha
 SF6 South of Airfield Business Park, Elvington 	15 ha
 SF7 Land adjacent to Designer Outlet 	16 ha
 SF8 Land at Northminster Business Park 	40 ha

On these sites planning permission will only be granted for development which is required for established operational uses on the site and for temporary uses that will not prejudice the long term development needs that the site may be required to accommodate.

- 5.12 To ensure that the green belt as defined in the Local Plan endures well beyond the end of the Plan period it is necessary to exclude land from the Green Belt that can be held in reserve and considered for development when the Plan is reviewed. Such land is referred to as land safeguarded for longer term development.
- 5.13 Policy SS6 identifies the sites that have been excluded from the Green Belt in exceptional circumstances to ensure that the green belt so defined will endure beyond the life of the Plan. The policy also protects these sites from development that would prejudice their long term role as a reserve of land for future development should the need arise. Only development that is either necessary to ensure the

effective operation of uses already established on the site this might include activities related to agriculture and temporary uses which do not impede the long term future use of the site will be acceptable.

5.14 The exceptional circumstances that require this land to be excluded from the Green Belt are to meet the forecast long term housing growth for the district and to secure its economic future. The total amount of land excluded from the green belt for these purposes is 397 ha. The designation of a site as safeguarded land should not be assumed to mean that the site will be brought forward for development at plan review. The deliverability and suitability of the site for development will be judged in detail at that time.

Alternatives

The Role of York's Green Belt

- 1. Identify 'preserve the setting and special character of York' as the primary purpose of York's Green Belt (this is our preferred approach)
- 2. Give equal weight to all Green Belt Purposes identified in National Planning Policy Framework

Safeguarded Land

- 1. Identify sufficient development sites for the duration of the Green Belt (at least 25 years)
- 2. Identify sufficient development sites for the duration of the plan (15 years), safeguarding land to provide options for future consideration during the life time of the Green Belt (a further 10 years) (this is our preferred approach)

Question 5.1 This is our preferred approach to the spatial strategy do you think this is appropriate or should one of the alternatives or a different approach be taken?

Section 6: York City Centre

National Planning Policy Framework

National Guidance says that:

planning policies should be positive, promote competitive town centre
environments and set out policies for the management and growth of centres
over the plan period. In drawing up Local Plans, Local Planning Authorities
should recognise town centres as the heart of their communities and pursue
policies to support their viability and vitality (Paragraph 23).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- you agree that York City Centre's unique selling point is its quality of place and historic environment and this needs to be central to any long term strategy with distinctiveness and quality of public realm paramount. Improved cultural offer and an expanded and inclusive evening economy were highlighted by many respondents as opportunities, with tourism seen by some as having limited scope for growth as things stand;
- accessibility is a key issue, with a need for high quality sustainable links to be promoted but negative perceptions around ease and availability of parking and concerns raised about air quality impacts. The river was highlighted as a potentially underused sustainable travel option and footstreet expansion was widely supported;
- there is a need for an improved bus station or interchange facilities
- it is important to 'join up' the city centre and new development/ areas of change through legible and accessible linkages; and
- there are concerns about the physical capacity of the city centre to accommodate the level of housing and office growth outlined without detriment to the historic environment. The retail impact of major developments was also raised, with broader support for smaller scale City Centre growth.

Key Evidence Base

- City of York Economic and Retail Growth Visioning Study (2013)
- Consultation Draft City of York Streetscape Strategy and Guidance (2013)
- Heritage Topic Paper (2013)
- New City Beautiful: Toward an Economic Vision (2011)
- York Visitor Survey 2011 2012 (2011)
- York Central Historic Core Conservation Area Appraisal (2011)
- City Centre Movement and Accessibility Framework (2011)

Local Context

While the City Centre has a lively and diverse range of activities, including some of the most attractive small, niche retailing environments in the country, the physical fabric within which it sits does not showcase York's assets or provide a good platform for events, and presents challenging movement and accessibility issues. It is acknowledged that a pride in your place increases the sense of wellbeing and promotes a desire to protect and promote that place.

In helping York meet its economic aspirations of becoming a top 5 UK city and a top 10 European city the *Economic and Retail Growth Analysis and Visioning (2013)* indicates that we should be striving for perfection in City Centre appearance through high quality management and investment including improvements in circuits, way-finding, signage, street furniture, routes for walking and cycling. This conclusion is supported by the New *City Beautiful: Toward an Economic Vision (2011)* which strongly advises that quality of place and a rich diversity of activity in reinvigorated streets and spaces do affect personal and business location decisions. Improving the physical appearance of the city, improving retail and commercial opportunity and activity, ensuring better accessibility and improving image and perception are all important.

The York Central Historic Core Conservation Area Appraisal (2011) reported that York is widely loved and admired for its wonderful historic buildings and picturesque townscape. However, the Appraisal also found that the poor quality of streets and spaces (the 'public realm') substantially detracts from the character, appearance and the experience of the Conservation Area. Whilst there are plenty of examples of good design and finish, it has not really been addressed in a holistic manner but rather has evolved piecemeal through the introduction of street furniture, paving, signage and other maintenance in a range of different materials and designs. The York Visitor Survey 2011-2012 (2011) found that the overwhelmingly top activity of our 7 million visitors each year is to 'stroll around and enjoy the ambience of York', together with 'eating and drinking out'. Less than 2 million of the 7 million visitors actually go into the major attractions. This illustrates the vital importance of the quality of public spaces. It is vital in attracting entrepreneurs, investors, students and people looking for jobs.

The City Centre Movement and Accessibility Framework (2011) includes a thorough analysis of movement and accessibility in the city centre providing an assessment of the current condition of the City Centre. This assessment concluded that: protecting and enhancing York's historic environment is critical to its future economic success; current traffic patterns are recognised as one of the biggest barriers to improving the environment and public realm of the city centre; and there is strong policy support for enhancing the public realm; reducing congestion and car intrusion in the City Centre; improving public transport access for through-City Centre bus flows and reliability. The need for improved public transport turnaround and interchange facilities at York Railway Station is also recognised (see also Policy T3 in Section 23 'Transport'). This approach is consistent with the approach of York's Local Transport Plan 2011-2031 (LTP3).

Given the challenges of the changing nature of the high street and rise of online shopping, as set out in the *City of York Economic and Retail Growth and Visioning Study (2013)* immediate and noticeable improvements made to the quality and image of the city centre would be significantly to York's advantage. York will standout as an attractive location for business, shopping, tourism and leisure and will be in a position to take best advantage of the upturn and changes in lifestyle choices over

the coming decades. The Reinvigorate York programme aims to enhance the quality of York's unique and special selling point; the quality of its historic core, so that it builds further its international competitiveness, compares effectively with other world heritage cities, continues to attract residents and visitors to the centre, and helps to sustain economic development and promote new jobs in the city. This is a short term programme to 2015 and as such there is an opportunity for the Local Plan to build on this good work to ensure a thriving and successful City Centre.

Preferred Approach

Policy YCC1: York City Centre

York City Centre is the economic, social and cultural heart of York. It is vital to the character and future economic success of the wider city. Its special qualities and distinctiveness will be conserved whilst helping to achieve economic and social aspirations of the Plan. The streets, places and spaces of the City Centre will be revitalised and key commercial developments will be delivered.

York City Centre is identified as a strategic location for a range of employment uses and fundamental to delivering the plans economic vision. During the Plan period it will be the principal location in the City of York area for the delivery of economic growth in the tourism, leisure and cultural sectors. It will account for the majority of the employment growth identified in these sectors.

Within the City Centre, as defined on the Proposals Map, the following development types are acceptable in principle:

- Office (Use Class B1a);
- Retail (A1);
- Arts, entertainment and recreation (D1);
- Leisure(D2);
- Hotels (C1);
- Finance and professional services (A2); and
- Food and Drink (A3/A4/A5).

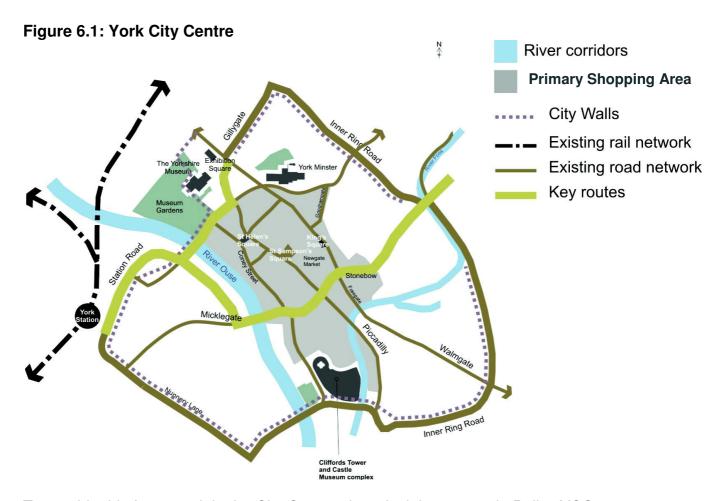
As shown on the Proposals Map, the following City Centre sites have been allocated:

- E1 Hungate (12,000 sq. m office (B1a)
- ST20 Castle Piccadilly (up to 25,000 sq. m net retail (A1));

Proposals that promote accessibility and movement are encouraged, particularly those that prioritise pedestrian and cycle movement and improve linkages between key places such as the railway station, York Central and the National Railway Museum, the Minster, Castle Piccadilly Strategic Allocation, Hungate Strategic Allocation and the universities.

The following principles will be taken into account when considering city centre development proposals:

- i. conserve and enhance the existing historic character of York City Centre whilst encouraging contemporary high quality developments that add to the sense of place and create a prestigious and desirable location for thriving businesses;
- enhance the quality of the City Centre as a place and rediscover the outstanding heritage of the city with reanimated and revitalised streets, places and spaces and with improved settings to showcase important assets such as the Minster and Clifford's Tower;
- iii. enhance the gateway streets leading into the City Centre to give a better sense of arrival, including the entrance and gateways to the footstreets, to improve pedestrian and cycle routes and to encourage visitors to explore further. Streets include Gillygate, Goodramgate, Peasholme Green and Stonebow, Walmgate and Fossgate, Piccadilly, Micklegate and Bootham;
- iv. design streets around place and quality, not vehicle movement, creating civilised streets that make the City Centre easy, enjoyable and safe to move around;
- create a strong evening economy by diversifying the current functions of the City Centre to provide more for families and older people and encouraging activities to stay open later in the evening;
- vi. add to the City Centre's retail offer and retain and strengthen independent shops;
- vii. enhance the River Ouse and River Foss and their frontages, turning them into attractive, vibrant and bustling environments with improved access to the riverside and linkages to other parts of the City Centre;
- viii. positively promote and integrate the presence, roles and contributions of the University of York and York St John University in the City Centre;
- ix. deliver sustainable homes that provide quality, affordability and choice for all ages, including a good mix of accommodation;
- x. provide community and recreational facilities to encourage healthy, active lifestyles including the provision of green amenity spaces in the City Centre to help to combat the effects of higher temperatures, air pollutants, flooding and climate change; and
- xi. support the reduction of through traffic, improving the public transport offer and the deliver of a bus interchange at York Railway Station.
- 6.1 The City Centre is the economic, social and cultural heart of York as shown at Figure 6.1 overleaf. Its historic core is internationally recognisable and one of the most revered places in the country with layers of heritage in its complex mosaic of buildings, streets and public spaces. The City Centre is vital to the future success of the wider city. To ensure this success a framework is required for the gradual and sensitive improvement of the area so that it is fit for 21st Century York, a plan for the next layer of history.



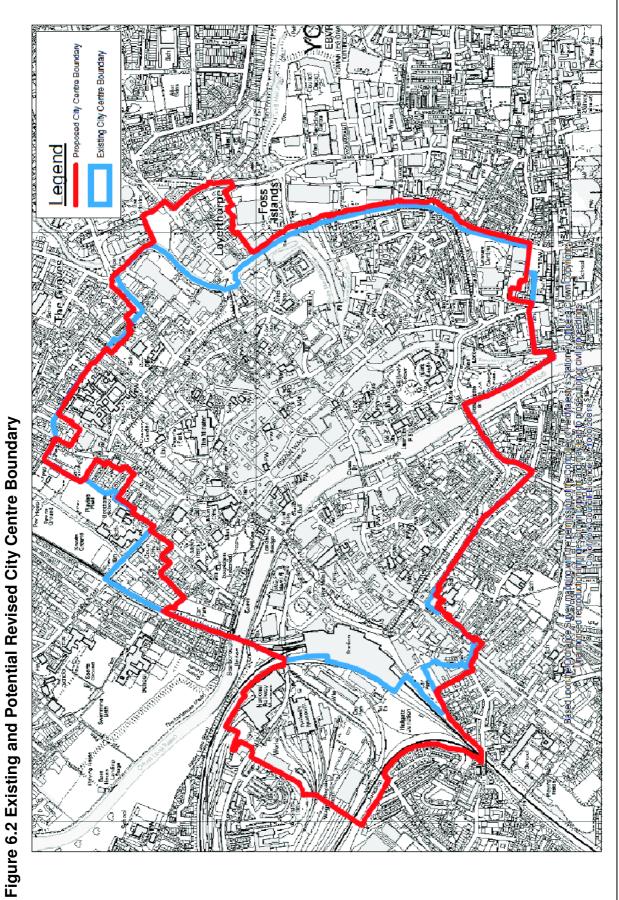
- 6.2 To provide this framework in the City Centre, the principles set out in Policy YCC1 will set a template and challenge for new sustainable development and improvements that sensitively consider the historic environment of the city.
- It is recognised that York City Centre is competing with smart new City Centre investments in places such as Hull, Leeds and further afield in Manchester and Newcastle Upon Tyne, but also faces competition from its own 'out of town locations'. Whilst the City Centre has a lively and diverse range of activities, including some of the most attractive small, niche retailing environments in the country, the physical fabric within which it sits presents challenging movement and accessibility issues. Investment to improve this, together with facilitating new development proposals at Castle Piccadilly and Hungate which will bring additional retail and commercial floorspace into the City Centre, is important to encourage a greater proportion of the City's residents to spend time in their City. For more information on the Plan's approach to economic and retail development please see Section 8 'Economy' and Section 9 'Retail'.
- Quality of place is key to economic competitiveness because it influences where people choose to live and work. The City Centre is not as competitive as it once was and despite the area having many special qualities and heritage assets in some places York's streets and spaces do not function well and movement is impeded. This detracts from the experience of moving around the City Centre. Streets have become cluttered and do not have the infrastructure to cope with modern demands. Through Policy CC1 the streets, places and spaces of the City Centre will be

revitalised, in accordance with the policies in Section 16 'Design and the Historic Environment'. Further information on how to improve the quality of place in the City Centre is set out in the *Consultation Draft City of York Streetscape Strategy and Guidance (2013)*.

- 6.5 Addressing accessibility and movement in and around the City Centre has been identified through consultation as a fundamental issue to resolve and was considered in the City Centre Movement and Accessibility Framework (2011). A comprehensive approach is required that improves pedestrian and cycle connectivity, allowing City Centre road space to be reallocated in favour of sustainable transport such as walking, cycling and public transport, whilst ensuring the centre continues to be accessible for businesses, residents and visitors. The approach to the City Centre also seeks to reduce congestion and improve air quality. For more information on the Plan's approach to transport please see Section 23 'Transport'.
 - 6.6 There is a trend whereby upper floors in historic city centres have, over time, become less appealing and so less lettable, resulting in underuse and dis use. As this happens above eye level, it is often unseen and the problem spreads, becoming an established pattern that cannot be reversed by the investment of single owners. Once this stage is reached, attitudes, and therefore the market, have become entrenched and only strategic intervention will work. Proposals that bring upper floors in York City Centre back into use are encouraged to ensure that upper floors do not become a wasted resource, to the detriment of the economy and an imbalance in the life of the City Centre. Work is currently underway by the North of England Civic Trust to explore the underuse and dis use of upper floors in York City Centre. This work will determine the extent of the problem of disused upper floors in the historic centre of York, understand the causes of the problems and what is needed to overcome them and consider what intervention is needed.

City Centre Boundary

6.7 Based on work undertaken under the previous Local Development Framework process the Council are currently exploring whether the boundaries of the City Centre should be revised to take into account land which may have a city centre function but is currently outside of the existing City Centre boundary. An up to date boundary is necessary for the purpose of City Centre specific policies in the Local Plan and also for adopting a sequential approach to development which will guide how planning applications are determined. The existing and proposed city Centre Boundaries are shown overleaf at Figure 6.2. We would welcome your views on the potential revisions to the boundary.



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Alternatives

York City Centre

- 1. Rely on the National Planning Policy Framework to guide development in the City Centre
- 2. Provide detailed local criteria and site allocations to guide development in York City Centre (this is our preferred approach)

Question 6.1 This is our preferred approach to York City Centre do you think this is appropriate or should one of the alternatives or a different approach be taken?

Question 6.2 Do you think the City Centre boundary should be revised in line with Figure 6.2 or should it stay the same or should a different approach be taken?

Section 7: York Central

National Planning Policy Framework

National Guidance says that:

- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change (Paragraph 14);
- Local Planning Authorities should identify priority areas for economic regeneration, infrastructure provision and environmental enhancement (Paragraph 21); and
- policies should be flexible to accommodate needs not anticipated in the plan and to allow rapid response to changes in economic circumstances (Paragraph 21).

You Told Us

Through the Local Development Framework process and Local Plan vision workshops you've told us that:

- the previous spatial strategy in the Core Strategy was over-reliant on brownfield and committed sites which are unlikely to be delivered because of high infrastructure costs, poor market conditions and land assembly difficulties;
- previous planning approaches to key sites and areas of change such as York Central contained insufficient detail;
- York Central should not overly rely on retail as the primary economic driver;
- York Central needs further key work on capacity, timescales, infrastructure and needs certainty on any cross subsidy/plot levy proposals; and
- York Central needs a planned incremental approach to site release and delivery

Key Evidence Base

- York Northwest Transport Masterplan (2012)
- Leeds City Region Housing and Investment Plan 2010 2014+ (Leeds City Region and Homes and Community Agency 2010)
- York Northwest Area Action Plan Issues and Options Baseline Report (2007)
- York Northwest Area Action Plan Issues and Options Report (2007)

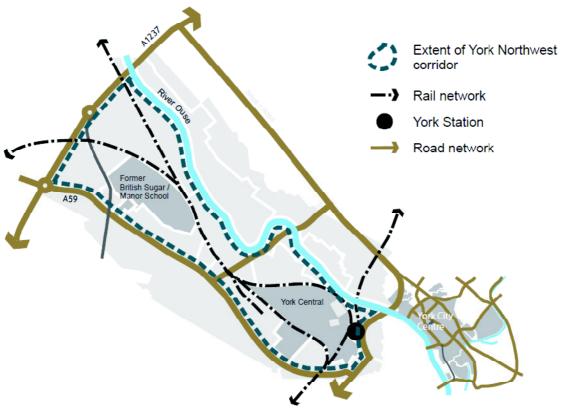
Local Context

York Central comprises around 60 hectares (ha) gross of brownfield land. This is equivalent to two thirds of the area of the walled city. York Central is bounded in its entirety by railway lines and historically has been occupied by a broad mix of operational rail related uses, alongside the National Railway Museum. Other key uses within the site include existing residential dwellings and a number of local businesses in the light industry and trade sectors. Network Rail are currently rationalising their operational rail activities within York Central and it is anticipated that a significant proportion of land within the site will become available for redevelopment. At York Central, the net area of land available for development is around 35ha.

York Central forms part of the wider York Northwest corridor. York Central lies to the south of the corridor, with the Former British Sugar/Manor School housing allocation

to the north. York Northwest extends to approximately 100 ha of brownfield land and is located immediately to the north and west of York City Centre (as shown on Figure 7.1 below). The area forms a corridor, which is bounded by the Outer Ring Road, the River Ouse, the A59 and the historic core of the city. The York Northwest corridor includes two major brownfield development areas, the York Central and the Former British Sugar/Manor school sites.

Figure 7.1 York Northwest Corridor



York Central provides a unique opportunity for future expansion of the city centre in a highly sustainable location adjacent to the centre, the railway station and public transport services, without compromising the historic fabric of the city. A range of uses are expected to be delivered on the site and it is essential that that development of the scale anticipated on York Central balances the benefits of growth with its impact on the environment, transport network and the city's impact on climate change. The Leeds City Region Housing and Investment Plan 2010 – 2014+ (2010) sets out the investment programmes for the Homes and Communities Agency and other complementary public sector funding to deliver City Region housing and regeneration strategic ambitions and indicates the promotion of eco living as a priority for investment. The York Northwest corridor is being promoted as an Urban Eco Settlement, with sustainable living as the core concept in the creation of the new development. The City Region's commitment to the site has been reconfirmed by its inclusion in the emerging shortlist of major sites for investment agreed by the Leeds City Region/Homes and Communities Agency Board on the 28th January 2013.

As a complex, brownfield site, technical assessments have identified constraints to delivery at York Central. Whilst these are not necessarily prejudicial to development,

they will require careful consideration as part of the work to bring forward the site. That said the site still represents an important opportunity to deliver growth in a sustainable location, regenerating an underused part of the city. Whilst the site cannot be relied upon to deliver housing and employment growth, in the early phases of the plan period, it would be unsustainable not to expect development on the site throughout the lifetime of Local Plan: Previous work undertaken as part of the Local Development Framework process identified that York Central could provide between 87,000 to 100,000 sq m Offices (B1a), around 1,165 dwellings, as well as a range of ancillary and leisure uses over the next 20 to 30 years. More recent work has indicated that around 450 dwellings may be deliverable in the short term utilising existing infrastructure. A flexible but comprehensive phased approach to development may facilitate early delivery. This is because market conditions will change during the life of the Local Plan, infrastructure requirements may evolve and funding availability may well change. Therefore it is important that the Plan is sufficiently flexible to respond to this process of change, adopts a proactive role in exploiting these opportunities and provides appropriate guidance for new development proposals.

Preferred Approach

Policy YC1: York Central Special Policy Area

York Central is allocated as a Special Policy Area, as indicated on the Proposals Map. This Special Policy Area will enable the creation of a new piece of the city; with exemplar mixed development including a world class urban quarter forming part of the city centre. This will include; a new central business district, expanded and new cultural and visitor facilities, residential uses and a new vibrant residential community.

The following mix of uses will be permitted within the York Central Special Policy Area Allocation:

- i. Offices (B1a);
- ii. Residential:
- iii. Culture, leisure, tourism and niche/ancillary retail facilities;
- iv. Open space, high quality public realm and supporting social infrastructure; and
- v. Rail uses associated with operational rationalisation and functionality.

Within the plan period land, as shown on the Proposals map, within York Central is allocated for around 450 dwellings and up to 80,000 sg m of Office (B1a)

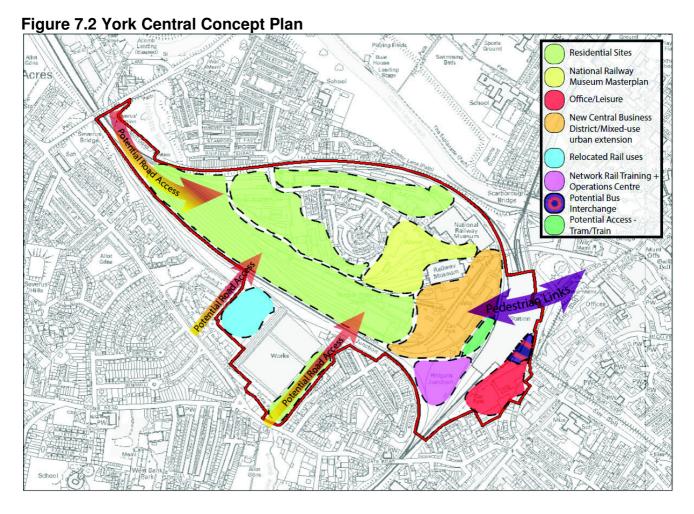
Development within the York Central site will be permitted in accordance with the principles of development set out below, to be defined further through the preparation of a Supplementary Planning Document (SPD) produced with the involvement of stakeholders and the community.

The principles of development at York Central are to:

- i. create a new mixed-use urban quarter for York including a range of commercial, residential and leisure uses;
- ii. seek to deliver standards for Eco Towns within the context of its brownfield location;
- iii. provide a new central business district with critical mass of high quality new offices:
- iv. enhance the cultural area around the National Railway Museum (including expansion of the museum) within high quality public realm and improving connectivity of the area to the rest of the city;
- v. create a distinctive new place of outstanding quality and design which complements and enhances the existing historic urban fabric of the city;
- vi. maximise the benefits of sustainable economic growth;
- vii. create a sustainable new community with a range of housing types and tenures;
- viii. ensure provision of social infrastructure which meets the needs of the new community including sports, leisure, health, education and community facilities and open space;
- ix. maximise integration, connection and accessibility, including inter-modal connectivity improvements at York Railway Station;
- x. ensure as many trips as possible are taken by sustainable travel modes and to promote and facilitate modal shift from the car;
- xi. minimise the environmental impact of vehicular trips;
- xii. deliver development within a Green Infrastructure framework which maximises linkages with the wider green infrastructure network and integrates with wider public realm in the city; and
- xiii. ensure sustainability principles are embedded at all stages of the development.

The SPD will establish a co-ordinated planning approach to ensure delivery of high quality sustainable development in a complementary manner. The SPD will provide the detailed planning framework, outlining the principles for development with associated statements, which will set out the requirements to be sought. It will also outline infrastructure, facilities and services to meet the needs of the new development

7.1 The York Central site is allocated as a Special Policy Area, where radical change is expected to take place during the life of the Plan and beyond, this is likely to be in the longer term, through phased, comprehensive development. In balancing the benefits of growth with the its impact on the environment, transport network and the city's impact on climate change a holistic, integrated and innovative approach to sustainable living in an urban setting is being sought. This Special Policy Area will be supported by detailed planning guidance to guide implementation through the preparation of a Supplementary Planning Document. Figure 7.2 overleaf indicates the broad location of uses in the Special Policy Area, and indicative access arrangements.



Offices

7.2 Background study work identified a significant need for new city centre offices. For York Central this will take the form of mixed use urban quarters close to the railway station taking advantage of the excellent rail connections. At the rear of the station there are opportunities to create a new central business district of high quality Grade A floorspace, configured to meet modern office needs. This will be planned to accommodate new future enquiries for significant floorplates. Viability work has indicated that, as with all locations outside of the London, speculative office development at York Central is unlikely to be viable in the current market. To the south of the railway station there are opportunities for a diverse office quarter that could include leisure, focussing on the retention and reuse of existing railway architecture potentially attracting creative businesses. The urban quarters will be focused around high quality public realm which forms part of the green infrastructure framework and which complements the rest of the city centre. To help diversity these quarters, small ancillary uses such as retail and housing will also be considered.

Housing

7.3 The Council has also identified the site as providing an important opportunity to meet future housing needs within the city in a sustainable brownfield location. This should take the form of new vibrant mixed neighbourhoods, including open space and community facilities. Neighbourhoods to the west should be planned to a medium

density, and with reference to housing needs studies for mix and type. In the vicinity of the railway station residential uses will be part of the mixed use urban quarters, incorporating higher density housing and often accommodation over commercial lower floors.

Sustainable Housing

7.4 York Central offers a central, sustainable location for development which can complement the existing city centre. Due to the site's scale and location there is the potential to provide innovative highly sustainable development which can build on York's reputation as a high quality city with world class status. The area provides an excellent opportunity to provide an exemplar new sustainable community with mixed use development which minimises the need to travel and acts as a catalyst for sustainable living. Reflecting the opportunities for highly sustainable development York Central, alongside the Former British Sugar/Former Manor school housing allocation, is being promoted as an Urban Eco Settlement by the Leeds City Region.

National Railway Museum

7.5 The Special Policy Area Allocation includes the National Railway Museum (NRM) which is a nationally important cultural facility. A key aspiration of the Council and stakeholders is to improve the setting and upgrade the offer of the National Railway Museum allowing it to fulfil its potential as a high quality international standard visitor destination and raise its profile internationally. The NRM Masterplan site (as shown at Figure 7.2) offers a unique opportunity for both new and expanded cultural/tourist facilities in the city. The Council will promote the development opportunities presented by the site for new tourist and visitor facilities which would complement the existing offer in the city. Cultural uses which extend the hours of use into the evening will be promoted with a balance of activities and uses to encourage interaction and social inclusion. This will include bars, restaurants, galleries, hotels and cafes.

Phased Approach

7.6 The Council will prepare a Supplementary Planning Document (SPD) for the area, which will establish a co-ordinated development framework to ensure delivery of a sustainable development of outstanding quality in a complementary manner. The York Central development will be delivered in a phased approach within a comprehensive framework. York Central could see the delivery of around 450 homes over the plan period, to be accessed off the existing highway network. After this, new road infrastructure will be required. A first new bridge is anticipated to be required off Poppleton Road/Holgate Road over the railway lines to service the central business district. In the longer term, a second bridge is anticipated to be required off Water End to achieve the full redevelopment of York Central's developable area. Sustainable travel modes, taking full advantage of the opportunities associated with the development's location will need to be maximised in order to limit impacts on the wider road network, congestion and air quality. Opportunities will be explored around pedestrian and cycle linkages, Park & Ride, tram train and rail and bus service improvements, as well as the long term aspiration to provide a transport interchange at the station and links to High Speed 2 rail improvements and local

improvements to the Harrogate rail line. Tram-train or electrified heavy rail could offer an important public transport link between the site, the city and the wider region. Given the long term nature of this project, appropriately located land should be reserved as part of the development and incorporated into the wider phased approach to sustainable transport. The SPD will outline a package of infrastructure requirements.

Masterplanning

7.7 The development framework will outline broad land parcels which can be brought forward in a phased manner. A mix of land uses and the essential infrastructure required to deliver each parcel will be set out. Detailed masterplanning of land parcels will be undertaken by developers.

Alternatives

York Central

- 1. Rely on the National Planning Policy Framework to guide development within York Central
- 2. Provide generic local criteria/site allocations to guide development, details to be deferred to lower tier of planning policy or planning application (this is our preferred approach)
- 3. Provide detailed local criteria/site allocations to guide development in York Central

Question 7.1 This is our preferred approach to York Central do you think this is appropriate or should one of the alternatives or a different approach be taken?

CREATE JOBS AND



This section looks at development that will provide jobs and money for the people of York and improve the overall attraction of York itself. It sets out where, in general, new offices and shops should be built.

Section 8: Economy

National Planning Policy Framework

National Guidance says that:

- the Government is committed to securing economic growth in order to create
 jobs and prosperity, building on the country's inherent strengths, and to meeting
 the twin challenges of global competition and of a low carbon future (Paragraph
 18);
- the Government is committed to ensuring that the planning system does
 everything it can to support sustainable economic growth. Planning should
 operate to encourage and not act as an impediment to sustainable growth.
 Therefore significant weight should be placed on the need to support economic
 growth through the planning system (Paragraph 19);
- to help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century (Paragraph 20);
- investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing (Paragraph 21); and
- planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities (Paragraph 22).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- the need for economic growth is acknowledged widely, however there are
 alternative views on the scale of growth needed, with some feeling that we could
 be underplaying our role by seeking just city growth as opposed to sub regional
 growth, and others being concerned about the environmental capacity to
 accommodate development;
- the current economic climate should be reflected:
- there is support for large scale development providing a critical mass of growth, but also a need for incubator and grow-on spaces to support smaller employers.
- The importance of high quality developments in all sectors, including in manufacturing and distribution, was highlighted;
- there is a need to grow a diverse and therefore resilient economy with multisector growth at specific facilities;
- there are a wide range of potential growth sectors, including R&D activity such as bio-renewables and diagnostics, but also traditional manufacturing which was seen as returning to York with changes to the global economy. The care, creative industries and construction sectors were also highlighted, and some felt

- that the role of the tourism and hospitality sector was underplayed, as well as the rural economy and potential for diversification;
- there is support for growth in areas with good public and general transport links, though some felt that development of satellite sites could minimise environmental impacts;
- flexibility and deliverability are key. The need for early deliverable schemes as part of a wider portfolio of sites was highlighted, alongside the need for flexibility to meet a full range of market and employment demand over the plan period, including expansion of existing employers;
- there are low levels of occupation at Poppleton Business Park and Clifton Moor;
- bio renewable and the digital sector are key strengths in the York economy;
- York is recognised as a European centre of excellence in diagnostics;
- manufacturing in China is becoming expensive, as such there may be opportunities for businesses to re-locate to York;
- the bio-science and digital sectors will be important to the city's future economy.
- It is predicted that the care sector will grow reflecting the ageing population;
- there is not enough quality office space within the city centre, and at least a central business hub is needed;
- digital companies have a preference for city centre locations, but again, there is not sufficient space of the quality, size and type required; and
- there should be more suitable space for the growth of indigenous companies.

Key Evidence Base

- City of York Economic and Retail Growth and Visioning Study (2013)
- Economic Baseline Report (2013)
- Employment Land Review Stage 2 (2009)
- Employment Land Review Stage 1(2007)

Local Context

York is renowned for its historic environment, with the city's wealth of historic attractions proving the cornerstone of the city's visitor economy. The city grew as a major centre for the wool industry, and during the 19th Century its growth was based around the city becoming a hub within the national rail network as well as the growth of manufacturing, as well as developing a base of confectionary manufacturing. In more recent times, the city's economy has moved towards being based on a service industry including both tourism as well as knowledge-based industries. The city has a number of key sector strengths. These include: the healthcare and bioscience sectors, rail, environmental and bio-renewable technologies, IT and digital companies, creative industries and financial and professional services.

The higher and further education institutions in the city consistently position the city at the top of the city league tables in proportion of high level skills, generating 20,000 higher education students and 8,000 further education students each year, and generating a turnover of about £320 million per annum. They play an important role both in terms of being major employers in their own right and providing a skilled

labour pool of graduates to serve the city's science, technology and professional services industries.

The city is now one of the highest skilled cities in the UK and is the country's third fastest growing in population terms according to the Centre for Cities publication *Cities Outlook (2012)*. It was also classed as the most resilient in the UK in research undertaken during 2011 by Ekosgen, and is one of the UK's most attractive places to live and visit. In summary:

- the city economy now supports 110,000 jobs;
- York contributes £4bn of value to the national economy;
- the city attracts 7 million visitors per year;
- York tends to rank highly in various competitiveness indices for example 6th out of 64 UK Cities based on indicators in the Huggins UK competitiveness Index;
- in York 29% of people are employed by the public sector (above average);
- it has lower than average enterprise and productivity which is 86% of the national average; and
- economic growth forecasts are modest in the short term 0.75% GVA per annum by 2015 – but with the significant potential for much higher growth in the medium term to 2020 and longer term to 2030 according to recent forecasts by Oxford Economics.

Within the *York Economic Strategy 2011-15 (2011)*, ambitious targets are established for York to become a top five UK city and a top ten mid-sized European city. The Strategy sets the following vision for York:

Our economic vision is for the City of York to become an international and enterprising city, and in time, the most competitive city of its size, not only in the UK but globally, leading to increased growth in the overall economy and jobs.

Oxford Economic Forecasting (OEF) produced a series of projections for York for the period 2012 to 2030 as part of the *City of York Economic and Retail Growth and Visioning Study (2013)*. Three scenarios are provided in order to provide an indication of the scale of change involved under different circumstances.

- The baseline scenario this involves OEF's assessment of global and national changes in the global economy, applied to the York level;
- Scenario 1 this is a sensitivity test to the baseline based on a higher level of migration, accompanied by a faster UK recovery from the current economic downturn; and
- **Scenario 2** this represents a 'policy-on' scenario based on faster growth in the following sectors for York: advanced manufacturing, science and research, financial and professional services, and tourism and leisure.

Table 8.1: Forecast Employment Growth in York 2012 to 2030

Forecast Employment Growth 2012 to 2030							
Scenario		York Number	York %	Yorkshire and Humber	UK%		
Baseline	Employment	+14,471	+ 13.0	+ 7.5	+8.7		
Scenario 1 - Faster UK recovery	Employment	+20,197	+18.2	+12.4	+ 13.9		
Scenario 2 - Faster Growth in Key York Sectors	Employment	+16,169	+ 14.5	+10.4	+10.9		

Source: Oxford Economic Forecasting

Scenario 2 reflects the Council's ambitions as set out in the York Economic Strategy. It is also felt to be the most realistic in terms of reflecting the national economy. This option has therefore been adopted as the preferred strategy for the lifetime of this Plan. Table 8.2 translates the projected employment growth into floorspace requirements for the plan period.

Table 8.2: Scenario 2 – Floorspace Requirements

Use Type	Description	Floorspace requirement (Sq. m)	Commitments	Target (Sq. m)
B1a	Office	44,626	-2, 052	46, 678
B1b, B1c, B2, B8	R&D, Light Industrial, Storage and Distribution	89, 180	1, 342	87,838
Total		133, 806		134, 515
A1	Retail	69, 504	28, 725	40, 779
D1/C2	Health and Social Care/Residential Care Homes	67, 285	7, 141	60, 144
D2	Leisure	27,007	-	27,007
C1	Hotel	4, 500	23,000	-18, 800
A2	Financial & Professional	22, 035	-	22, 035
A3-A5	Food & Drink	4, 131	1, 855	2, 276
D1	Arts, Entertainment and Recreation	12, 153	-	12, 153
Total		206, 615	60, 721	164, 394

Site Selection

As part of our desire to generate development opportunities within the City of York, we wrote to and emailed nearly 2,000 contacts from our Local Plan and Strategic Housing Land Availability Assessment (SHLAA) database asking people to submit sites, which they thought had potential for development over the Plan period.

The consultation ran for six weeks in Autumn 2012 and generated around 300 individual site submissions from a variety of landowners, agents, developers and members of the public. These sites were then assessed along with others we previously knew about from the 2008 call for sites, SHLAA and Employment Land Review, which were not resubmitted as well as outstanding planning permissions. In total, we considered 734 parcels of land.

As part of determining the most sustainable site allocations the sites were subject to a sustainable location assessment which is presented in the Sustainability Appraisal (SA) and the Call for Sites Technical Paper. This has enabled the site selection, SA process and evidence base to be iterative. The first stage was the consideration of environmental assets (including functional flood plain, historic character and setting, nature conservation and green infrastructure), open space retention and protection of greenfield land in areas of high flood risk. The next stage of the process was to assess the remaining sites in terms of their access to high quality (frequency) sustainable transport.

Preferred Approach

Policy EMP1: Strategic Employment Locations

- i. The Council will support development proposals in appropriate highly accessible locations, which attract commercial investment, maintain economic competitiveness and provide employment opportunities for the local community.
- ii. In order to encourage economic development and promote a competitive local economy, the Local Plan will make appropriate provision to allow the city to reach its economic growth aspirations as set out in Table 8.2.
- iii. The following employment locations are priority areas for development or redevelopment and infrastructure funding to support growth in key economic sectors:
 - York City Centre: the priority will be retail, office, tourism, hotel, recreation and leisure, and other commercial development which benefit from an accessible location.
 - York Central: the priority will be high quality office.
 - Monk Cross: the priority will be office.
 - Northminster Business Park: the priority will be Research and Development (R&D), light industrial, and storage and distribution.
 - York Business Park: the priority will be R&D, light industrial, storage and distribution.
 - Terrys: the priority will be office and hotel.
 - Clifton Moor: the priority will be the redevelopment of the existing office, light industrial, industrial and storage and distribution provision.
 - Naburn Designer Outlet: the priority will be leisure uses.

iv. The economic role of York's higher and further education institutions are recognised both in terms of direct employment and through facilitating growth in the R&D (Science City Sector). This includes up to 25ha of land identified as a part of the planning consent for the University of York Heslington East Campus.

Policy EMP2: Provision of Employment Land

Provision for employment development during the period 2015–2030 will be made broadly as follows:

i. Within the Strategic Employment Locations:

Office (B1a):

- York Central ST5: (80,000sq.m/3.33ha)
- Monks Cross North ST18: (100,000sq.m/12.74ha)
- Terrys ST16: (22,250sq.m/2.8ha)
- York City Centre E1: Hungate (12,000sq.m/1.51ha)
- Monks Cross E2: Land North of Monks Cross Drive (3.000sg.m/0.4ha)

The Land identified at York Central and Monk Cross will provide a sufficient supply and qualitative choice of B1a (Office) for the proposed duration of the Green Belt (2040).

Research & Development (R&D), light industrial, storage and distribution (B1b/B1c/B2/B8):

- Northminster Business Park ST19: (60,000sq.m/15ha)
- York Business Park E12: Land at York Business Park (3,300sq.m/0.8ha)
- York Business Park E13: End of Great North Way (10,150sq.m/2.5ha)
- York Business Park E14: Site to the south of York Business Park (820sq.m/0.2ha)

Retail (A1):

• York City Centre ST20: Castle Piccadilly (25,000sq.m net)

Leisure (D2):

- Naburn Designer Outlet ST21: (12,000sq.m) where it can be demonstrated that there would not be a detrimental impact on the city centre's vitality and viability.
- ii. In other locations:

Office (B1a):

• Ford Garage, Jockey Lane E3:(13,300sq.m/1.67ha)

R&D, light industrial, storage and distribution (B1b/B1c/B2/B8):

- Land at Layerthorpe and James Street E4: Land at Layerthorpe (900sq.m/0.2ha)
- Land at Layerthorpe and James Street E5: Sites at James Street (900sq.m/0.2ha)
- Common Lane, Dunnington E6: (3,600sq.m/0.9ha)
- Wheldrake Industrial Estate E7: (2,050sq.m/0.5ha
- Wheldrake Industrial Estate E8: (1,800sq.m/0.45ha)
- Elvington Industrial Estate E9: (3,980sq.m/1ha)
- Chessingham Park, Dunnington E10: (950sq.m/0.24ha)
- Annamine Nurseries, Jockey Lane E11: (4,150sg.m/1ha)
- iii. The City Centre will remain the focus for main town centre uses¹ (unless identified above). Proposals for main town centre uses for non City Centre locations will only be considered acceptable where it can be demonstrated that they would not have a detrimental impact on the city centre's vitality and viability and the sustainable transport principles of the Plan can be met.

Policy EMP3: Economic Growth in the Health and Social Care Sectors

The provision for economic growth in the health and social care (C2/D1) sectors will be met as follows:

- any necessary expansion of York District Hospital on its existing site;
- new or expanded existing health centres and clinics to be provided in conjunction with Strategic Sites comprising an element of housing and the proposed Community Stadium at Monks Cross;
- new treatment / diagnostic centres to be provided on sites identified for B use classes subject to the adequate demonstration of need; and
- the provision for residential care homes (C2) on proposed housing allocations subject to the adequate demonstration of need.

Policy EMP4: Loss of Employment Land

In determining applications for non employment uses which involve the loss of land and/or buildings which are either identified, currently used or were last used for industrial, business, office or other employment uses, developers will be required to provide a statement to the satisfaction of the Council demonstrating that:

¹ Main town centre uses as defined by the NPPF: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

- there is no need for the site to be retained for employment purposes either in qualitative or quantitative terms and it is therefore redundant;
- there is a clear need for the proposed land use(s) in this locality;
- there are no suitable alternative sites; within the locality, to meet the identified need of the proposed development; and
- the proposed redevelopment would not compromise the primary employment function of the locality or the operations of neighbouring users.

Policy EMP5: Business and Industrial Uses within Residential Areas

Proposals for new or to extend or change the use of existing business and industrial premises within residential areas will only be permitted where they will not significantly harm the amenity of the surrounding area.

Where appropriate, improvements will be sought which enable:

- (a) harmful uses within the site to be relocated or removed altogether;
- (b) the appearance of existing buildings to be improved;
- (c) boundary screening to be provided or improved; and
- (d) site layout and access to be altered.

Planning conditions or legal agreements will be used, where appropriate, to ensure that any improvements are implemented before the new development is brought into use.

- 8.1 With regard to commercial premises, the attraction and expansion of high growth and medium sized companies in key sectors will require a range of high quality business premises/locations capable of completing with other employment Centres. The Local Plan Policies EMP1, EMP2, and EMP3 above aim to do this to allow York's economic growth aspirations to be realised.
- 8.2 York City Centre is the economic, social and cultural heart of York. It is vital to the future economic success of the wider city. *The Economic Baseline (2013)* recognises that York's ability to attract and retain investment into the city and support business expansion is in part dependent on ensuring the availability and suitability of land and importantly, to maintain the balance between historic city, and new economy.
- 8.3 The Local Plan recognises this need and will support investment to deliver this requirement, together with facilitating new commercial development proposals at Castle Piccadilly, Hungate and a new urban quarter as part of the York Central Strategic Allocation to ensure a portfolio of opportunity sites capable of securing large employer requirements in a central, sustainable location.
- 8.4 Nationally, the higher and further education sectors have a pivotal role in ensuring the country's economic competitiveness. The University of York, York St. John University, the Hull York Medical School, the College of Law and Askham Bryan College or Agriculture and Horticulture together have made York a nationally and internationally renowned centre for higher and further education. This is

complemented by the further and higher education role of York College. They provide a wide range of employment opportunities across a number of occupations in addition to contributing to the development of the Science City knowledge based sector. The Local Plan will help support the continued success of the city's further and higher education institutions. This will comprise development and redevelopment at their current sites.

- 8.5 Outside the city centre the land needed for commercial and business uses will be met through development opportunities at existing employment locations as set out at Policy EMP1. This will include the delivery of development in the Monks Cross area, within the remaining development plots at York Business Park, new development plots at Northminster Business Park and additional land specifically for leisure based uses at the Naburn Designer Outlet. In addition, Clifton Moor is recognised as offering opportunities for redevelopment. Whilst not providing any significant net gain to the overall supply of employment land this should allow flexibility for this area to adapt to reflect the City's economic needs. Other smaller scale sites are also identified.
- 8.6 Permission was granted in May 2012 for the York Community Stadium at Monks Cross. The stadium will provide a new home for both of York's professional sports teams, York City Football Club and York City Knights RLFC. The new stadium will also provide facilities and opportunities for the wider community such as the existing swimming pool and gym. A new community hub building will include new facilities such as an Explore Learning Centre, the York St John Institute for Sport and Wellbeing, outpatient facilities for the York Teaching Hospital NHS Foundation Trust and a new Independent Living Assessment Centre.
- 8.7 Given the importance of maintaining a portfolio of employment sites, Policy EMP4 aims to ensure that land is not lost that is necessary for York's future economic success. The importance of maintaining a critical mass of employment uses to ensure effective public transport provision is also recognised. Policy EMP5 aims to ensure that where extensions to or new business and industrial premises are proposed in residential areas, the amenity of these residential areas is protected. Policy EMP5 should be applied in conjunction with Policy EP2 'Managing Environmental Nuisance'. For more information on the Plan's approach to environmental protection please see Section 21 'Environmental Protection'.

Policy Links

- Section 6 'York City Centre'
- Section 7 'York Central'
- Section 9 'Retail
- Section 14 'Education, Skills and Training'
- Section 15 'Universities'
- Section 16 'Design and the Historic Environment'
- Section 20 'Climate Change'
- Section 23 'Transport'
- Section 25 'Infrastructure and Developer Contributions'

Alternatives

Employment Growth

- 1. The baseline scenario this involves Oxford Economic Forecasting's assessment of global and national changes in the economy, applied to the York level 14,471 additional jobs
- 2. Scenario 2 this represents a 'policy-on' scenario based on faster growth in the following sectors for York: advanced manufacturing, science and research, financial and professional services, and tourism and leisure 16,169 additional jobs (this is our preferred approach)

Employment Sites

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

Economic Growth in the Health and Social Care Sectors

- 1. Rely on the National Planning Policy Framework (NPPF) to guide health and social care related employment growth
- 2. Provide generic local criteria to guide economic growth in the health and social care sectors (this is our preferred approach)
- 3. Provide detailed allocations for economic growth in health and social care sectors

Loss of Employment Land

- 1. Rely on NPPF to protect existing employment sites
- 2. Do not protect existing employment sites
- 3. Provide local level criteria to protect existing employment sites (this is our preferred approach)

Business and Industrial Uses within Residential Areas

- 1. Rely on NPPF to control business and industrial uses within residential areas.
- 2. Provide local level criteria to control business and industrial uses within residential areas (this is our preferred approach)

Question 8.1 This is our preferred approach to the Economy do you think this is appropriate or should one of the alternatives or a different approach be taken?

Section 9: Retail

National Planning Policy Framework

National Guidance says that:

- policies should positively promote competitive town centres, recognising that town centres are the heart of the their communities;
- policies should support the vitality and viability the centre, allocating a range of sites for main town centre uses to meet the scale and type of retail, ensuring that these requirements are met in full;
- Local Planning Authorities should defines a network and hierarchy of centres that is resilient to anticipated future economic changes (paragraph 23);
- if sufficient in or edge of centre sites cannot be identified, policies for meeting the identified needs in other accessible locations that are well connected to the town centre should be referred to (paragraph 23);
- the role and functions of town centres and relationships between them, including any trends and the centres capacity to accommodate new town centre development should be defined (paragraph 161);
- Town Centre includes city centres, district centres and local centres, but excludes small parade of shops of purely neighbourhood significance (Annex 2); and
- Local authorities should seek to improve the quality of parking in town centres, ensuring that parking charges do not undermine the vitality of town centres (paragraph 40).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- there is disagreement as to whether we should pursue a policy of retail growth, with some supporting an increased market share for the city to enable it to compete effectively in the sub-region. Others objected to retail growth, rejecting the need to strengthen York's sub-regional shopping role and highlighting concerns about impacts on the city connected to its historic character and traffic constraints:
- York should focus on its unique character, protection of the diversity of shops, providing for local need (for example for a large department store) and qualitative aspects more than growth per se;
- the City Centre, and extensions to it, (including the Stonebow Area and Castle Piccadilly) should be the priority location for new retail development and its viability should not be undermined by out of centre proposals. Concern has been raised about the impact of the community stadium related retail development on the city centre and the retail objectives and policy approach in general;
- there is support for a sequential approach to retail development;
- there is concern about the delivery and viability of specific retail schemes, including Castle Piccadilly and York Central citing infrastructure costs, market conditions and land assembly issues, and what the strategy would be if they cannot be delivered. It has been argued that growth should be directed to out of centre retail locations including Monks Cross and Clifton Moor;

- there is support for more food stores in the city centre and the provision of local convenience shops in existing district and local shopping centres;
- we should identify more District Centres;
- there is a need to improve the quality of the streetscape of the City Centre; and
- improve the experience of walking around the City Centre, including to and from key car parking sites.

Key Evidence Base

- City of York Economic and Retail Growth and Visioning Study (2013)
- Retail Supporting Paper (2011)
- York Retail Study (2008)

Local Context

The City of York as a whole has an extensive and diverse array of retail facilities, comprising of stores within the City Centre, two district centres, shopping and retail warehouse parks, a factory outlet centre and a collection of smaller local and neighbourhood/village centres together with free-standing food and retail warehouse stores.

York is considered to be a Regional Centre and geographically sits centrally to a large rural catchment area. Leeds lies about 25 miles to the west and is the main commercial centre for Yorkshire. Middlesbrough is the main centre to the north, about 50 miles distant. Hull is some 40 miles to the south east and Sheffield is about 60 miles to the south. There are smaller towns in the catchment area such as Harrogate, Tadcaster, Selby and Thirsk.

Its geography results in York being a dominant centre for its immediate catchment area, given the distances involved in travelling to and from the other main centres. However as a major tourist and visitor destination, due to its heritage and cultural offer in particular, York draws spend from well beyond its primary catchment area.

As such York provides a 'multi-layered' retail offer, fulfilling the following roles:

- a day to day convenience shopping roles for the resident and worker population (i.e. the City and its hinterland population, long-stay visitors, students and incommuters);
- a general comparison shopping role for the resident and worker population, primarily delivered through the national multiples in the City Centre and out of centre stores at Monks Cross and Clifton Moor;
- a specialist retail role which also has a wider regional draw, through the variety
 of specialist and independent shops on offer particularly in the City Centre,
 district centres and also at the York Designer Outlet; and
- the leisure-orientated role which has a regional, national and international draw, primarily to the City Centre, its cultural, heritage and leisure attractions and its food and drink offer with spin off retail expenditure from day visitors and short stay visitors.

York City Centre

The City Centre is an attractive and vibrant retail destination with considerable historic and architectural heritage, which benefits the tourism industry. Within the City Centre there is a good range of multiples, department stores and a strong representation of specialist and independent retailers.

The health of city centre retail has been resilient through the recent recession although its market share has remained static at around 21% of the catchment area for comparison goods whilst the market share of out of town centres such as Monks Cross and Clifton Moor has increased and there are concerns over signs of change within the Centre especially on more peripheral streets. A summary of the key findings from the recent Baseline Audit / Health Check undertaken as part of the *City of York Economic and Retail Growth and Visioning Study (2013)* are follows:

- the diversity of the City Centre is strong, with a good department store offer (albeit certain stores are constrained). The specialist and multiple retailer offers are strong, enhanced by recent newcomers into the market. There is still a deficiency of large footplate stores;
- the last major development within the centre was over 25 years ago (Coppergate Centre), recent changes are of a small scale through redevelopment of existing units or change of use;
- the market share of York City Centre for comparison goods has steadily decreased since 2004 from previous levels of circa 31% in the 2004 York Retail Study to circa 21% in 2010 whilst at the same time the market share of out of town destinations including Monks Cross and Clifton Moor has increased;
- there is still demand for space in the City Centre, many of the large stores which have been vacated (some through company failures) have been re-occupied and vacancy rates remain below the national average;
- the footfall with the City Centre has declined from 2011 to 2012;
- the City Centre is an attractive place to shop and visit however there are weaknesses in certain areas and some areas are poor perceived; and
- there are also higher vacancy rates in parts of the City Centre particularly on secondary streets such as Micklegate, Walmgate, Gillygate and Goodramgate.

The recent approval of floorspace at Monks Cross of circa 22,000 m² of floorspace across three units for John Lewis, Marks and Spencer's and Next, will significantly enhance the competition to the City Centre from existing out of centre locations. In addition, recently completed developments in other centres within the region such as Trinity in Leeds and other schemes in the pipeline as well as further pressure on incentre sales from online and multi-channel retailing requires that support should be given to the City Centre in order to improve, grow and maintain its offer in order to attract visitors, residents, businesses and investment in the centre.

Out of Centre Retail

York has a number of out of centre retail destinations which perform a sub regional role and a number of supermarkets which are also in out of centre locations. Retail warehouse provision is generally located on the periphery of the city but within the outer ring road, particularly around the Clifton Moor and Monks Cross areas to the north of the city.

Clifton Moor at 377,000 sq ft (35,432 m²) is one of the largest retail parks in the country (Promis, 2011). It comprises three phases: the western part (phase 3) includes stores for Argos, Comet, Currys, JJB Sports, Maplin, Mothercare and ToysRUs. The central phase (phase 1) is dominated by the Tesco Extra food store with adjoining units including JYSK, Pets at Home, Wilkinsons and Wickes and smaller units for Boots, Costa Coffee and Co-Op Travel. The eastern phase (phase 2) includes a variety of fashion and general household stores such as Brantano, Home Bargains and Matalan along with more traditional retail warehouse operations such as Dunelm Mill and Harveys.

Monks Cross Shopping Park is circa 290,000 sq ft (26,942 m²) in size (Promis, 2011) and includes a variety of 'high street' fascias including BhS, Boots, Debenhams, H&M hennes, Marks and Spencer, Monsoon, Next, WHSmith and a number of Arcadia fascias. Food store provision includes a Marks and Spencer Simply Food within the main shopping park along with a free standing ASDA superstore, Sainsbury's superstore and an Aldi. There is also a TK Maxx, Argos Extra and a number of free standing retail warehouses such as The Range, Magnet and Rodgers.

To the east of the City Centre the Foss Islands area includes a variety of retail warehouse units including in a retail park terrace format stores for Homebase, Kitchenhaus, Home Sense and Pets at Home. There are also units for Staples, Topps Tiles and Go Outdoors in the Foss Islands/Layerthorpe area along with food stores including a Morrison's, Sainsbury's, Waitrose and ASDA.

The York Designer Outlet is to the south of the city and includes around 300,000 sq ft (27,871 m²) of comparison retail floorspace (Promis, 2011) in the form of a covered mall. It provides a modern, purpose built shopping experience with outlets for a range of national names as well as up-market fashion outlets including Armani, Paul Smith and Ralph Lauren.

York is estimated to have 1,084,000 sq ft (100,707 m²) of superstore and supermarket floorspace and large food store provision in York is generally concentrated in out of centre locations with the exception of the Morrison's store at Acomb District Centre. There are various food stores in the Foss Islands/Layerthorpe area as referenced above which can be considered to be out of centre in NPPF terms but they have some edge of centre characteristics given they are within reasonable proximity of the City Centre. All of the main food store operators are represented within the City. ASDA have a superstore at Monks Cross and have a smaller supermarket on Layerthorpe (formerly Netto). Sainsbury's have two large stores at Monks Cross and Foss Bank together with a number of Sainsburys Local stores across the York area. Tesco also have two large stores at Clifton Moor and Askham Bar together with a number of Express format stores in the City Centre and wider York area. Waitrose are represented at Foss Islands. Marks and Spencer have a Simply Food store at Monks Cross and a food hall within the City Centre Parliament Street store. Morrison's have two stores, at Foss Islands and Acomb District Centre. Aldi have stores at Monks Cross and Fulford Road and Lidl have a free standing store on Thanet Road in Acomb.

Out of centre floorspace now exceeds that contained within the City Centre and it is important to promote the City Centre and restrict developments in out of centre locations particularly given the City Centre's competitive disadvantages in terms of accessibility, parking costs, often constrained floorplates and higher operating costs. This will enhance the vitality and viability of the Centre and promote the City Centre for investment.

Preferred Approach

Policy R1: Retail Hierarchy

The vitality and viability of the City Centre, district and local centres will be maintained and enhanced. The existing network will form the focal point for uses, services, and facilities serving the surrounding population. The scale, character and role of the centres defines their position within the hierarchy the network of centres within the district is as follows:

- York City Centre;
- district centres Acomb and Haxby;
- local centres (inc. village centres) as identified on the proposals map (including existing centres and proposed new local centres as part of the Strategic Allocations)

In order to safeguard and enhance the established retail hierarchy any additional out of centre provision will be subject to the requirements set out in policy R4.

Main town centre uses will be directed to the City, district and local centres defined in this policy and in accordance with other Local Plan policies in relation to specific uses.

In addition to these main centres identified above we will seek to protect and enhance neighbourhood centres and parades of shops where they contribute to sustainable communities.

Policy R2: District Centres, Local Centres and Neighbourhood Parades

For development proposals within or on the edge of district centres (Acomb and Haxby), local centres (inc. village centres and the proposed new local centres as part of strategic allocations) and neighbourhood parades (as identified on the proposals map) the Local Planning Authority will have regard to enhancing the function, vitality and viability of the centres. Development will be considered acceptable in principle providing that it:

 consolidates, maintains or improves upon the function, vitality and viability of the centre in relation to its retail, cultural and community facilities;

- is of an appropriate scale and nature to the existing centre and the retail hierarchy, maintains or enhances the character and environmental quality of the centre:
- contributes positively to the range of services on offer; and
- does not have a significant detrimental impact upon local residents or the historic and natural environment.

Development proposals within, or outside of, the centres that would result in a detrimental impact on the continued or future function, vitality and viability of a centre will be resisted.

- 9.1 District centres, local centres and neighbourhood parades help to meet the day to day shopping needs of local residents and are sustainable places for growth. New development within these centres will be supported by the allocation of the centres and defining of existing areas of main town centre uses. Management of centres, their public spaces and buildings can contribute to providing accessible facilities as the population grows older.
- 9.2 A centre's status within the retail hierarchy will be determined by a number of factors, these include floorspace, number, size and type of shops, the provision of non-retail facilities, characteristics of the centre, catchment area and proximity to other centres.
- 9.3 National policy requires that the vitality and viability of existing centres is sustained and enhanced and that local authorities wherever possible plan for new development within them having regard to the role and needs of their catchments.
- 9.4 York has a number of large out of town developments and supermarkets which have the potential to impact upon the role and function of these centres. In addition, online shopping in recent years has become more popular and more convenient for customers, therefore it is important that the experience and quality of the shopping in district, local and neighbourhood centres is enhanced and maintained in order fulfil their role.
- 9.5 It is anticipated that local convenience and retail provision will be required to support the provision for local day to day shopping needs to support the development of new local centres within some of the strategic allocations including ST1: British Sugar/Manor School, ST5: York Central, ST7: Land to the East of Metcalfe Lane, ST14: Land North of Clifton Moor and ST15: Holme Hill New Settlement. Applications will be subject to detailed impact assessment.

Acomb

9.6 Acomb district centre comprises approximately 100 units and provides a wide variety of uses. The centre has a good convenience provision, including a Morrison's which offers a main food shopping destination within the centre. There is a good provision of both off and on street parking within Acomb. The centre provides for a wide catchment area outside the City Centre. Overall Acomb is a centre that has a good mix of uses with a good representation of shops and other local services however, the centre does have a high representation of uses such as betting shops, hairdressers, opticians and charity shops which is reducing the critical mass of

comparison shopping in the centre. Acomb also has higher vacancy rates than Haxby district centre or York City Centre.

9.7 Opportunities to enhance the centre should be supported and its vitality and viability as a centre should continue to be monitored. Expansion of out of centre facilities will impact further upon the potential market share and function of the centre and should be carefully considered. The centre is surrounded by residential development and there is limited potential for large scale expansion of the centre but small scale opportunities to enhance the centre should be supported.

Haxby

9.8 Haxby District Centre comprises approximately 60 units, with a variety of uses including specialist shops. The centre lacks a large supermarket and the Retail Study (2008) illustrates that the centre does not provide a main food shopping destination due to the close proximity of large out of centre superstores at Monks Cross and Clifton Moor. Expansion of out of centre facilities will impact upon the potential market share and function of the centre. The centre is surrounded by residential development and there is limited potential for large scale expansion of the centre however, opportunities to enhance the centre should be supported.

Local Centres

9.9 There are also a number of large shopping parades within village centres and within the main urban area as identified on the proposals map. These centres provide an essential facility for many residents of the city providing local services in sustainable locations. These centres make a major contribution to the sustainability and cohesion of the communities and neighbourhoods. Opportunities to maintain and enhance existing local centres will be supported and the provision of additional local centres to enhance the sustainability of new communities and strategic allocations will be supported subject to detailed retail impact assessment during the planning applications.

Neighbourhood Centre and Parades

9.10 Within the district there are a number of neighbourhood centres and local parades of shops. These shops fulfil a vital need for many residents without access to a car or who are reluctant to travel to the larger centres. Neighbourhood centres can provide local services in sustainable locations, such as convenience, hairdressers and cafes and these cater for different communities. These centres make a major contribution to the sustainability and cohesion of the communities and neighbourhoods.

Policy R3: York City Centre Retail

The Local Plan will support and enhance the vitality and viability of the City Centre, with the Primary Shopping Area (PSA) as shown on the proposals map and allocated sites providing the primary focus for new retail floorspace. New floorspace and support for existing retailers will be achieved through:

- the allocation of Castle Piccadilly (ST20) will be promoted for main town centre uses to support and enhance the offer within the PSA;
- Additional retail provision on key edge of centre frontages in Hungate and the Stonebow Area will be supported;
- the reuse and development of existing units (subject to historic building and conservation constraints) to create additional floorspace and enable existing retailers to adapt to social and economic trends;
- ensuring the efficient use of land and buildings and support and provision of managed changed in the PSA to concentrate retailer uses towards prime areas within the PSA;
- support Newgate Market and occasional / festival markets in York;
- manage the provision of parking and public transport within the city to ensure that it supports the vitality of the centre;
- improving the quality and appearance of the City Centre, through the provision of improvements to public realm and City Centre management of areas within the City Centre;

Proposals for main town centre uses will be directed sequentially to the PSA and subsequently to the wider City Centre as a whole. Within the PSA A1 (retail) uses will be supported as the predominant use. A2/A3/A4/A5 uses will only be permitted provided that they contribute to the vitality and viability of the PSA. Ensuring that food, drink and entertainment uses as part of a vibrant evening economy do not have a detrimental impact upon the overall offer and upon resident amenity.

Proposals that would contribute to the evening economy will be permitted provided they contribute to the vitality and viability of the PSA and accord with this and other relevant policies in the Plan.

The provision of local scale retail will be supported at York Central in accordance with policy YC1 in order to support the wider City Centre and as part of a large strategic mixed use site. Proposals for main town centre uses on York Central will be subject to an impact and sequential assessment.

- 9.11 In accordance with the NPPF, the focus for major new retail development and investment will be the City Centre. The continued success of the City Centre is important to the continued economic success of York and the wider region.
- 9.12 The market share of the City Centre has been gradually declining since 2000 and further out of centre developments and developments in neighbouring regional centre are likely to have a further impact upon this market share and reduce the overall vitality and viability of the centre. The Policy seeks to support the City Centre retailing offer and enhance / maintain its market share and ensure that the City Centre remains its primary retail destination as part of its multi layered offer.
- 9.13 Given the historic, compact and constrained nature of the City Centre positive support is given to landlords and retailers who wish to adapt their units or redevelop areas within the City Centre, where the development does not have a significant impact upon the heritage or environment of the City Centre.

- 9.14 In addition to supporting retailers and traders within the centre the Council has undertaken a programme to address deficiencies in the public realm and highways through the Reinvigorate York programme.
- 9.15 The Retail Study (2008) and the Core Strategy *Retail Supporting Paper (2011)* identified the need for more food store provision in the City Centre and the *City of York Economic and Retail Growth and Visioning Study* (2013) identifies that the food and grocery sector is expected to continue to grow over the plan period. Much of the food and grocery offer in the City Centre caters for the occasional offer such as bakeries and others which cater for the tourism and visitor trade. Recently larger convenience stores have entered the City Centre including three Tesco stores and an enhanced Sainsbury's Local store and this increased provision has brought York more in line with other regional centres and the national average and will help to provide for the day to day shopping needs of residents, visitors and workers.
- 9.16 Based on the work undertaken as part of the City of York Economic and Retail Growth and Visioning Study(2013) there is a requirement identified for new floorspace in the City Centre in the medium term (to 2020) anticipated to be 15,000 m², rising to between 35,000 m² and 55,000 m² over the plan period (to 2030). A further detailed assessment of the retail capacity will be undertaken before the Local Plan is submitted for examination. It should be noted that projections of future floorspace capacity should not be treated as specific targets, but a broad guide to future capacity based on the best information available in what is a rapidly changing retail picture.
- 9.17 The amount of retail floorspace in out of centre destinations will not be expanded significantly (in accordance with Policy R4: Out of Centre Retailing) in order to maintain the role and market share of the City Centre. Any proposals for additional floorspace, or the introduction of different types of retail, will be subject to detailed sequential and impact assessments in accordance with the NPPF and the requirements of the retail hierarchy (Policy R1: Retail Hierarchy) and will primarily be focused on providing local convenience and local service provision for strategic development sites .

Developments

- 9.18 Castle Piccadilly represents the primary opportunity to provide a City Centre development (including further comparison floorspace) and it is anticipated that the site could accommodate up to 25,000 m² of net floorspace subject to detailed design work. Development of sites which occupy an edge of centre location for main town centre uses will be supported including the Hungate and Stonebow area.
- 9.19 Further redevelopment and efficient re-use of floorspace within the Centre will be encouraged. This will be managed in order to enhance the character and historic nature of the built and natural environment, through the location and design of buildings and associated spaces.
- 9.20 York Central as part of the wider regeneration of the Site (Policy YC1:York Central Special Policy Area) provides an opportunity to accommodate local scale retail floorspace as part of a vibrant mixed use community. In retail terms York Central is

out of centre but is sustainably located and the southern part of the site is well connected to the City Centre as a whole. The type and quantity of retail on the York Central site will be informed by the health and market share of the City Centre, impact (retail and traffic impact) and sequential considerations at the time of application and would be subject to a detailed retail assessment.

Markets

9.21 Newgate Market provides over 100 permanent pitches in the heart of York, the markets can provide a mechanism for new retailers to enter the market and offers additional diversity (both in convenience and comparison offering) to the existing retail provision within the City Centre. Permanent market provision within York is enhanced by monthly farmers markets and special occasion / festival markets. The markets in York provide a valuable contribution to the City and added diversity to the retail offering.

Policy R4: Out of Centre Retailing

The City contains several out of centre retailing destinations, some of which provide a wider role within the catchment. These are Monks Cross, the Designer Outlet and Clifton Moor as well as other free standing retail warehouses. The creation of further floorspace or changes to the type of retail at these locations will only be permitted if the proposal is small in nature (less than 200 m²) and will not impact upon the city centre vitality and viability

All retail (convenience and comparison) over 100 m² in out of centre locations will be required to be supported by an impact and sequential assessment.

- 9.22 York has a number of out of centre retail destinations which perform a sub-regional role. Expansion of the destinations should be resisted in order to support growth and investment into the City Centre in accordance with the NPPF.
- 9.23 Further expansion in out of centre facilities has the potential to undermine the viability, occupier interest and investment in the City Centre developments.
- 9.24 Monks Cross shopping park is located to the north of the City on the Outer Ring Road; the shopping park consists of a number of high street retailers, two large supermarkets, a number of retail warehouses, restaurants and cafes and a leisure centre and Stadium. Surrounding the shopping park is further retail warehouses, trade counters, car showrooms, business and offices, and industrial areas. In 2012 a further development involving the redevelopment of the Stadium and a large scale retail development were permitted to the south of the existing shopping park.
- 9.25 The development consists of circa 22,000 m² of retail floorspace which will provide a John Lewis store, flagship Marks and Spencer's and a Next along with additional restaurants and kiosks and will increase the provision and offer of the wider Monks Cross shopping park significantly. This expansion will have an adverse impact upon the trade and turnover of the City Centre and also absorb a substantial proportion of retail floorspace growth within the Plan period. Particular care will be taken in looking at any applications for further expansion of out of centre retail destinations to ensure

that the mix, type and size of units does not further undermine the City Centre or the provision of further retail floorspace within the City Centre.

- 9.26 Clifton Moor Retail Park is located to the north of the City on the Outer Ring Road; the park consists of a large supermarket, a number of retail warehouses, trade counters, restaurants, fast food outlets, multiplex cinema, and leisure club. Surrounding the park there are a number of office and industrial units.
- 9.27 The Designer Outlet, situated to the south of the City on the A64 / A19 interchange provides a covered shopping centre with over 100 units offering a range of discounted designer and high street stores.
- 9.28 These out of centre developments provide economic benefits to the wider City. However, their expansion has the potential to undermine the roles and functions of the City Centre, District and Local Centres and has the potential to have significant detrimental impact upon the vitality and viability of these centres.
- 9.29 Sui-generis and uses such as bulky goods (non-food), Car showrooms and Trade counters (associated with manufacturing or storage premises) may be appropriate in out of centre locations, but will still be subject to impact and sequential testing in line the above policy.
- 9.30 Additional retail floorspace growth as supported by population expenditure resulting from the Market Share of out of centre facilities should be focussed in accordance with the NPPF towards the City Centre and in accordance with policy R3 York City Centre.

Policy Links

- Section 6 'York City Centre'
- Section 8 'Economy'
- Section 13 'Community Facilities'
- Section 16 'Design and the Historic Environment'
- Section 25 'Infrastructure and Developer Contributions'

Alternatives

Retail Hierarchy

- 1. Retain existing retail centre hierarchy (City Centre, district and local centres) (this is our preferred approach)
- 2. Review retail centre hierarchy to include Monks Cross and Clifton Moor (Please note that defined centres need to have a more than neighbourhood significance).

Retail Centres

Issue 1

 Rely on National Planning Policy Framework (NPPF) policies to guide retail development 2. Provide local level policy to guide retail development in retail centres / out of town centres (this is our preferred approach)

Issue 2

- 1. Rely on NPPF policies to protect the vitality and viability of retail centres
- 2. Provide local level policy that protects retail centres' function, vitality and viability (this is our preferred approach)

Issue 3

- 1. Provide local level policy that permits development of out of centre retail if the development would not undermine the existing, committed or planned investment into centres within the retail hierarchy, the development can not be accommodated (either in whole or disaggregated) to more sequentially preferable sites, a business case can be demonstrated for the provision of additional floorspace or the development would provide additional economic benefits to the City as a whole without undermining the role and function of the City Centre.
- 2. Provide local level policy that restricts development of out of town centre retail to small scale expansion (less than 200 sq m) (this is our preferred approach)

Question 9.1 This is our preferred approach to Retail do you think this is appropriate or should one of the alternatives or a different approach be taken?



This section looks at where new houses should be built and what type and size they should be. It also looks at wider community issues and what type of development is needed to build strong communities.

Section 10: Housing Growth and Distribution

National Planning Policy Framework

National Guidance says that:

- Local Planning Authorities (LPAs) should positively seek to meet the development needs of their area (Paragraph 14);
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole; or specific policies in the Framework indicate development should be restricted (Paragraph 14):
- to boost significantly the supply of housing, LPAs should:
 - use their evidence base to ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing, including identifying sites which are critical to the delivery of the housing strategy over the plan period;
 - o identify and update annually a supply of specific deliverable¹ sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, LPAs should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
 - identify a supply of specific, developable² sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
 - o for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain a five year supply of housing land to meet their housing target; and
 - set out their own approach to housing density to reflect local circumstances (Paragraph 47);
- LPAs may make an allowance for windfalls sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens (Paragraph 48):

¹ To be considered deliverable. Sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on this site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless their is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

² To be considered developable, sites should be in a suitable location for housing development and there should be a realistic prospect that the site is available and could be viably developed at the point envisaged.

- the supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities. LPA's should consider whether such opportunities provide the best way of achieving sustainable communities and should consider whether it is appropriate to establish Green Belt around or adjoining any such new development (Paragraph 51);
- each LPA should ensure that the Local Plan is based on adequate, up to date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. They should also ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals (Paragraph 158);
- LPAs should have a clear understanding of housing needs in their area. They
 should prepare a Strategic Housing Market Assessment (SHMA) to assess their
 full housing needs, working with neighbouring authorities where housing market
 areas cross administrative boundaries. The SHMA should identify the scale and
 mix of housing and the range of tenures that the local population is likely to need
 over the plan period which:
 - meets household and population projections, taking account of migration and demographic changes;
 - o addresses the need for all types of housing, including affordable housing and the needs of different groups in the community; and
 - caters for housing demand (paragraph 159);
- plans should be deliverable. Therefore the sites and the scale of development identified should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing landowner and willing developer to enable the development to be deliverable (Paragraph 173); and
- details of the four tests of soundness for plans are set out in paragraph 182. This
 now states that objectively assessed development requirements should include
 unmet requirements from neighbouring authorities where it is 'reasonable'
 (previously 'practical') to do so.

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

• there were mixed views on the housing target level. Some considered that a higher housing target should be pursued to meet the real level of need, to ensure the Council are planning for economic recovery, to encourage delivery of housing and to avoid exacerbating social divisions. A number of respondents argued that a higher target would help provide flexibility and ensure the permanency of the Green Belt, as well as providing a robust future mix/affordability level for York;

- concerns were expressed that the Core Strategy approach was over-reliant on brownfield and committed sites which are unlikely to deliver; respondents expressed concerns about the delivery and viability of the York Central site suggesting that further work on capacity, timescales and infrastructure is needed. A clear view was expressed by developers that there needs to be radical action to stimulate house building and a review is needed into the approach taken to Section 106 contributions; and
- a number of reasons why the previous Core Strategy housing requirement should be lower, the majority of respondents suggested that previous consultation responses show that residents are opposed to high housing targets that involve taking land out of the Green Belt and that the strategy should reflect views of the people who live in the city.

Key Evidence Base

- Housing Requirements in York: Assessment of the Evidence on Housing Requirements in York (2013)
- City of York Local Plan Area Wide Viability Study (2013)
- City of York Economic and Retail Growth and Visioning Study (2013)
- North Yorkshire Strategic Housing Market Assessment (2011)
- Creating Homes, Building Communities: York Housing Strategy 2011-2015 (2011)

Local Context

Baseline Position on Housing Growth

Arup have reviewed the range of evidence on housing and population growth in York in their report *Housing Requirements in York: Assessment of the Evidence on Housing Requirements in York (2013*). Based on their review they conclude that the baseline trend-based 'policy-off' position for York would be an average of around 850 dwellings per annum throughout the plan period to 2030. This figure is lower than the growth forecast in the 2008 based population and household projections for York but Arup believe these are overestimated and that more recent evidence would support a lower figure of housing growth.

Most recently the 2011 Census results indicate that the population of York has increased since the 2001 Census by 9.1% which is a lower level of growth than previously forecast. The publication of the 2010 based Sub National Population Projections (SNPP, released March 2012) forecast that the population of the City will increase from 197,000 in 2010 to 216,800 in 2026 which is a lower growth rate than previously forecast representing only 60% of the growth forecast in the 2008 based projections.

The difference between the 2008 based projections and the 2010 based projections reflects a number of issues, in its simplest sense the SNPP reflect the trends experienced in the five years previous to the baseline. This means that the 2010 based projections reflect both the years of stronger economic growth at the beginning of the five year period and then the recession and credit crunch towards the end of this period. In contrast the 2008 based projections largely reflect five

years of strong economic growth. In addition to this National Statistics have changed the methodology used to estimate the level of international migration which has significantly reduced the forecast for York. This is corroborated by the North Yorkshire Strategic Housing Market Assessment (SHMA) sensitivity test that reviewed local data sources and showed that levels of international migration had been previously overestimated.

This lower level of forecast growth is further corroborated by the Interim 2011 based SNPP, which are informed by the results of the 2011 Census, which forecast the same scale of population growth in York as the 2010 SNPP.

Based on the alignment between the 2010 based SNPP and the sensitivity test from the North Yorkshire SHMA and the other important factors that Arup consider in their review such as housing completions and affordability Arup recommend that it would be appropriate to use a baseline average annual household growth for York of 850 dwellings per annum.

In order to understand this baseline position on housing growth in greater detail Arup then considered a range of related issues which include:

- the scenarios put forward for employment growth in York and their implications for housing growth;
- the objective of reducing commuting into the York area;
- the provision of affordable housing and in particular meeting the backlog of affordable housing need; and
- the wider housing and employment market conditions.

Housing Growth Options

Through the consideration of these issues, which is set out in more detail in the Arup Report (pages 26-44) Arup have put forward a number of housing growth options for York as follows:

Option 1 – Baseline of 850 dwellings per annum

This is consistent with the overall level of population growth set out in the 2010 based SNPP and the North Yorkshire SHMA. This would not meet the need forecast in the 2008 based household projections but Arup anticipate that the 2010/11new household projections which are soon to be released will be lower.

This figure would not be commensurate with the forecast economic growth and so would not provide the choice of housing for those with jobs in York to live in York and would increase in-commuting

This level of housing growth would not meet affordable housing need in line with the requirement from the North Yorkshire SHMA for 790 affordable dwellings per annum.

Option 2 – 1090 dwellings per annum

This option provides the scale of housing growth to support the employment growth forecast in the *City of York Economic and Retail Growth and Visioning Study (2013)* and would provide the choice for those who may take up new jobs to reside in York rather than commute into the district. This represents an integrated approach to

housing and employment growth to ensure there is a consistent and holistic policy stance in the Plan.

Arup conclude that based on achieving approximately 25% affordable housing (a mid point between the current brownfield and greenfield affordable housing targets) that this option would make a moderate boost to affordable housing supply across the plan period although it would not meet the 790 target for affordable dwellings per annum set in the North Yorkshire SHMA. It is important to note that in reality a lower level of affordable housing is likely to be achieved than that set in the target based on the actual greenfield/brownfield split, site size and profile of sites and due to site specific viability issues and the process of open book negotiation in line with the policy requirements.

Option 3 – 1500 dwellings per annum

Delivering 1500 dwellings per annum is not purely derived from future demographic need but is an assessment of what the overall housing growth figure would need to be in order to meet the newly arising affordable housing need over the plan period based on the existing affordable housing target. This option would provide a significant boost to help to meet the newly arising affordable housing need element of the SHMA target but would not meet the affordable housing backlog over the Plan period. This is however, based on achieving approximately 25% affordable housing (a mid point between the current brownfield and greenfield affordable housing targets) and in reality a lower level of affordable housing is likely to be achieved than that set in the target based on the actual greenfield/brownfield split, site size and profile of sites and due to site specific viability issues and the process of open book negotiation in line with the policy requirements.

Option 4 – 2060 dwellings per annum

Delivering 2060 dwellings per annum significantly exceeds any of the household projections for York published since 2003. This option would theoretically meet the affordable housing target of 790 affordable dwellings per annum over the plan period including both the backlog and the newly arising affordable housing need as set out in the North Yorkshire SHMA. This is however, based on achieving approximately 25% affordable housing (a mid point between the current brownfield and greenfield affordable housing targets) and in reality a lower level of affordable housing is likely to be achieved than that set in the target based on the actual greenfield/brownfield split, site size and profile of sites and due to site specific viability issues and the process of open book negotiation in line with the policy requirements.

Preferred Approach

Policy H1: The Scale of Housing Growth

In order to meet the needs and aspirations of present and future residents of the City of York and to support a thriving economy, the Local Plan will make provision for at least 21,936 dwellings in the period 1st October 2012 to 31st March 2030.

This will support the delivery of a minimum annual housing target of 1,090 dwellings per annum over the plan period to 2030 with an additional land supply buffer of 15%,

taking the annual housing target to 1250 per annum, to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

Provision to meet this requirement will be made as follows:

Sites with planning permission or part complete (as at 01/10/12)	3,231
Strategic Housing Allocations (Sites over 5ha)	11,982
New Settlement	5,580*
Housing Allocations (Sites under 5ha)	2,057

^{*}This new settlement will be built out over the lifetime of the Plan and not all the dwellings will be completed within the 15 year period to 2030.

Within the supply identified above the Strategic Housing Allocations and New Settlement highlighted on the Key Diagram and the proposals map make the following contribution to the overall housing supply:

ST1 British Sugar/Manor School	998	Dwellings
ST2 Former Civil Service Sports Ground, Millfield Lane	308	Dwellings
ST3 The Grainstores, Water Lane	216	Dwellings
ST4 Land adj. Hull Road & Grimston Bar	211	Dwellings
ST5 York Central	438	Dwellings*
ST6 Land East of Grimston Bar	154	Dwellings
ST7 Land to East of Metcalfe Lane	1800	Dwellings
ST8 Land North of Monks Cross	1569	Dwellings
ST9 Land North of Haxby	747	Dwellings
ST10 Land at Moor Lane, Woodthorpe	511	Dwellings
ST11 Land at New Lane, Huntington	411	Dwellings
ST12 Land at Manor Heath Road, Copmanthorpe	354	Dwellings
ST13 Land at Moor Lane, Copmanthorpe	115	Dwellings
ST14 Land to the North of Clifton Moor	4,020	Dwellings
ST15 Holme Hill New Settlement	5,580	Dwellings**
ST17 Nestle South	130	Dwellings

(re-designation of commercial element (excl. Ancillary retail) of outline scheme to residential)

10.1 To deliver a wide choice of high quality affordable homes, increase opportunities for home ownership, support job growth, minimise commuting and promote sustainable inclusive and mixed communities the Plan needs to provide sufficient housing to accommodate future need. In order to adopt an integrated approach to housing and employment growth and to ensure that there is a holistic and consistent policy stance in the Plan the housing requirement has been calculated at 21,936 new homes. The

^{*}Only part of the site at York Central has been included within the 15 year housing supply based on the elements of the site which can be delivered utilising existing infrastructure to access the site. A further 645 dwellings are anticipated to be provided on the site but given the uncertainty about delivery at this stage these later phases have not been included in the 15 year supply. Should the delivery of the site become more certain over the Plan period then this will further add to the housing supply in the City.

^{**} This new settlement will be built out over the lifetime of the Plan and not all the dwellings will be completed within the 15 year period to 2030.

Plan seeks to accommodate this number of new households by providing for a range of new homes of a mix of size, type and tenure across the main urban area of York and its villages in relation to their size, role and function.

- 10.2 Recent evidence of available housing sites with a willing landowner/developer submitted through the Call for Sites undertaken by the Council in Autumn 2012 indicate that this figure is deliverable although this will require a step change in delivery rates compared to the historic rates of housing delivery of the past 10 years. This is important when considered in light of paragraph 154 of the NPFF that states "Local Plans should be aspirational but realistic."
- 10.3 Since the start of the economic downturn it is clear that housing completions in York have significantly decreased and were at their lowest recorded level of 321 net additional dwellings in 2011/12 with the average level of completions for the last five monitoring years (2007/08 to 2011/12) being 463 additional dwellings and for the last ten monitoring years (2002/3 to 2011/12) 653 additional dwellings per year. It is clear therefore that delivering a target of a minimum of 1090 additional dwellings per year in the short term will be challenging particularly when viewed in light of the overall conditions in the residential market nationally.
- 10.4 In order to increase the delivery of housing, given the conditions in the residential property market, it is important to consider the type of sites allocated for housing development including the consideration of sites that are not constrained and which would be attractive to the market. It is considered that the delivery of a less constrained land supply will help to increase the level of completions in the area.
- 10.5 A stepped/phased housing target has been considered in light of the historic delivery rates however this would not provide the level of housing completions required to provide the choice to employees accessing the additional jobs in York, which the Council is seeking to provide through its ambitious economic targets, to live in York which would further exacerbate levels of in-commuting and local housing pressure.
- 10.6 It is acknowledged that a minimum target of 1090 dwellings per annum will be an ambitious target, particularly in the early years of the plan, based on historic delivery rates but the Council considers that if sufficient viable land is identified to achieve the target this will send a good signal to the market and a choice of sites to bring forward in the first five years. This in turn could stimulate the market and deliver completions in the earlier years of the Plan.

Policy H2: Existing Housing Commitments

Housing development will be approved on sites where an existing planning permission lapses during the Plan period providing that the proposal meets the requirements of the relevant policies in this Plan and that there has been no material change in circumstances that precludes development and the landowner/developer indicates that development is expected to take place within the permission timescales. Existing housing commitments include the following strategic sites (over 5ha):

Germany Beck (ST22)

- Derwenthorpe (ST23)
- York College (ST24)
- Terry's (ST16)
- Nestle South (ST17)
- 10.7 The supply of housing sites includes sites which are either under construction or have unimplemented planning permissions. These have been taken into account when developing the housing distribution and the selection of sites to allocate for housing development. As at 1st October 2012 net remaining planning permissions either unimplemented or part complete amounted to 3,231 additional homes.
- 10.8 Planning permission will be renewed for housing on these sites providing that the proposal accords with the relevant policies in this Plan and there have been no material changes to justify refusal of permission. Where permission for housing development is renewed the new schemes may need to be changed in order to reflect the requirements of the policies in this Plan.

Policy H3: Housing Allocations

In order to meet the housing requirement set out in policy H1 the following sites, as shown on the proposals map, have been allocated for residential development:

Table 10.1: Housing Allocations

Location	Local Plan Allocation Reference	Site Name	Site size (ha)	Estimated Yield (no. Dwellings)	Estimated Phasing
	ST1	British Sugar / Manor School	35.65	998	Lifetime of the Plan (Years 1 – 15)
	ST2	Former Civil Service Sports Ground, Millfield Lane	11.0	308	Short to medium term (Years 1-10)
	ST3	The Grainstores, Water Lane	7.73	216	Short (Years 1-5)
	ST4	Land adj. Hull Road & Grimston Bar	7.54	211	Short to medium term (Years 1-10)
	ST5	York Central	7.30	438	Medium to Long Term (Years 6-15)
	ST6	Land East of Grimston Bar	5.5	154	Short to Medium Term (Years 1-10)
York Main	ST17	Redesignation of commercial land (excl. Ancillary retail) at Nestle South to residential	N/A	130	Short to Medium Term (Years 1-10)
	H1	Former gas works, 24	3.33	240	Medium Term

Urban Area		Heworth Green			(Years 6-10)
0.04.17.1104	H2	Sites by racecourse,	2.88	115	Medium Term
		Tadcaster Road			(Years 6-10)
	H3	Burnholme School	2.7	108	Short to
		(existing building			Medium Term
		footprint)			(Years 1-10)
	H4	St Josephs Monastery	2.62	141	Short Term
					(Years 1-5)
	H5	Lowfield School	2.24	72	Short Term
		(existing building			(years 1-5)
		footprint)			
	H6	Land RO Wilberforce	2.04	65	Short to
		Home, Tadcaster Rd			Medium Term
					(Years 1-10)
	H7	Bootham Crescent	1.72	69	Short to
					Medium Term
	110	A alida ara Dan Danka arad	4 57	50	(Years 1-10)
	H8	Askham Bar Park and	1.57	50	Short Term
	H9	Ride Land off Askham	1.3	42	(Years 1-5) Short to
	ПЭ	Lane	1.3	42	Medium Term
		Lane			(Years 1-10)
	H10	Barbican Centre	0.78	56	Short to
	1110	(remaining land)	0.70	30	Medium Term
		(remaining land)			(Years 1-10)
	H11	Land at Frederick	0.78	33	Short to
		House, Fulford Road			Medium Term
		,			(Years 1-10)
	H12	Land RO Stockton	0.77	33	Short Term
		Lane/ Greenfield Park			(Years 1-5)
		Drive			
	H13	Our Lady's Primary	0.68	29	Short Term
		School (existing			(Years 1-5)
		building footprint)			
	H14	32 Lawrence Street	0.55	42	Short Term
	1145		0.40	10	(Years 1-5)
	H15	Beckfield Lane Depot	0.49	18	Short Term
	114.0	Cassiana Iliuntinatan	0.47	1.7	(Years 1-5)
	H16	Sessions, Huntington Road	0.47	17	Short Term (Years 1-5)
	H17	Burnholme WMC	0.43	19	Short Term
	' ' ' '	Bullilollile Wivic	0.43	19	(Years 1-5)
	H18	Land off Woodland	0.4	14	Short Term
	' '	Chase, Clifton Moor	0.7	' -	(Years 1-5)
	H19	Land at Mill Mount	0.36	16	Short to
					Medium Term
					(Years 1-10)
	H20	Oakhaven EPH	0.33	15	Short to
					Medium Term
					(Years 1-10)
	H21	Woolnough House	0.29	11	Short to
		EPH			Medium Term
					(Years 1-10)
	H22	Heworth Lighthouse	0.29	13	Short to

					Medium Term
					(Years 1-10)
	H23	Grove House EPH	0.25	11	Short to
	1120		0.20	' '	Medium Term
					(Years 1-10)
	H24	Former Bristow's	0.22	10	Short Term
		Garage, Fulford Road	0		(Years 1-5)
	H25	Heworth Green North	0.22	20	Short to
		(remaining land)			Medium Term
		,			(Years 1-10)
Total (York I	Main Urban A	rea)	102.42	3714	N/A
Location	Local Plan	Site Name	Site	Estimated	Estimated
	Allocation		size	Yield (no.	Phasing
	Reference		(ha)	Dwellings)	
	ST7	Land to East of	60	1800	Lifetime of the
		Metcalfe Lane			Plan
	ST8	Land North of Monks	52.3	1569	Lifetime of the
Extension		Cross			Plan
to urban	ST10	Land at Moor Lane,	17.02	511	Lifetime of the
area	OT44	Woodthorpe	40.7	444	Plan
	ST11	Land at New Lane,	13.7	411	Lifetime of the
	OT44	Huntington	101	4000	Plan
	ST14	Land to North of	134	4020	Lifetime of the
Total /Exton	sion to urban	Clifton Moor	277.02	8311	Plan N/A
Location	Local Plan	Site Name	Site	Estimated	Phasing
Location	Allocation	Site Name	size	Yield (no.	Friasing
	Reference		(ha)	Dwellings)	
	ST9	Land North of Haxby	24.89	747	Lifetime of the
	0.0		200	, .,	Plan
	ST12	Land at Manor Heath	14.75	354	Short to Medium
		Road, Copmanthorpe			Term (Years 1-
					10)
	ST13	Land at Moor Lane,	5.50	115	Short to Medium
		Copmanthorpe			Term (Years 1-
					10)
	H26	Land at Dauby Lane,	4.05	97	Short to Medium
		Elvington			Term (Years 1-
	110=		2.00		10)
	H27	Land at the Brecks,	3.90	82	Short to Medium
		Strensall			Term (Years 1-
Village/rural	H28	Land to the North of	3.15	75	10) Short to Medium
(incl.	П20	North Lane, Wheldrake	3.15	75	Term (Years 1-
`		North Lane, Wheldrake			10)
Village	H29	Land at Moor Lane,	2.65	64	Short to Medium
expansion)	1123	Copmanthorpe	2.00	04	Term (Years 1-
					10)
	H30	Land to the South of	2.53	61	Short to Medium
		Strensall Village		•	Term (Years 1-
					10)
	H31	Eastfield Lane,	2.51	60	Short to Medium
		Dunnington			Term (Years 1-
					10)
			•		,

	H32	The Tannery, Strensall	2.22	53	Short Term
	H33	Water Tower Land, Dunnington	1.80	43	(Years 1-5) Short to Medium Term (Years 1-
	H34	Land North of Church	1.74	42	Short to Medium
		Lane, Skelton			Term (Years 1- 10)
	H35	Land at Intake Lane, Dunnington	1.59	38	Short to Medium Term (Years 1- 10)
	H36	Land at Blairgowerie House, Upper Poppleton	1.50	36	Short to Medium Term (Years 1- 10)
	H37	Land at Greystone Court, Haxby	1.40	34	Short Term (Years 1-5)
	H38	Land RO Rufforth Primary School, Rufforth	0.99	24	Short to Medium Term (Years 1- 10)
	H39	North of Church Lane, Elvington	0.92	25	Short to Medium Term (Years 1- 10)
	H40	West Fields, Copmanthorpe	0.82	22	Long Term (Years 11-15)
	H41	Land adj. 26 & 38 Church Lane, Bishopthorpe	0.55	15	Short to Medium Term (Years 1- 10)
	H42	Builder Yard, Church Lane, Bishopthorpe	0.33	9	Short to Medium Term (Years 1- 10)
	H43	Manor Farm Yard, Copmanthorpe	0.25	7	Medium to Long Term (Years 6- 15)
	H44	R/O Surgery & 2a/2b Petercroft Lane, Dunnington	0.23	6	Medium to Long Term (Years 6- 15)
	H45	Land adj. 131 Long Ridge Lane, Nether Poppleton	0.20	5	Medium to Long Term (Years 6- 15)
Total			78.48	2014	N/A
Location	Local Plan Allocation Reference	Site Name	Site size (ha)	Estimated Yield	Phasing
	ST15	Holme Hill New Settlement	186	5580 (this includes the 900 that will be post 2030)	Lifetime of the Plan (with remainder to be built out post 2030)
Total (New S	Settlements)		186	5580	N/A

Planning applications for housing submitted on these housing allocations, and in accordance with the phasing indicated, will be approved if the proposed scheme is in

accordance with other relevant policies in this Plan. An application for an allocation in advance of its phasing will only be approved if:

- the allocation's early release does not prejudice the delivery of other allocated sites phased in an earlier time period;
- the release of the site is required now to maintain a five year supply of deliverable sites; and
- the infrastructure requirements of the development can be satisfactorily addressed.
- 10.9 The sites allocated for housing in this policy will provide a range and choice of sites capable of meeting future requirements and in line with the Spatial Strategy for the City of York detailed in Section 5. By allocating a site the Council is establishing the principle of development of that site for housing. Site allocations are important because they help local residents understand what may happen in their area over the Plan period and they give guidance to landowners and developers. They also help the Council and statutory consultees such as infrastructure providers to be able to look at the cumulative impact of development and enable us to plan for future needs such as transport infrastructure, school places, local services and utilities. If a site is not allocated, it may still be suitable for development, subject to all other relevant policies in the Plan.
- 10.10 Local planning authorities are expected to demonstrate that they have a rolling five year supply of deliverable sites, measured against the housing requirement set out in Policy H1, with an additional 5% or 20% buffer (for five years) depending on past delivery to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land. Developable sites or broad locations should be identified for years 6-10 and where possible for years 11-15. To fulfil these requirements and to provide additional certainty we have chosen to allocate land for the full plan period to 2030 to meet the minimum housing target as set out in policy H1 of 1090 additional dwellings per year to 2030 with an additional supply of sites to provide a buffer of 15% over the full plan period. This buffer effectively means that we are allocating enough sites to provide the land for 1250 additional dwellings per year and will also allow us to have a rolling five year supply of deliverable sites with an additional 20% buffer to provide a realistic prospect of achieving the planned supply.
- 10.11 The number of sites to be allocated has been calculated by subtracting the existing housing commitments with planning permission or under construction from the overall requirement set out in policy H1.

Site Selection

- 10.12 As part of our desire to generate development opportunities within the City of York, we wrote to and emailed nearly 2000 contacts from our Local Plan and Strategic Housing Land Availability Assessment (SHLAA) database asking people to submit sites, which they thought had potential for development over the Plan period.
- 10.13 The consultation ran for 6 weeks in Autumn 2012 and generated around 300 individual site submissions from a variety of landowners, agents, developers and

members of the public. These sites were then assessed along with others we previously knew about from the 2008 call for sites, *Strategic Housing Land Availability Assessment (2011) (SHLAA)* and *Employment Land Review*, which were not resubmitted as well as outstanding planning permissions. In total, we considered 734 parcels of land.

10.14 As part of determining the most sustainable site allocations the sites were subject to a sustainable location assessment which is presented in the Sustainability Appraisal (SA) and the Site Selection Technical Paper. This has enabled the site selection, SA process and evidence base to be iterative. The first stage was the consideration of environmental assets (including functional flood plain, historic character and setting, nature conservation and green infrastructure), open space retention and protection of greenfield land in areas of high flood risk. The next stage of the process was to assess the remaining sites in terms of their access to local facilities and services and their access to sustainable transport.

Estimated Yield

- 10.15 An estimate of the number of dwellings to be delivered on each site was determined by first applying a relevant net to gross ratio depending on the sites location to determine a net developable area. This ranges from 90% of a sites area for a site of 0.2ha to 0.5ha in the City Centre to 60% of a large site such as an urban extension or new settlement. These net to gross ratios have been determined as part of the City of York Local Plan Area Wide Viability Study (LPVS) (2013).
- 10.16 An indicative average density has then been applied to the developable area to determine the yield. The densities have been broken down by reference to the nature of development likely to take place in different parts of the city and have been based on the densities used in the LPVS and Policy H4 of this Plan.

Phasing and Delivery

- 10.17 Each allocated site has been assessed for its likelihood of being delivered to ensure that we are satisfied that each site is likely to come forward for development during the plan period, although ultimately this can be dependent upon external factors such as finance availability for house builders, mortgage availability for purchasers and the aspirations of landowners. We have at this stage placed each allocated site within a timescale of short (1-5 years), medium (6-10 years), long term (11-15 years) or life time of the plan (0-15 years). The timescale of each site is an indication of when we think the site is likely to come forward and reflects the timescale put forward by the landowner or developer as part of the Call for Sites, the requirement to develop the most sustainable sites within a settlement first and viability.
- 10.18 The phasing of sites is important for the successful delivery of the Plan's priorities and sites should only come forward in different phases if they would not prejudice the delivery of other allocated sites.
- 10.19 For this Preferred Options stage an area-wide Local Plan Viability Assessment has been undertaken by Peter Brett Associates. The objective of the *City of York Local Plan Area Wide Viability Study (2013)* has been to assess the viability of

development across each of the key property market sectors in order to demonstrate at a basic level whether the amount and distribution of development in this Plan can be viably delivered. This report and the work more broadly is part of an on-going iterative process, and the modelling may well be revisited as and when policy requirements and market conditions change through the process towards adoption of the Local Plan. To understand in more detail the deliverability and viability of each site we will be undertaking more site specific viability work, working with the landowners and developers before the housing allocations are finalised and included in the Submission Draft of the Plan.

Policy H4: Density of Residential Development

Housing development should make efficient use of land and conserve resources, particularly in and around the City Centre and other sustainable locations where there is good access to frequent public transport services and local facilities.

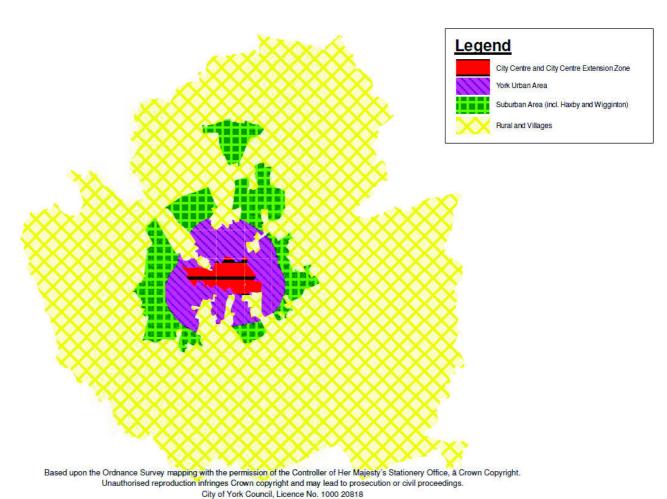
The density of new development should be informed by the character of the local area and contribute to:

- the design objectives and policy requirements set out in section 15 (Design and the Historic Environment);
- improving the mix of house types in accordance with Policy ACHM2 (Housing Mix);
- providing adequate levels of public open space as set out in Policy GI14 and GI15 (Green Infrastructure); and
- retaining as far as possible existing site features, including mature trees, hedgerows and amenity areas.

Subject to the above, densities (dwellings per hectare) will vary according to the location of the development with the following a guide to the average density levels by location (see Fig 10.1 overleaf):

City Centre and City Centre Extension Zone:	80-100 dwellings per hectare
York urban area:	50 dwellings per hectare
Major Expansion Areas	
and New Settlements:	50 Dwellings per hectare
Suburban area (incl. Haxby & Wigginton):	40 dwellings per hectare
Rural and Villages:	30 dwellings per hectare

Figure 10.1: Density Zones



10.20 The primary purpose of a density policy should be to make efficient use of land. This is an important aspect of housing delivery as the density of housing has implications for sustainability in terms of minimising the land take for development. Where there is good access to facilities by walking and public transport, higher density housing can help to support local businesses, services and infrastructure. However higher density housing that is poorly designed or poorly located can also have an adverse impact on a locality and sustainability. Therefore, housing densities must be applied flexibly in order to support other Plan objectives.

Policy Links

- Section 7 'York Central'
- Section 11 'Aiding Choice in the Housing Market'
- Section 12 'Affordable Housing'
- Section 13 'Community Facilities'
- Section 16 'Design and the Historic Environment'
- Section 23 'Transport'
- Section 25 'Infrastructure and Developer Contributions'

Alternatives

Housing growth

Based on the Housing Requirements in York: Assessment of the Evidence on Housing Requirements in York (2013) one of the other 3 options relating to York's housing target could be selected as an alternative to the preferred approach. These options are:

- 1. 850 dwellings per annum
- 2. 1090 dwellings per annum (this is our preferred approach)
- 3. 1500 dwellings per annum
- 4. 2060 dwellings per annum

Housing supply buffer

- 1. Housing target to incorporate 5% buffer
- 2. Housing target to incorporate 10% buffer
- 3. Housing target to incorporate 15% buffer (this is our preferred approach)
- 4. Housing target to incorporate 20% buffer

Phasing and delivery

- rely on the National Planning Policy Framework policy to guide housing related development
- 2. provide local level policy to guide phasing of development, market led approach to be adopted (this is our preferred approach)
- 3. provide local level policy to guide phasing of development, hierarchy of development sites to be adopted (enabling least sustainable sites to be released later if required during review process)
- 4. provide local level policy to guide phasing of development, development only once Strategic Site Supplementary Planning Document (SPD) adopted (enabling least sustainable sites to be released later if required during review process)

Housing Density Approach

- 1. Housing Density target does not vary by location
- 2. Housing Density target varies by location (e.g. city centre, urban, suburban) (this is our preferred approach)

Housing Density Levels by location (dwellings per hectare = dph):

City Centre/City Centre Extension Zone

- 1. Housing density of <80-100 dph for city centre/city centre extension zone
- 2. Housing density of >80-100 dph for city centre/city centre extension zone
- 3. Housing density of 80-100 dph for city centre/city centre extension zone (this is our preferred approach)

York Urban Area

- 1. Housing density of <50 dph for York urban area
- 2. Housing density of >50dph for York urban area

3. Housing density of 50 dph for York urban area (this is our preferred approach)

Extensions to York Urban Area and New Settlement

- Housing density of <50 dph for extensions of the York urban area and new settlement
- 2. Housing density of >50 dph for extensions of the York urban area and new settlement
- 3. Housing density of 50 dph for extensions to the York urban area and new settlement (this is our preferred approach)

Suburban Area

- 1. Housing density of <40 dph for suburban area
- 2. Housing density of >40 dph for suburban area
- 3. Housing density of 40 dph for suburban area (this is our preferred approach)

Village/Rural Area

- 1. Housing density of <30 dph for Village/Rural areas
- 2. Housing density of >30 dph for Village/Rural areas
- 3. Housing density of 30dph for Village/Rural areas (this is our preferred approach)

Question 10.1 This is our preferred approach to housing growth and distribution do you think this is appropriate or should one of the alternatives or a different approach be taken?

Question 10.2 Do you know of any further sites that would be suitable for housing development?

Section 11: Aiding Choice in the Housing Market

National Planning Policy Framework

National Guidance says that:

- Local Planning Authorities should plan to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities (Paragraph 50); and
- provision should be made for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes) (Paragraph 50).

Planning Policy for Traveller Sites

National Guidance says that:

- Local Authorities should ensure fair and equal treatment for travellers, in a way
 that facilitates the traditional and nomadic way of life of travellers while
 respecting the interests of the settled community (Paragraph 2);
- Local Planning Authorities should, in producing their Local Plan:
 - identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets; and
 - o identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15(Paragraph 9); and
- Local Planning Authorities should ensure collaborative working to develop fair and effective strategies to meet need through the identification of land for private and local authority managed sites from which Travellers can access education, health, welfare and employment infrastructure and aim to reduce the number of unauthorised developments and encampments, paying due regard to the protection of local amenity and local environment. (Paragraph 4).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- the needs of various groups in the city cannot be met with a 'one size fits all' approach and that different groups (including older people, students, families with children) need housing that helps accommodate their specific needs and lifestyles;
- in general, there was support to promote net development densities which reflect their location and setting, although some queried the deliverability of housing at 75dph, and the market demand for 'higher density' suburban housing (40pdph);
- Houses in Multiple Occupation (HMOs) and in particular student housing is a key issue. Some felt that students are depriving housing for others, particularly families:
- a community can become imbalanced, impacting on community cohesion, if there is too high a concentration of HMOs in a neighbourhood or a street and a limit needs to be applied – various limits were proposed;

- the intensive use of properties for HMOs can lead to a reduction in residential amenity. To avoid this it was suggested that sites be allocated for student housing, others felt that on-campus accommodation should be prioritised.
- previous targets for Gypsy and Traveller Accommodation should be queried, with alternative, significantly higher figures, quoted from the Yorkshire and Humber Regional Assembly's review of Gypsy and Traveller Accommodation Assessments; and
- the Council needs to urgently provide more allocated gypsy and Traveller sites and reduce the number of unauthorised encampments.

Key Evidence Base

- Gypsy, Travellers and Showpeople Accommodation Needs Supporting Paper (2013)
- Draft Controlling the Concentration of Houses in Multiple Occupation Supplementary Planning Document (2012)
- Strategic Housing Land Availability Assessment: Final Report (2011)
- Houses in Multiple Occupation Technical Paper (2011)
- North Yorkshire Accommodation Requirements of Showmen (2009)
- Inequalities Experienced by Gypsy and Traveller Communities (2009)
- North Yorkshire Gypsy and Traveller Accommodation Assessment (2008)

Local Context

Many homes are built with one sole use in mind, whether that be a family home, a starter home or a retirement home. York's older properties typically have one role, making them difficult to adapt to the changing structure of a household through the property's lifetime. This can result in people living in inappropriate properties which are unsuitable for their needs. To tackle empty properties and ensure that all homes can be used by any resident, regardless of their age, family structure or ability it is important that new homes are designed with flexibility in mind and are within neighbourhoods that are capable of adapting as people's circumstances change. Homes should be able to adapt throughout the lifetime of a resident, from a young family through to retirement and beyond, by also for alternative sized accommodation for people to up or downsize as family size alters.

Specialist Housing

It should be recognised that households can have a complex set of needs and abilities. It is preferential to keep people living where they wish to be; should that be in their own purchased home, rental property or a form of specialist accommodation, whatever their age or disability. *Creating Homes, Building Communities: York Housing Strategy 2011-2015 (2011)* indicates that within York there are currently around 80 specialist housing schemes providing various kinds of housing with some element of on-site care and shared facilities. Most is rented, despite there being a significant preference for owner occupation.

The Housing Strategy has found that around 1 in 3 households in York is an older person only household. York has an aging population and the number of older people is expected to increase by over 30% in the next 20 years with the biggest rise

being in those aged 85 and over. The highest number of older households is in the suburban areas of York. In meeting future housing pressures, provisions should be made for people as they grow up and leave home, grow older, and as their circumstances, options and preferences change. We must plan for homes and communities so that people can live out their lives, as long as possible, independently and safely with their families and friends around them. This includes Lifetime Homes but also specialist housing and assisted living for those that can no longer live totally independently.

Over the years different housing solutions have evolved as a response to older peoples' needs. These include retirement housing for independent living, and specifically designed housing with support for older people and those with specific needs such as dementia. In recent years there has been a shift away from the traditional 'old peoples' home' towards models that offer much more independence and choice. There are a growing number of older people with complex needs, with the possibility of early on-set dementia. Until recently, housing options were limited, with a significant number of households living in 'residential care' settings. The growing trend is for households to live independently in their own homes, with appropriate support. As well as specialist housing for the elderly, it is estimated that there are around 4,000 adults in the York area with a learning disability. People with learning disabilities are under represented in tenures such as private renting and home ownership compared to other households.

Live/work units

In support of the council's ambitious economic targets and to encourage growth of the economy there is strong support of live/work units that facilitate flexible working practices. This includes the integration of residential and commercial uses within the same unit.

Young People

The Strategic Housing Land Availability Assessment (2011) noted that there has been significant growth of people aged 20-30, both male and female. Each year around 20,000 higher education students make up approximately 11% of York's population in term time. It can put pressures on the street and immediate neighbourhood area in terms of the loss of family homes to HMOs and possible rise in anti-social behaviour. This number of higher education students accounts in part for the fact that York is a relatively young city, with around 10 per cent of the total population between the ages of 20-25. The need for suitable, affordable housing is linked to post-graduate retention levels and the recognition of York as a major economic driver. The age group 20-30 are most likely to be active in a range of markets and potentially experience challenges in being able to access the owner occupier market as a first time buyer.

Housing Mix

The Creating Homes, Building Communities: York Housing Strategy 2011-2015 (2011) indicates that average household size is expected to drop over the next ten years signally a shift in demand towards smaller dwellings. At the same time however, the housing strategy suggests that we need to redress the focus on apartment and flats over recent years to provide more family homes in attractive

sustainable neighbourhoods. It is also highlight that sustainable villages require a mix of household types to support a range of local amenities.

Gypsies, Travellers and Showpeople

Key evidence including the Equality and Human Rights Commission report Inequalities Experienced by Gypsy and Traveller Communities (2009) suggest that today Gypsies and Travellers are the most marginalised and disadvantaged of all minority groups nationally, suffering the greatest inequalities across a range of indicators. Within York there are currently three permanent Council owned Traveller sites and no formal, private Traveller pitch provision. Council owned sites are located at: Outgang Lane; James Street; and Water Lane. In total, across the three sites, there are 55 individual pitches. Most are big enough for two caravans and one or two vehicles, though the sites are compact in size and offer limited space to accommodate the traditions and lifestyles of travellers including grazing space for horses and ponies, room to park and turn large vehicles (especially for Showpeople) and areas for travellers to work. It should be recognised that Gypsy and Travellers have different needs to those of Showpeople and as such the two different groups cannot be allocated pitches or plot on the same site. Showpeople need flat, hard standings and covered sheds for the maintenance and storage of large fairground rides outside the fair season, whereas gypsy and travellers are far more likely to have horses, requiring grazing land.

Without proper provision of sites Gypsies, Travellers and Showpeople can be forced to establish unauthorised sites on unsuitable land. Unsuitability can be due to a site's remote location from education and healthcare or it can be due to its lack of electricity or sanitation and can result in a negative view of Gypsies, Travellers and Showpeople from those in settled communities.

In accordance with national guidance on Traveller sites the Council is required to identify a supply of specific, deliverable Gypsy, Traveller and Showpeople sites sufficient to provide five years' worth of sites against their locally set targets. The Council is also required to identify a supply of specific, developable sites or broad locations for growth, for years six to ten, where possible. The *North Yorkshire Gypsy and Traveller Accommodation Assessment (2008)* and *North Yorkshire Accommodation Requirements of Showmen (2009)* only provides a needs assessment up to 2015. As such, additional work has been undertaken to identify City of York Council's Gypsy, Traveller and Showpeople accommodation needs for the next 5 years and for years 6-10. These are set out in Table 11.1 and further detail of how this anticipation of need has been reasoned is outlined in the *Gypsy, Traveller and Showpeople Accommodation Needs Supporting Paper* (2013)

Table 11.1 Gypsy, Traveller and Showpeople Need

		Years 6-10 2019/20 – 2024/25
Gypsy and Traveller pitches	59	4
Showpeople plots	20	1

Years 2014/15 through to 2018/18 have an especially high need due to the lack of delivered pitches and plots since the publishing of the Gypsy and Traveller Accommodation Assessment in 2008, which identified the need for 36 pitches and 19 plots. There has been subsequent growth year on year since. As such shortfall must be met, as well as supply for future need. Once the shortfall is delivered growth is much smaller for the subsequent years of the plan.

A York Gypsy and Traveller Strategy is currently being consulted upon, this is being done through working with travellers, their representative bodies, other local authorities, and relevant interest groups. It will help inform the Local Plan on improving the accommodation supply and standards for Gypsies, Travellers and Showpeople.

Student Housing and Houses in Multiple Occupation

Students form an important element of the community and the presence of a large student population contributes greatly to the social vibrancy of the city and to the local economy. The Council are committed to ensuring their needs are met and will continue to work with the City's higher education institutions in addressing student housing needs. However, it is also recognised that concentrations of student households, often accommodated in Houses in Multiple Occupation (HMOs), can cause an imbalance in the community which can have negative effects. These can include a rise in anti social behaviour, increases in crime levels, parking pressures and decreased demand for local shops and services, sometimes leading to closures. It can also put pressures on family housing as owner occupiers and buy to let landlords compete for similar properties and have implications for non students seeking accommodation in the private rented sector as demand and therefore cost for private rental accommodation is increased. The impacts of concentrations of student housing in York is explored in the *Houses in Multiple Occupation Technical Paper (2011)*.

There is evidence to demonstrate that it is necessary to control the number of HMOs across the city to ensure that communities do not become imbalanced. This control has been achieved through an Article 4 Direction and the removal of permitted development rights which came into force on 20th April 2012. Planning applications for the change of use to HMO in the main urban area is now required. Further information including a map of the article 4 direction is set out in the *Draft Controlling the Concentration of Houses in Multiple Occupation Supplementary Planning Document (2012).*

It is also recognised that there is likely to be an increase in the number of HMOs in York following the changes to the national benefit rules on 1 April 2012. The new rules will mean that single working age people under 35 years old will only be eligible to receive benefits for a single room in a shared house, currently the age limit is 25 years. As such, it is anticipated that there will be an increase in the number of claimants seeking accommodation in HMOs.

Preferred Approach

Policy ACHM1: Balancing the Housing Market

The Local Plan will support housing development which helps to balance York's housing market, address local housing need and ensure that housing is adaptable to the needs of all of York's residents throughout their lives. This will be achieved in the following way:

- requiring that new housing is built to Lifetime Homes Standards;
- requiring developers to incorporate Building for Life recommendations;
- all strategic housing sites (over 5 hectares) will be expected to undertake an assessment of need for appropriate accommodation for those with severe learning disabilities, physical disabilities and dementia and integrate this provision within the development; and
- allowing higher density development in the most accessible locations, to provide homes for young people in higher education or recent graduates. These locations offer the best access to the city centre, higher education institutions and a range of day to day services.
- 11.1 Whilst it is important to provide more homes within York, there is a need to consider housing quality and choice in order to help future proof communities and help deliver lifetime neighbourhoods as recognised in Policy ACHM1. Lifetime Homes standards are inexpensive, simple features designed to make homes more flexible and functional for all. New housing proposals are required to incorporate lifetime home standards unless it can be demonstrated that it is impractical or the requirements have been addressed in an alternative way. The design principles applied can include:
 - illuminated entrances with level access over the threshold and adequate weather protection;
 - an accessible WC compartment at entrance level with potential for a shower to be installed:
 - Windows in the principal living space allowing people to see out when seated; and
 - space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.
- 11.2 More information can be found in the Lifetime Homes Design Guide (2011). Alongside lifetime home standards all new residential proposals are encouraged to take into account the Building for Life (BfL) initiative and aim to achieve a BfL assessment rating of good as a minimum. BfL standards ensure that residential proposals offer spaces that are attractive, functional and sustainable, where people have a better quality of life, through the design of the house, street and services and amenities. BfL is designed to help local communities become more involved in design conversations and in shaping development proposals. Its 12 questions provide a structure for discussions between local communities, the local planning authority, the developer and other stakeholders, to ensure that the design of new homes and their neighbourhood are as attractive, functional and sustainable as

possible. It enables stakeholders involved in housing to consider all the elements of what makes 'a good place to live' at the design stage.

Specialist Housing

11.3 Where specialist provision is required, often by those needing higher levels of care, we must ensure it serves to maximise independence by being self contained and well connected to local amenities and transport networks. We would also encourage a greater range of tenure options, including full and shared home ownership. Housing is central to health and well-being, so associated services need to be planned and integrated to reflect this.

Homes for Young People

11.4 Sites have been allocated to provide housing options for young people in higher education or recent graduates, offering the best access to the City Centre, higher education institutions and a range of day to day services. As such, they will be built out at higher densities and with an emphasis on providing communal, flatted development. 100% flatted developments would be acceptable in an environment designed for flatted accommodation for people in higher education or recent graduates.

Policy ACHM2: Housing Mix

The Council will aim to deliver an overall mix of 70% houses to 30% flats over the plan period. In order to facilitate this development of strategic housing sites will only be permitted where the form of development achieves a minimum of 70% houses.

11.5 In order to readdress the imbalance in the city's housing stock the Council will give priority to houses rather than flatted development to ensure a 70/30 split between houses and flats over the plan period. In addition to this the Strategic Housing Market Assessment and other housing needs assessments will be regularly reviewed in order to provide a relevant evidence base that reflects changes in the housing market over the plan period.

Policy ACHM3: Gypsy, Traveller and Showpeople Allocations

Gypsy and Travellers

i. 5 Year Supply

The Local Plan will make provision for 59 pitches for Gypsy and Travellers in the City of York between 2014/15 and 2018/19. The following sites, as shown on the proposals map, are allocated for permanent Gypsy and Traveller Sites:

- Land at Outgang Lane, Osbaldwick
 6 pitches
- Chowdene Campsite, Malton Road (inc. Land off New Lane) 20 pitches
- Land at Common lane and Hassacarr Lane, Dunnington 15 pitches
 Total = 41 pitches

Further sites will be allocated to accommodate 18 additional pitches to ensure a 5 year supply once land has been identified as suitable for the development of gypsy and traveller pitches.

ii. Years 6- 10

Sites and/or broad locations will be identified for 4 pitches for Gypsy and Travellers in the City of York between 2019/20 and 2024/25 by identifying housing land suitable for future gypsy and traveller sites through consultation.

Showpeople

iii. 10 year supply

The Local Plan will make provision for 21 plots for Showpeople in the City of York between 2014/15 and 2024/25. The following sites, as shown on the proposals map, are allocated for permanent Showpeople yards:

• The Stables, Elvington

1 plot

• Wetherby Road, Knapton

20 plots

Total = 21 plots

- 11.6 To ensure the needs of Gypsy and Travellers are met in appropriate locations that provide suitable access to education, health, welfare and employment infrastructure sites have been identified to go some way to providing for a five year supply. Following a thorough assessment of the Local Authority area, including those sites put forward through the Call for Sites process it has not been possible to identify sufficient sites to the future accommodation needs of the Gypsy and Traveller community. It is acknowledged that there is still a requirement to identify sites for an additional 18 pitches and to identify broad locations for growth to meet demand in the next 6 to 10 years. Whilst work is ongoing to identify addition sites and broad locations for growth to ensure sufficient sites for the plan period the Council invites discussion with landowners on potential sites for Gypsy and Traveller pitches. There are plans to update the Gypsy and Traveller Accommodation Assessment that will give a clearer measurement of how much need there will be and what additional sites will be required. For Showpeople however we have been able to identify sufficient sites to accommodate needs for both a 5 year supply and for years 6 to 10.
- 11.7 Nationally, pitch/plot sizes range from 200m² to 500m². An upper measurement of 500 m² has been used in the allocation sites to allow final design to accommodate all of the requirements set out in design guidance, including landscaping, play space and access arrangements. Space has also been taken into account for equine grazing which is a much needed provision in York. Final pitch sizes will ultimately be a matter for detailed planning applications to determine.

Policy ACHM4: Sites for Gypsies, Travellers and Showpeople

Proposals for Gypsies, Travellers and Showpeople sites will be supported that:

i. provide safe and convenient vehicular and pedestrian access to the site;

- ii. provide for adequate on-site facilities for parking, storage, play and residential amenity;
- iii. are well located on the highway network;
- iv. offer safe and convenient access to schools and local facilities;
- v. provide adequate levels of privacy and residential amenity; and
- vi. make temporary plots available within larger sites.

In addition to the above criteria, plots for Showpeople will be considered acceptable where they are designed to:

- vii. offer the potential for living and working on-site;
- ix. permanently house a maximum of 12 families within any one site;
- x. provide individual plots of minimum 500m²; and
- xi. be within 500 meters of the primary highway network.
- 11.8 The Local Plan will allocated sufficient sites to partly meet shortfall and need for years 2014/15 2017/18 of Gypsy and Travellers and to fully mean the and need for years 2014/15 2017/18 of Showpeople. Future need will be met through planning applications for private sites. These future sites put forward for private Gypsy, Traveller and Showpeople (particularly to meet needs for years 6-10) will be assessed against Policy ACHM 4. While the Council's priority is to deliver permanent plots/yards for Gypsies, Travellers and Showpeople, Temporary stopping places will also be supported which meet an identified need.

Policy ACHM5: Student Housing

Higher Education Institutions must address the need for any additional student accommodation which arises because of their future expansion. Provision will be expected to be made on campus in the first instance or otherwise on allocated sites managed by the institution in question or linked to purpose built dedicated private sector accommodation.

11.9 It is important that increases in higher education student numbers through any future expansion are matched by increases in student accommodation. This should, where possible, be on campus, or in locations with good public transport, walking and cycling links to the institutions they are intended to serve. Student accommodation should be purpose-built and designed and managed in a way that attracts students to take it up. There should be no unacceptable impact on amenity for local residents where sites are suitable

Policy ACHM6: Houses in Multiple Occupation

Applications for the change of use from dwelling house (Use Class C3) to HMO (Use Class C4 and Sui Generis) will only be permitted where:

i. it is in a neighbourhood area where less than 20% of properties are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs; and

- ii. less than 10% of properties within 100 metres of street length either side of the application property are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning permission and are known to the Council to be HMOs; and
- iii. the accommodation provided is of a high standard which does not detrimentally impact upon residential amenity.
- 11.10 Under Policy ACHM6, HMO accommodation will continue to be provided to meet the city's housing needs but the supply will be managed to avoid high concentrations of this use in an area. Given York's compact nature and well connected public transport network it is considered that the spreading out of HMOs to avoid unsustainable concentrations of HMOs will still mean that for students in particular, HMOs will remain highly accessible. A threshold based policy approach is considered most appropriate as this tackles concentrations of HMOs and identifies a 'tipping point' when issues arising from concentrations of HMOs become harder to manage and a community or locality can be said to tip from balanced to unbalanced.
- 11.11 Whilst there is no formal definition of what constitutes a balanced community, recently, there have been attempts to establish what constitutes a large HMO proportion and the threshold at which a community can be said to be/or becoming imbalanced. Useful precedents have been set in a number of Authorities. For York, through consultation, a threshold of 20% of all properties being HMOs across a neighbourhood and 10% at street level have been established, following consultation as the point at which a community can tip from balanced to unbalanced.
- 11.12 Under the threshold approach an assessment of the proportion of households that are HMOs is undertaken within a given area. In assessing change of use planning applications, to capture as many different types of shared accommodation as possible the Council will use the following:
 - council tax records households made up entirely of students can seek
 exemption from Council Tax and the address of each exempt property is held by
 the Council. This applies to properties occupied only by one or more students
 either as full time or term time accommodation. Properties falling within 'Halls of
 residence' on campus will not be included, however some accommodation
 owned or managed by the universities off campus will included;
 - licensed HMOs records from the Council's Housing team of those properties requiring an HMO licence will be utilised. These are those properties that are three storeys or over and are occupied by five or more persons;
 - properties benefiting from C4 or sui generis HMO planning consent in addition to those properties already identified as having HMO permission, where planning permission is given for a change of use to C4 HMO or a certificate of lawful development issued for existing HMOs this will be recorded in the future to build up a clearer picture of HMO properties; and
 - properties known to the Council to be HMOs this can be established through site visits undertaken by the Council's Housing team in response to complaints for example.

- 11.13 These data sets will be collated to calculate the proportion of shared households as a percentage of all households. It is considered that these sources will provide the best approach to identifying the numbers and location of HMOs in an area. Although it is accepted that it may not be possible to identify all properties of this type. The data will be analysed to avoid double counting, for example, identifying where a property may be listed as a licensed HMO and have sui generis HMO planning consent. Given that the information collated may be expected to change over the course of the calendar year as houses and households move in and out of the private rented sector it is considered appropriate to base the assessment on a single point in time. Accordingly, data will be updated annually, in May, to allow for a complete picture of Council Tax returns. City wide mapping will be made available online for information, however for data protection reasons street level information collated in assessing a planning application can not be made public.
- 11.14 In assessing planning applications for HMOs the Council will seek to ensure that the change of use will not be detrimental to the overall residential amenity of the area. In considering the impact on residential amenity attention will be given to whether the applicant has demonstrated the following:
 - the dwelling is large enough to accommodate an increased number of residents¹;
 - there is sufficient space for potential additional cars to park;
 - there is sufficient space for appropriate provision for secure cycle parking;
 - the condition of the property is of a high standard that contributes positively to the character of the area and that the condition of the property will be maintained following the change of use to HMO;
 - the increase in number of residents will not have an adverse impact on noise levels and the level of amenity neighbouring residents can reasonably expect to enjoy;
 - there is sufficient space for storage provision for waste/recycling containers in a suitable enclosure area within the curtilage of the property; and
 - the change of use and increase in number of residents will not result in the loss of front garden for hard standing for parking and refuse areas which would detract from the existing street scene.
- 11.15 Further information can be found in the *Draft Controlling the Concentration of HMOs Supplementary Planning Document (2012)*

Policy Links

- Section 10 'Housing Growth and Distribution'
- Section 12 'Affordable Housing'
- Section 13 'Community Facilities'
- Section 16 'Design and the Historic Environment'

¹ Whilst planning powers cannot be used to enforce internal space standards of existing dwellings and the level of facilities to be provided, planning can be used to secure adequate living conditions in dwellings in so far as they are affected by sunlight, daylight, outlook, privacy and noise. These factors can impinge on the internal layout of dwellings, especially HMOs and will be taken into consideration.

Section 25 'Infrastructure and Developer Contributions'

Alternatives

Housing Mix

- 1. Do not specify any housing mix and enable the market to determine the housing requirement
- 2. Rely on National Planning Policy Framework (NPPF) to ensure appropriate housing mix provision
- 3. Provide local level policy to ensure appropriate housing mix provision (this is our preferred approach)

Housing Mix targets

- 1. Provide >70% of development to be houses (<30% flats)
- 2. Provide 70% of development to be houses (30% flats) (this is our preferred approach)
- 3. Provide <70% of development to be houses (>30% flats)

Gypsy, Traveller and Showpeople Allocations

- 1. Do not specify gypsy, traveller and showpeople accommodation provision requirements over the Local Plan period
- 2. Specify gypsy, traveller and showpeople accommodation provision requirements over the Local Plan period (this is our preferred approach)

Sites for Gypsy, Traveller and Showpeople

- 1. Rely on PPTS to guide gypsy, traveller and showpeople pitch provision
- 2. Provide generic local criteria to guide gypsy, traveller and showpeople pitch provision (this is our preferred approach)
- 3. Provide detailed local criteria to guide gypsy, traveller and showpeople pitch provision

Student Accommodation

- 1. Restrict all new student accommodation
- 2. Rely on NPPF to guide location of student accommodation provision
- 3. Local policy to guide development of student accommodation towards campus locations (this is our preferred approach)

Houses in Multiple Occupation

- 1. Rely on NPPF to guide the location and concentration of HMOs
- 2. Provide generic local criteria to guide location and concentration of HMOs
- 3. Provide detailed local criteria to guide location and concentration of HMOs (this is our preferred approach)

Question 11.1 This is our preferred approach to aiding choice in the housing market do you think this is appropriate or should one of the alternatives or a different approach be taken?

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Question 11.2 Do you know of any sites that would be suitable for Gypsy and Travellers?

Section 12: Affordable Housing

National Planning Policy Framework

National Guidance says that:

- evidence bases should be used to ensure that the Local Plan meets the full, objectively assessed needs for affordable housing in the housing market area (Paragraph 47);
- where its identified that affordable housing is needed, policies should be set to meet this need on site, unless off site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions (Paragraph 50):
- in rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local Planning Authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs (Paragraph 54);
- limited affordable housing for local community needs is acceptable in the Green Belt and needs to be included in Local Plan Policy (Paragraph 89);
- the Strategic Housing Market Assessment needs to address the need for affordable housing (Paragraph 159);
- to ensure the costs of any requirements likely to be applied to development is viable i.e. affordable housing should when taking account of the normal cost of development and mitigation provide a competitive return to a willing land owner and willing developer to enable the development to be deliverable (Paragraph 173);
- Local Planning Authorities should set their policy on local standards for affordable housing. Assessing the cumulative impacts on development in their area to ensure implementation of the plan is not put at serious risk and should facilitate development through the economic cycle (Paragraph 174); and
- any affordable housing or required local standards that may be applied to development should be assessed at the plan making stage and kept under review (Paragraph 177).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you told us that:

- previous affordable housing targets would be overly onerous and would undermine the potential to deliver low cost market housing. Others disagreed and told us that the previous viability target was too low, with several comments noting that the level of need in York is even greater than the annual level of house building;
- the use of exception sites to improve affordability in rural areas was widely supported;

- a negotiable mix of social rent and discount for sale was supported, noting the
 potential from smaller schemes to also contribute at reduced rates. There was
 general backing for use of off-site contributions, but wholesale objection to the
 expectation of financial contributions from commercial development under the
 previous approaches; and
- the lack of clarity for the development industry and the nature of a dynamic target was felt to introduce further uncertainty, making it difficult to assess the viability of schemes going forward. There were comments that the dynamic target approach lacks future proofing in relation to costs associated with enhanced Code for Sustainable Homes requirements.

Key Evidence Base

- North Yorkshire Strategic Housing Market Assessment (2011)
- City of York Affordable Housing Viability Study (2010) and Annex 1 (2011)
- Strategic Housing Market Assessment (2007)

Local Context

Improving the quality and availability of decent affordable homes in York is a priority in the Council Plan. Currently, the *North Yorkshire Strategic Housing Market Assessment (2011)* (NYSHMA) indicates that the actual need for affordable housing in the city outstrips the total supply coming forward each year.

The housing needs assessment in the NYSHMA indicates that York will be required to provide for a net annual affordable housing need of approximately 790 dwellings per annum over the next five years (2011 – 2016) in order to clear the existing waiting list backlog and meet future arising need. At September 2012 there were over 4,600 households registered for social housing in York. The NYSHMA demonstrates that there is affordable housing need in all markets areas within the city – Central York, Suburban York and York Villages, with the largest need in Suburban York.

The NYSHMA considers the role that intermediate housing products can play in improving choice and addressing an element of housing need. Intermediate products include shared equity and discounted sale homes as well as homes where rents are set below market value. The study shows, for example, that 36% of households currently in need of affordable housing could afford a two bedroom home at 60% of the open market rent, but only 11% could if the rent was 80% of market value. Overall the study concludes that approximately 30% of affordable housing needs could be met through intermediate market products, but highlights that the most households in York would not be able to afford rents charged at 80% of the market rate.

In considering the demand for affordable housing by property size, the analysis in the assessment balances the proportions of supply and demand against one another to identify areas of mis-match. The NYSHMA shows a substantial backlog of need across all household sizes, but concludes that the highest level of need is for 2, 3 and 4 bedroom homes.

Delivering affordable housing and reducing the housing waiting list relates to a range of initiatives stretching much more widely than planning policy's remit. However, whilst the emerging Housing Strategy for 2011-2015 sets out measures for delivering affordable housing through a variety of Council initiatives (including grant funded developments with the Homes and Communities Agency, bringing empty homes back into use and maximising the best use of existing homes) planning policy remains key to the delivery of new build homes. It is crucial to seek the maximum provision of affordable homes through planning policy, whilst still ensuring that development is viable and not stifled.

Preferred Approach

Policy AH1: Affordable Housing

To help improve affordability across the housing market, the Council will support residential schemes of 2 or more dwellings which:

- i. provide affordable housing in line with current annual dynamic targets and thresholds;
- reflect tenure split in terms of social rented and intermediate housing, as set out in the current Strategic Housing Market Assessment;
- iii. fully integrate affordable with market housing on a pro-rata basis by pepper potting, in terms of size and type of homes, taking into account current assessments of local need where on-site provision is required;
- iv. on sites where the current dynamic targets result in a whole unit not being viable on-site, an Off Site Financial Contribution (OSFC) will be required in accordance with the approved OSFC formula. Off site provision for any other affordable housing provision will only be acceptable provided it is robustly justified and contributes to the creation of balanced, mixed and sustainable communities; and
- v. retain affordable housing at an affordable price for future eligible households, through implementing a planning condition or obligation or if these restrictions are lifted, for subsidy to be recycled for alternative affordable housing (transferred to registered providers approved by the Council).

Where the above criteria can not be met, developers have the flexibility through open book appraisal to demonstrate to the Council's satisfaction that the development would not be viable based on the current affordable housing dynamic targets.

Dynamic Targets and Thresholds

12.1 The National Planning Policy Framework requires Councils to set policies for meeting identified affordable housing need, and that those policies should be sufficiently flexible to take account of changing market conditions. Given that market conditions change over time it is impossible to set a single realistic deliverable target for the plan period. Either the target would have to be set too low, which would not maximise affordable housing provision, or so high that it is likely to be undeliverable for parts of the plan period.

- 12.2 To help determine appropriate deliverable targets and thresholds for York, the *City of York Affordable Housing Viability Study (2010) (AHVS)* and Annex 1(2011) was commissioned. This assessed the economic viability of a set of sample sites across the plan area, along with a parallel process on small sites to examine the scope of viability for smaller sires and lower thresholds.
- 12.3 The AHVS established baseline targets for sites in York in 2010, which presumed no public subsidy, which can be updated on an annual basis. They are designed for use in negotiations over the proportion of affordable housing on market sites. These dynamic targets will be amended annually in line with a model of dynamic viability based on the principles set out in the AHVS and the approved interim affordable housing targets, which respond to changes in local house prices, build costs and local changes to alternative use values. This will ensure that these targets remain viable and aligned to market conditions. York's Dynamic Model (based on the approved interim approach) and the mechanism for amending these targets will be set out in an Affordable Housing Supplementary Planning Document (SPD). In addition there will be a minimum of a five yearly review of the viability assessment to allow for adjustment of the Index to ensure it remains fit for purpose, additional reviews may be considered where there are significant legislative requirement changes (e.g. changes in code for sustainable homes).
- 12.4 Based on the AHVS and testing of its assumptions with developers, current approved interim dynamic targets are set out in Table 12.1 below:

Table 12.1: Dynamic Targets Based on Market Conditions April 2012

Threshold	Dynamic Target
Brownfield sites => than 15 dwellings	20%
Greenfield sites => than 15 dwellings	30%
All Sites of 11 - 14 dwellings	20%
All Sites of 5 - 10 dwellings	15%
All Sites of 2 - 4 dwellings	10%

12.5 Developments within York should be able to provide these levels of affordable housing and no individual site assessment will be required where submissions achieve these targets, subject to annual review. Developers will be required to submit an open book appraisal to justify any other cases of reduction, at their expense. If agreement can not be reached on the appropriate level of affordable housing between the Council and the developer it will be referred to the Valuation Office Agency at the expense of the developer, to determine the viable level of affordable housing. If a reduction is proven the Council may firstly seek Homes and Communities Agency subsidy (or other public subsidy) to achieve the level and mix of affordable housing consistent with the policy. If such subsidy is not available the Council may seek to vary the tenure mix or types of units of the affordable component where appropriate to assist in meeting the delivery of affordable housing objectives of the Council before agreeing a reduction in the overall amount of affordable housing.

Types

12.6 Affordable housing in York includes social rented and intermediate housing provided to specified eligible households whose needs are not being met by the open housing market, and who cannot afford to enter that market. They are currently living in unsuitable accommodation for a variety of reasons. The definition specifically excludes low cost market housing.

Tenure/Mix

- 12.7 The NYSHMA recommends a 70% social rented and 30% intermediate spilt. This is based on the fact that the study estimates that approximately 30% of households currently in affordable need could afford a 50% equity stake in an intermediate home at the lower quartile price.
- 12.8 A full range of property sizes and types are needed to satisfy the affordable housing needs of the City and providing small or poor quality accommodation will not be seen as satisfying the policy. Whilst the NYSHMA reports that there is a need for all dwelling sizes, the highest level of need is for 2 bed to 4 bed houses. In order to help build mixed and sustainable communities the affordable homes need to be pro-rata of the market homes and integrated within the site and indistinguishable from the market housing on site.
- 12.9 In order to build in more flexibility and to be able to react to changing circumstances in the market or new evidence in updated SHMA assessments, more detailed matters relating to tenure and housing mix will be set out and dealt with in the Affordable Housing SPD (see paragraph 12.14).

Provision

- 12.10 In accordance with national guidance affordable housing provision will normally be expected to be provided on site, except where the dynamic target proves that a whole unit is not viable on site. An Off Site Financial Contribution (OSFC) will be required for this element of affordable housing provision in accordance with the Council's adopted OSFC formula.
- 12.11 There are a number of ways that the OSFC could be calculated. These will be explored in a Supplementary Planning Document following the Local Plan preferred options consultation stage. The existing interim approach calculation is base on York's average house price minus the fixed register provider price, which is then multiplied by the AHVS viable percentage. This approach could be varied using the relevant average house price for different market areas in the city. This would provide a contribution which reflects changes in values across the city rather than a standard fixed OSFC that is applicable to the whole of the city. Alternatively a formula could be developed which is based on a price per square metre, this would set a contribution that reflects the size of home being built. The OSFC will be applied to all sites where a whole affordable housing unit is not viable on site.

- 12.12 Any other off site provision or commuted payments in lieu of on-site provision (of a equivalent value) for affordable housing will only be acceptable provided it is robustly justified and contributes to the creation of mixed communities.
- 12.13 To provide certainty and to meet need in York, there is the potential to allocate a number of 100% Affordable Housing sites or sites where the majority of development is for affordable housing in the Local Plan, please see the allocations chapter for further details. The exact location of these sites will be developed during the preparation of the Local Plan Submission document. If you are interested in promoting such a site that meets this preferred options policy please contact officers as early as possible.
- 12.14 An SPD will be used to set out clear and consistent guidance on all elements covered by Policy AH1 and Policy GB4. This will provide a mechanism to be able to react to changing circumstances, such as new housing need and mix, detailed information and advice on the operational approach to affordable housing policy in York. It will explain the Council's Dynamic Model, that will be used to change the dynamic targets annually, the process of negotiation, on site expectations with respect to integration and quality, tenure mix, subdivision of sites, application of grant, nomination criteria, viability assessments, off site financial contributions payments and the exceptions sites policy.

Policy Links

- Section 10 'Housing Growth and Distribution'
- Section 11 'Aiding Choice in the Housing Market'
- Section 13 'Community Facilities'
- Section 16 'Design and the Historic Environment'
- Section 25 'Infrastructure and Developer Contributions'

Alternatives

Affordable Housing Target

- 1. Do not specify any affordable housing target and enable the market to determine it
- 2. Rely on the NPPF to ensure appropriate affordable housing provision
- 3. Provide local level policy with overall affordable housing targets for the duration of the Local Plan
- 4. Provide local level policy with annual dynamic affordable housing targets (this is our preferred approach)

Varying Affordable Housing Targets

- 1. Affordable housing target does not vary by location/development type
- 2. Affordable housing target varies by location/development type (this is our preferred approach)

Affordable Housing Requirements

1. Require all new developments to contribute to affordable housing target on-site

- 2. Require all new developments to contribute to affordable housing target off-site
- 3. Require only major development to contribute to affordable housing target on-site (mixed tenure) (this is our preferred approach)

Question 12.1 This is our preferred approach to Affordable Housing. Do you think this is appropriate or should one of the alternatives or a different approach be taken?

Question 12.2 Do you think it would be better to have a single high level target for the whole of the plan period rather than targets that are amended annually based on local market conditions (Alternative option)?

Question 12.3 For off site financial contributions do you think our formula should:

- a) set a price per property; or
- b) have a price per square metre

Also should the off site financial contribution be:

- c) based on an average York house price for the whole city; or
- d) reflect house prices in different market areas, so the payment is linked to the area of the city the home is built

Question 12.4 What do you think of our preferred exceptions site policy?

Question 12.5 Do you think that a bench mark land price for exception sites should be set?

Section 13: Community Facilities

National Planning Policy Framework

National Guidance says that:

- planning policies should support economic growth in rural areas by promoting the retention and development of rural local services and community facilities in villages(Paragraph 28); and
- the provision and use of shared space, community facilities and other local services should be planned positively to enhance the sustainability of communities, including ensuring that established shops, facilities and services are able to develop and modernise and guard against the unnecessary loss of valued facilities and services. There should also be an integrated approach to considering the location of housing, economic uses and community facilities and services. (Paragraph 70).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- the provision of new, and safeguarding of existing community facilities was widely supported;
- a range of specific facilities were important, including sports, music, health, education, cultural, leisure and convenience related facilities;
- the previous approach of maximising accessibility to community facilities was strongly supported, with the accessibility needs of the disabled being highlighted as being particularly important, alongside stronger links to wider objectives around sustainable travel and low carbon neighbourhoods being promoted;
- previous approaches based thresholds for requiring new provision was confusing, and it was suggested that the policy approach should be based on identified community need;
- more emphasis should be placed on improvements being made to existing facilities, over new provision and that opportunities for access agreements with other providers, as opposed to community owned schemes should be recognised;
- stronger protection could be given to existing facilities;
- a city centre swimming pool should be a priority; and
- there is concern amongst existing early years providers that increasing competition from new provision is threatening viability of existing provision in some areas of the city which may have an adverse effect on the Local Authority's statutory duty to secure Early Years Provision.

Key Evidence Base

- Consultation Draft Built Sports Facilities Strategy (2013)
- York Childcare Sufficiency Assessment (2012 Refresh)
- Health and Well Being in York: Joint Strategic Needs Assessment (2012)

Local Context

Alongside education and open space considered elsewhere in the plan, community facilities, healthcare and emergency services are considered important services that are an essential component in delivering sustainable neighbourhoods. Community facilities are those facilities and services that meet the day to day needs of a community, from city-wide to more local. They can include local shops, libraries, crèches, drop-in centres, public houses, day centres, meeting rooms, built sports and community leisure facilities such as swimming pools, places of worship, community centres, youth clubs and buildings for community groups such as clubs for senior citizens and scout and guide groups.

Built Sports Facilities

The Consultation Draft Built Facilities Strategy (2013) explores the provision of built sports facilities in York and the demand for these facilities to assess whether there is a need for additional provision. The strategy shows only minor shortages in provision of sports hall and artificial grass pitches and a sufficiency of swimming pool space. An action plan has also been drawn up as part of the strategy which has identified projects in place to create new facilities to address these shortages. There are other issues around quality and accessibility of some other sports facilities however there are projects in place to bring facilities up to modern standards and improve accessibility to increase participation in sport, as set out in the action plan. The key planning elements arising from the strategy are to protect and support the enhancement of existing facilities and to support the actions identified in the action plan. New facilities should only be supported where they are being developed in response to identified need.

Childcare Provision

The Childcare Act (2006) requires Local Authorities to carry out a Childcare Sufficiency Assessment which involves consulting a range of groups as to their childcare needs and comparing this to the available provision. The York Childcare Sufficiency Assessment (2012 Refresh) highlights that overall childcare in York reasonably matches the needs of local families. Although there are currently no gaps in provision that are preventing families from accessing childcare the assessment has highlighted that some families are having difficulties in accessing childcare. There are a number of wards where data suggests the childcare market is currently not fully meeting families needs, these include the following; Acomb; Holgate; Micklegate; Bishopthorpe; Heworth Without; Hull Road; and Guildhall.

The Guildhall ward in particularly is identified as a pressure point due to the fact many people are wanting to make use of City Centre provision but don't live within the ward. The Ward tops the list for parents saying they would like access to childminders, day nurseries, nursery classes, before and after school clubs and holiday schemes.

It should be noted that childcare needs may change over the plan period and that the Childcare Sufficiency Assessment is updated annual, for the latest information please see the following website www.yor-ok.org.uk/childcaresufficiency

Healthcare and Emergency Services

The Health and Wellbeing in York: Joint Strategic Needs Assessment (2012) provides a comprehensive local picture of the health and wellbeing needs of all the people who live in York. This document confirms that overall York is a great place to live. Most people who live here have good health and wellbeing. However, this does not apply to everyone; some people in our city experience poorer health and wellbeing outcomes. This may be down to their needs, their circumstances, or simply where they live. The population in York is ageing and this demographic profile will have implications for commissioning decisions in the future. The planning process has a key role to play in helping all residents to live long, healthy and independent lives, including reducing inequalities to improve health and wellbeing outcomes for the people of York. Accessible community facilities and built sports facilities can contribute to maintaining and improving health and well being.

The York Teaching Hospital NHS Foundation Trust and the Leeds and York Partnership NHS Foundation Trust are currently focussing their operations on their existing sites, with York hospital being the main secondary healthcare facility in York and the sub area. The Yorkshire Ambulance Service NHS Trust's planning requirements are to support their main stations in York and Haxby. The current Hub and Spoke model for emergency response continues to be an integral part of the Trust's estates strategy. The North Yorkshire Fire and Rescue Service Authority have undertaken a comprehensive review of their facilities to consider the current and future needs of the service and the community. As part of this review, following consultation, plans have been approved to build a new fire station to the south east of the City Centre at Kent Street to replace the current fire station at Clifford Street which is no longer fit for purpose.

Preferred Approach

Policy CF1: Community Facilities

The Local Plan promotes community cohesion and the development of strong, supportive and durable communities through the creation of sustainable, low carbon neighbourhoods where every community has access to quality community facilities to meet day to day needs. This will be delivered through the following:

- requiring proportionate new or improved community facilities accessible to all to be provided to accompany new residential development to ensure sufficient quality facilities for existing and future occupiers;
- ii. requiring any new community facilities to be in locations which are well served and linked by public transport and easily accessible by walking and cycling; and
- iii. not permitting proposals which fail to protect existing community facilities or involve the loss of facilities unless it can be demonstrated the use is no longer, or cannot be made, viable or equivalent alternative provision can be made.
- 13.1 It is important that a range of good quality community facilities accessible to all are available locally and are well connected to communities to meet their day to day needs. This reduces the need for people to travel to obtain essential services, particularly benefiting the less mobile and more deprived members of society. It is

also important that city-wide community facilities such as built sports facilities are well as served by public transport, waking and cycling.

- 13.2 The Local Plan has an important role to play in ensuring that community facilities are provided in the most effective and accessible way. Existing services must be protected as much as possible however it is also important to get the most out of existing facilities in making sure they are 'fit for purpose'. It is important that service provision keeps pace with new development so that existing and future communities and all sections of it have satisfactory access to community facilities. Appropriate developer contributions will be important in delivering this. Any new community facilities must be accessible to the communities they serve by walking, cycling and public transport in accordance with the accessibility criteria set out in the transport section.
- 13.3 For the purposes of Policy CF1, community facilities should be taken to mean those facilities that meet the day to day needs of the communities they serve. This can include meeting places, sports venues, cultural buildings, public houses and places of workshop. For the Local Plan's approach to local shops please see Policy R2 in Section 9 'Retail'.

Policy CF2: Built Sports Facilities

In meeting any future demand for built sports facilities the preferred approach is through extension and expansion of existing high quality sustainable sites in the first instance. New facilities will be supported provided they are meeting an identified gap in provision, accessible to all and suitable infrastructure exists or can be created to manage and maintain the facility. Any new facilities must be sited in accessible locations within the areas of deficiency which are well served and linked by public transport and easily accessible by walking and cycling.

Proposals will be refused which fail to protect existing community facilities or involve the loss of facilities unless it can be demonstrated the use is no longer, or cannot be made, viable or equivalent alternative provision can be made.

- 13.3 Built Sports Facilities can include swimming pools, artificial grass pitches for football, and hockey, sports halls, indoor bowls, multi use games areas alongside more specialist outdoor provision such as athletics tracks, golf courses and cycle tracks. To ensure the provision of a range of quality and accessible facilities to meet the needs of the community, in accordance with Policy CF1 'Community Facilities', York's built sports facilities will be protected unless it can be demonstrated that the use is no longer, or cannot be made, viable or high quality alternative provision can be made.
- 13.4 Permission was granted in May 2012 for the York Community Stadium at Monks Cross. The stadium will provide a new home for both of York's professional sports teams, York City Football Club and York City Knights RLFC. The new stadium will also provide facilities and opportunities for the wider community such as the existing swimming pool and gym. A new community hub building will include new facilities such as an Explore Learning Centre, the York St John Institute for Sport and

Wellbeing, outpatient facilities for the York Teaching Hospital NHS Foundation Trust and a new Independent Living Assessment Centre.

13.5 The *Consultation Draft Built Facilities Strategy (2013)* addresses in its action plan any shortfalls in provision that have been identified and as such there is currently no requirement for new facilities to be identified. However, as the plan period progresses new demand may arise. Any future demand should, in the first instance, be met through extensions and expansion of existing high quality sustainable sites. Should there be a demonstrable identified gap in provision and suitable infrastructure exists or can be created to manage and maintain a new facility then such a facility will be supported, so long as it is in an appropriately accessible location.

Policy CF3: Childcare Provision

Applications for childcare provision should be accompanied by an assessment that demonstrates the need for additional childcare provision in the locality. New, high quality, childcare facilities will be supported where there is an identified need for the additional provision, including strategic housing allocations and accessible for all. Any new facilities must be in accessible locations, which are well served and linked by public transport and easily accessible by walking and cycling.

Proposals will be refused which fail to protect existing community facilities or involve the loss of facilities unless it can be demonstrated the use is no longer, or cannot be made, viable or equivalent alternative provision can be made.

- 13.6 There are a number of different types of childcare provision, including childminders, day nursery, holiday scheme, independent school nursery classes, Local Authority maintained nursery school classes and out of school clubs. In line with Policy CF1 'Community Facilities' the loss of existing childcare provision should be resisted unless it can be demonstrated that the use is no longer, or cannot be made, commercially viable or equivalent alternative provision can be made. The noise impacts arising from any childcare provision proposals, particularly for residential communities, should be taken into account in line with Policy EP2 'Managing Environmental Nuisance'.
- 13.7 The childcare market is dynamic and changes can happen over a short period of time. In September 2010 all three and four year olds became entitled to 15 hours a week of free early education, an increase from 12.5 hours a week. The Government plans to introduce a new targeted entitlement for two year olds to access free early education which may see a rise in demand for childcare provision in the city. To help ensure that childcare in York matches the needs of local families and that any gaps in provision are met applications for new childcare facilities will be supported where they are accessible to all and accompanied by a needs assessment which successfully demonstrates a need for provision in the locality and that they are in accessible locations.

Policy CF4: Healthcare and Emergency Services

To contribute to residents living long, healthy and independent lives in sustainable neighbourhoods the Local Plan will support:

- i. primary healthcare services that are responsive to current and projected needs of communities. This may include new services, which are accessible to all, to meet the needs of future occupants from new development, including strategic housing allocations (identified in the Spatial Strategy) alongside the redevelopment of existing facilities. It will involve working with GP Commissioning Groups or any successor organisation;
- ii. the York Teaching Hospital NHS Foundation Trust and the Leeds and York Partnership NHS Foundation Trust, or any successor organisation, to make the best use of their current sites, in particular by protecting the setting of Bootham Park and facilitating any improvements to the York Hospital (as identified on the Proposals Map) to enable it to remain on its existing site for the long term to ensure the optimum delivery of secondary care services in York;
- iii. new healthcare facilities in accessible locations which are well served and linked by public transport and easily accessible by walking and cycling;
- iv. the emergency services to continue to provide an effective service; and
- v. refusing proposals which fail to protect existing community facilities or involve the loss of facilities unless it can be demonstrated the use is no longer, or cannot be made, viable or equivalent alternative provision can be made.
- 13.8 It is important that the health needs of the residents of York are met which will mean ensuring that services are responsive to the current and projected needs of local communities. New healthcare services may be required as new residential areas are built and existing facilities may need to adapt to changing needs over the plan period. This will require working collaboratively with GPs and their communities in meeting healthcare needs. It is important that York retains its role as a key secondary healthcare centre for the wider sub area. As such the Council will support providers to make the best use their existing sites. The emergency services will also be supported throughout the plan period to ensure that they are able to provide effective service and call out times.

Policy Links

- · Section 9 'Retail'
- Section 10 'Housing Growth and Distribution'
- Section 11 'Aiding Choice in the Housing Market'
- Section 12 'Affordable Housing'
- Section 14 'Education, Skills and Training'
- · Section 16 'Design and the Historic Environment'
- Section 17 'Green Infrastructure'
- Section 23 'Transport'
- Section 25 'Infrastructure and Developer Contributions'

Alternatives

Required Contributions

- 1. Require all new developments to contribute to community facilities/health provision, on or off site (this is our preferred approach)
- 2. Require only major developments to contribute to community facilities/health provision on or off-site

Provision and accessibility

- 1. Rely on National Planning Policy Framework (NPPF) to guide community facilities/health provision and accessibility in relation to new development
- 2. Provide generic local criteria to guide community facilities/health provision and accessibility in relation to new development (this is our preferred approach in relation to general community facilities)
- 3. Provide detailed local criteria to guide community facilities/health provision and accessibility in relation to new development (this is our preferred approach in relation to sport, childcare and health)

Protection of existing community facilities

- 1. Do not protect existing community facilities from non-community uses if the market requires them
- 2. Rely on NPPF policies to protect existing community facilities and access to them
- 3. Provide local level policy to protect existing community facilities and access to them (this is our preferred approach)

Question 13.1 This is our preferred approach to community facilities do you think this is appropriate or should one of the alternatives or a different approach be taken?

Section 14: Education, Skills and Training

National Planning Policy Framework

National Guidance says that:

• there should be a sufficient choice of school places available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education (Paragraph 72).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- the importance of first class educational facilities in the city and the role of these
 institutions in ultimately ensuring a widely skilled workforce and economically
 competitive city was extensively acknowledged;
- facilitating specialisms within higher education that are aligned to sectoral strengths in York's economy was important;
- the provision of school facilities and expanding community access to these beyond core education uses was supported;
- there should not be a requirement for construction training and targeted recruitment, others disagreed and supported the principle of workplace training and development;
- loss of skilled employees and therefore local employment supply chains to other regional centres such as Leeds was an issue:
- apprenticeship and personal development are important points of reference to any policy framework; and
- student housing is a particular issue. Some respondents considered that the universities had a responsibility to provide affordable student accommodation, on-campus accommodation where possible. Allocation of sites for purpose built student housing was suggested.

Key Evidence Base

- Dream Again: York's Strategic Plan for Children, Young People and Their Families 2013-2016 (2012)
- York Local Area Statement of Need September 2012: For the Provision of learning for young people aged 14-19 or aged up to 25 subject to a learning difficulty assessment (2012)
- School Playing Fields Assessment Technical Paper (2010)

Local Context

Education

Building on recent years' investment in the City's educational facilities, to contribute to making York a world class centre for education it is vital to provide the quality and choice of learning and training opportunities to meet the needs of children, young people, adults, families, communities and employers.

As set out in the *Schools White Paper (2010)* the Council has a key role in supporting parents and families through promoting a good supply of strong schools, responding to proposals for the development of Academies and Free Schools which reflect the aspirations of local communities.

Playing fields and pitches are an important element in delivering the school curriculum. The *School Playing Fields Assessment Technical Paper (2010)* has shown that a number of existing schools in York have insufficient playing field provision when compared against the current statutory minimums set out in the Education (School Premises) Regulations 1999 and the minimum area guidelines set out in Building Bulletins 98 and 99.

The York Local Area Statement of Need September 2012: For the Provision of learning for young people aged 14-19 or aged up to 25 subject to a learning difficulty assessment (2012) identifies that travel to learn of 16-18 year olds is a very significant feature of the learning offer in York with a net import to York of those living outside of the City, primarily from North Yorkshire and the East Riding, choosing to study in York. The number of residents leaving the area for Further Education studies has significantly reduced from 125 to 34 over the last four years. This, alongside recent national policy changes which will see young people expected to remain in education or training until age 17 years in 2013 and 18 years in 2015 may have particular implications for York College and the City's other post 16 provision.

Skills and Training

Targeted recruitment and training offers the potential to assist local economies and develop higher skills levels within the existing workforce. Importantly, targeted recruitment and training also has direct benefits for communities through reducing worklessness, social deprivation and social exclusion by reaching out to those furthest from the labour market. Local Authorities have a vital role in supporting these groups of residents through the development of services to support the essential networks and partnerships which link together third sector providers of support to these residents. Targeted recruitment and training contributes to meeting several of the aims of the Council's Corporate and Sustainable Community Strategies including ensuring employment rates remain high and local people benefit from job opportunities, enhancing skills levels and achieving social progress by tackling social exclusion.

Increasing apprenticeships has been a key priority for the Council for a number of years. The York Local Area Statement of Need September 2012: For the Provision of learning for young people aged 14-19 or aged up to 25 subject to a learning difficulty assessment (2012) highlights that there have been increases in participation in apprenticeships amongst 16 to 18 year olds and that the highest

number of starts are in the sectors of hairdressing, construction, hospitality and catering, childcare, business and administration and retail. The latest figures show a 14% change in start up rates in York compared to a national increase of only 3%. However, with the growing need to provide flexible learning options in different 'non traditional' learning environments apprenticeships remain an important offer.

From a spatial planning perspective, targeted recruitment and training, including apprenticeships, can be supported through the development process and in particular through the construction of major developments.

Preferred Approach

Policy EST1: Preschool, Primary and Secondary Education

The Local Plan will:

- i. facilitate the provision of sufficient modern education facilities for the delivery of preschool, primary and secondary school education to meet an identified need and address deficiencies in existing facilities. Including new provision, where required, to support strategic housing allocations (as identified in the Spatial Strategy) and any future developments of Academies and Free Schools which reflect the aspirations of local communities;
- ii. require any new schools to be in locations that are accessible by sustainable means of transport from the communities they are intending to serve and not have a significant adverse impact on the amenities of neighbouring property:
- iii. ensure that all new schools have sufficient and appropriate playing field provision and take opportunities to deliver additional playing fields for existing schools identified as having a deficiency, as part of new developments in the vicinity of the schools; and
- iv. require school design and support modifications which allow community access to their facilities in areas where there are deficiencies of community leisure and sports facilities.
- 14.1 Providing choice in sufficient and suitably modern accommodation will help to increase educational attainment to equip communities and local people with the right skills for the jobs available, both now and in the future. As such, proposals for additional educational facilities will be welcomed by the Council if requirements are identified following assessment of need, and for Academies and Free Schools if their development reflects the aspirations of local communities.
- 14.2 Given the scale and location of future housing development and projected increases in birth rates the Local Plan must ensure there are sufficient modern preschool, primary and secondary education facilities across the city. This includes the provision of teaching operations, sports and cultural provision, as highlighted in ongoing work to support the emerging School Place Planning Framework. Alongside any new provision, the Local Plan will also facilitate the development of existing schools to deliver quality, modern education facilities with new or increased community access were possible. This will include exploring deficiencies

experienced by existing schools such as inadequate premises/sites. In some cases it may be necessary to identify new sites to accommodate replacement schools.

14.3 This policy requires all new schools to have adequate playing field provision. As identified in the *School Playing Fields Assessment Technical Paper (2010)* a number of existing schools are already underprovided for, this policy also seeks to ensure that any opportunities to increase or improve playing field provision as a result of a development within the vicinity of schools that have a deficiency are pursued. Playing field provision will be judged against the latest national school playing fields and pitches standards.

Policy EST2: Further and Higher Education

The continued success of all further and higher education institutions is supported, including any further expansion of their teaching and research operations, other facilities and student accommodation at their existing sites and campuses as shown on the Proposals Map, namely:

- York College including land for future expansion. Anticipated growth at York
 College and continued delivery of its facilities on one site through expanding built
 development beyond the existing site will be facilitated through the Local Plan.
 Sufficient land has been identified to facilitate anticipated growth at York College
 and continued delivery of its facilities at one location.
- University of York including Heslington East and West campuses.
- York St. John University.
- College of Law.
- Askham Bryan College including land for future expansion.
- 14.4 The continued success of York College will be supported by the Council, both as a further education establishment and its role in offering higher education courses..
- 14.5 In recognition of the important role higher education plays within the city the continued success of the city's two universities (University of York and York St John University detailed policies are provided in Section 15 'Universities'), alongside the city's other higher education institutions (Askham Bryan College and the College of Law) will be facilitated.'. These establishments, and in particular the universities, are rooted as institutions and have long standing physical, social and economic relationships with the city. The Council will continue to support their success through facilitating any future expansion at their current sites and campuses. Askham Bryan College has historically been identified as a major developed site in the Green Belt. It is proposed to expand the area identified in this way to allow the College to develop its operations whilst at the same time maintaining the lands Green Belt Status. For more information on the Plan's approach to major developed sites in the Green Belt please see Section 18 'Green Belt'.
- 14.6 It is important that increases in higher education student numbers through any future expansion are matched by increases in student accommodation. For more information on the Plan's approach to student housing please see Section 12 'Aiding Choice in the Housing Market'.

Policy EST3: Community Access to Sports and Cultural Facilities on Education Sites

The development of new high quality education and related facilities which propose community use of their facilities will be expected. Through the development process, agreements for wider community access to existing sports and cultural facilities on all education sites will be secured, unless a local sufficiency can be demonstrated.

The loss of existing community access will be resisted unless it can be demonstrated that there is no continuing demand from the community for the facilities or alternative provision can be made.

14.7 The purpose of Policy EST3 is to secure and promote wider community access for all sections of the community to education facilities to continue to ensure they remain rooted in the communities they are located within. Sports halls are often included as supporting facilities at schools and colleges, it is important that the Council maximises any opportunities to obtain community access to as many facilities as possible, both sporting and cultural.

Policy EST4: Targeted Recruitment and Training

Economic and social benefits for local communities will be created through construction training and targeted recruitment linked to the development process. This will be achieved through building linkages between developers, contractors and jobseekers via the construction of major developments.

Planning applications for schemes with a likely construction cost of £1millon and above will be subject to an assessment to consider the skills and training requirements in the construction of the project against the local labour market. Applicants will be expected to enter into a Section 106 Agreement to ensure, where feasible and viable, training opportunities are provided and labour is locally sourced.

- 14.8 Policy EST4 refers to construction in its widest sense, to include any related development industry during the construction phase of the development. This can range from the physical construction of buildings to landscaping.
- 14.9 The procurement process for building contractors will be used where possible to indentify and implement skills development initiatives, ensuring that employment and training outcomes are integral to major public sector construction contracts. This will provide opportunities to expand apprenticeships and work based learning. Building upon this, alongside exemplar training schemes in place through the University of York expansion at Heslington East, developments in the city with a construction cost of £1 million and above will be assessed and where required, provide targeted recruitment and training as part of the proposals. This will be secured via a Section 106 Agreement.

- 14.10 The types of activities that may be appropriate include apprenticeships and upskilling the current company workforce. It is anticipated that some activities will involve a direct link to the development site through on-site training and visits whilst others may be more appropriate off-site.
- 14.11 To ensure local residents benefit from the employment and training opportunities created during the construction of large developments the Council, in collaboration with Higher York, will assess each proposal individually to make better use of local talent. The Council will also work closely with developers and their contractors to find opportunities within their procurement schedules for local companies, such as sourcing local materials and suppliers during the construction phase of the development. It is proposed that a Sustainable Design and Construction Supplementary Planning Document will be produced which will provide additional information and detail.

Policy Links

- Section 8 'Economy'
- Section 13 'Community Facilities'
- Section 15 'Universities'
- Section 16 'Design and the Historic Environment'
- Section 18 'Green Belt'
- Section 20 'Climate Change'
- Section 25 'Infrastructure and Developer Contributions'

Alternatives

Education Facilities

- 1. Rely on the National Planning Policy Framework (NPPF) to guide development of education facilities
- 2. Local policy to guide development of education facilities (this is our preferred approach)

Education accessibility

- Rely on NPPF to guide education provision and accessibility in relation to new development
- 2. Provide generic local criteria to guide education provision and accessibility in relation to new development (this is our preferred approach)
- 3. Provide detailed local criteria to guide education provision and accessibility in relation to new development

Provision of Skills and Training Opportunities

- 1. Require all new developments to contribute to skills and training, on or off site
- 2. Require only developments with a construction cost of £1milion or more to provide skills and training opportunities, on or off site (this is our preferred approach)

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City J. John Lood, J. an - Preferred Options (April 2013)

Question 14.1 This is our preferred approach to education, skills and training, do you think this is appropriate or should one of the alternatives or a different approach be taken?

Section 15: Universities

National Planning Policy Framework

National Guidance says that:

• a proactive, positive and collaborative approach should be taken to development that will widen choice in education (Paragraph 72).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- given the scale Green Belt development that has occurred over recent years such as the University expansion it is considered that no further development should occur on Green Belt land, however others welcomed the exclusion of areas of land from the Green Belt, such as land at the University of York; and
- too much emphasis is placed on the expansion of the University of York, at the expense of other establishments, such as York St John University.

Key Evidence Base

- York St. John University Strategy for Sport 2012- 2015 (2012)
- York St. John University: Our Strategy 2012-2015 (2012)
- 2008/00005/OUT: Heslington East Outline Planning Consent, as implemented Development Brief: Heslington East University of York Campus (2004)
- University of York Heslington Campus Development Brief for Future Expansion (1999)

Local Context

University of York

As one of the leading higher education institutions, the University needs to continue to facilitate growth, within the context of its landscaped setting which gives it a special character and quality, to guarantee its future contribution to the need for education and research and to the local, regional and national economies. In maintaining this potential for growth, the University is fulfilling the policy imperatives emanating from national government and is helping to contribute towards local and regional development objectives. As it reaches its 50th year in 2013 the University of York is planning for the next 50 years.

It will be important to ensure that existing facilities at the university meet the requirements of a modern higher education institution. Older buildings on the Heslington West campus date from the 1960s and 1970s and are coming to the end of their useful life. For example, student study bedrooms do not meet the aspirations of most modern students and the academic spaces are constrained by the original buildings design. Following a thorough condition survey by the University of York it has been determined that the majority of the original Clasp building stock at Heslington West should be replaced.

It was anticipated that the Heslington East Campus Extension would meet the University's expansion needs over a 15 to 20 year planning horizon and enable student numbers to increase to 15,400, staff to grow to 4,500 and incubator and related research institute employees to be around 4,000. Since the scheme was approved there has been an economic down turn and the anticipated demand for third party employers to locate to the site has not materialised to date. However, there has been a strong demand from students wanting to study at York to which the University continues to respond.

It is important that any increases in student numbers are matched by increases in student accommodation. This should, where possible, be on campus, or in locations with good public transport, walking and cycling links to the university.

York St. John's University

York St John University has roots going back to the 1840s. It's centrally located by the historic medieval walls of the city and has an impressive mix of historic Victorian and modern buildings, set in award winning gardens. The University has benefited from almost £75 million of strategic investment in new facilities over the past ten years to develop a well resourced city centre campus. This development has enabled the University to provide an up to date teaching and learning environment. The RIBA award winning £15 million De Grey Court, positioned as a gateway to the University from City of York provides an exciting range of teaching facilities, lecture theatres and seminar rooms as well as a graduate centre. It also supports partnership work across York, thereby further contributing to the economic and social development of the city.

As for the University of York, it is important that any increases in student numbers at York St. John University are matched by increases in student accommodation.

Land at Mille Crux, Haxby Road has a long history of sports related use including athletics, cricket, rugby and outdoor bowls. For many years the 13.1ha site, together with the adjacent 9.7ha Northfields sports fields, was owned and managed by Rowntree and then Nestlé predominantly for the use of Company employees with some access by local community sports teams. In between Mille Crux and Northfields is a 2.1ha site which was occupied by the former Bio-Rad Factory, which was demolished several years ago. York St. John's University intend to create a multi-million pound centre for sporting excellence on these sites via major financial investment in buildings and facilities.

Preferred Approach

University of York

Policy U1: University of York Campuses

To ensure the continuing development of the University of York, the following range of higher education and related uses will be permitted on the University's campuses, as identified on the Proposals Map:

- academic, teaching, research and continuing professional development facilities;
- residential accommodation for staff and students:
- arts, cultural, sports and social facilities ancillary to higher education uses;
- conferences;
- knowledge based activities which need to be located on the campuses due to sharing of research work, personnel or other university related functions; and
- any other uses which are considered to be ancillary to the university including support services for the uses identified above

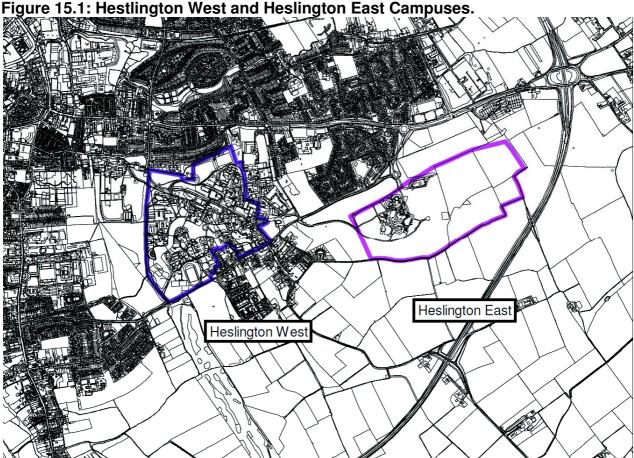
In accordance with Policy ACHM5: Student Housing, the University of York must address the need for any additional student accommodation which arises because of their future expansion. Provision will be expected to be made on campus in the first instance or otherwise on allocated sites managed by the institution in question or linked to purpose built dedicated private sector accommodation.

- 15.1 To ensure that the existing campuses forming the University of York make a full contribution to the life of the city, it is important that they continue to be used for predominantly educational and related uses. It is also vital that opportunities are maintained for the University's cultural, social and sports facilities to be used by the wider public.
- 15.2 Knowledge based activities, including Science City York Uses must demonstrate that they need to be located on the site due to aspects such as sharing of research and development ideas, resources or personnel, or undertaking of research activities within the University of York. Science City York Uses that will be acceptable on the site are defined as being those:
 - which operate within a high technology sector and/or engage in innovative activities; and
 - which have a focus on research and development, product or process design, applications engineering, high level technical support or consultancy; and
 - where a minimum of 15% of the staff employed are qualified scientists or engineers (qualified scientists or engineers are those qualified to at least graduate level in physical, biological, social sciences or humanities disciplines related to the work of Science City York).

Policy U2: Heslington West

To maintain the character of the University of York Heslington West campus, proposals for extension and redevelopment of existing buildings and the construction of new buildings will be allowed within the following parameters:

- the developed footprint (buildings and car parking only) shall not exceed 20% of the total site area, unless for an agreed temporary period during the implementation of proposals;
- the heights of buildings shall be appropriate to their surroundings and not exceed the height of any adjacent mature tree canopies unless a greater height can be justified in relation to a proposed iconic or landmark building;
- the landscape is conserved and enhanced;
- general car parking (excluding accessible parking spaces) shall not exceed
 1,520 spaces and managed in accordance with the agreed parking strategy;
- the provision of an adequate internal cycle and non car based transport network;
 and
- the level of student housing capacity is retained at 3,586 bed spaces.
- 15.3 The University of York Heslington West Campus is shown overleaf at Figure 15.1. To ensure that university buildings on Heslington West meet the requirements of a modern higher education institution the replacement of buildings that are no longer fit for purpose will be supported. Proposals for extension or redevelopment should be in accordance with the provisions of the *University of York Heslington Campus Development Brief for Future Expansion (1999)*, the principles of which are set out in Policy U2 above. For information on the uses permitted at Heslington West please see Policy U1 above.
- 15.4 In accordance with the Section 106 legal agreement for Heslington East, the level of student housing capacity at Heslington West must be retained at the level as at the date of the agreement. Student housing capacity at Heslington West has been established at 3,586 bedspaces.



Policy U3: Heslington East

The Council will support the continuing development of the University of York Heslington East campus, in accordance with the outline planning consent as implemented (2008/00005/OUT) and the Section 106 legal agreement for the development.

Any subsequent amendments must also be in accordance with the uses outlined in Policy U1 and ensure that scale, layout and design contribute to a high quality education environment. Any amendment must also reflect the parkland setting, complementary to Heslington West campus and be sensitive to it's Green Belt surroundings, including the setting of Heslington village.

15.5 The University of York Heslington East Campus is shown at Figure 15.1. The outline planning consent as implemented (08/00005/OUT) and the Section 106 legal agreement provide the context for development at Heslington East. Principles of development include the designation of 65 ha for development at 23% density; maximum heights of buildings; restricted car parking; and provision of a campuswide sustainable transport system. Proposals at Heslington East will be determined in accordance these documents. For information on the uses permitted at Heslington East please see Policy U1 above.

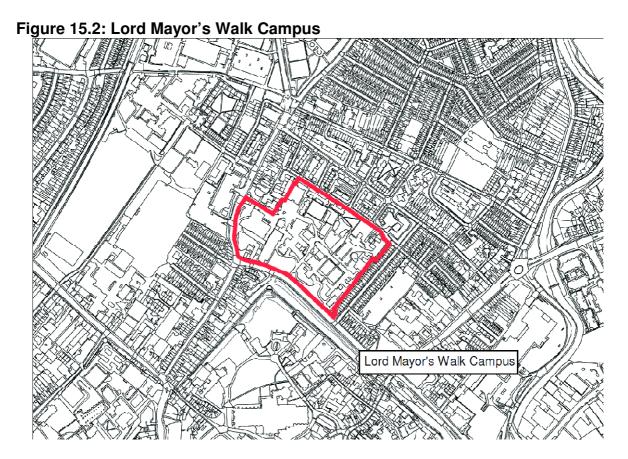
York St. John University

Policy U4: Lord Mayor's Walk

The development and redevelopment of York St John University's Lord Mayor's Walk campus, as identified on the Proposals Map, will be permitted provided that it is limited to higher education and related uses and its design takes into account the sensitive location of the campus.

In accordance with Policy ACHM5: Student Housing, York St. John University must address the need for any additional student accommodation which arises because of their future expansion. Provision will be expected to be made on campus in the first instance or otherwise on allocated sites managed by the institution in question or linked to purpose built dedicated private sector accommodation.

15.6 Ongoing renewal and redevelopment of York St. John University existing campus to meet education needs will be supported. This includes providing high quality buildings, providing safe, accessible facilities, enhancing the environmental quality of the estate and ensuring optimal use of the campus. Given the seven Grade II listed buildings within the campus it is important that proposals take account of the sensitive location and its setting. Figure 15.2 overleaf shows the location of the campus. For more information on the Plan's approach to development which affects listed buildings and their setting please see Section 16 'Design and the Historic Environment'.



Policy U5: York St. John University Allocations

The following sites at Haxby Road are allocated for educational and ancillary community uses by York St. John University, as shown on the Proposals Map:

- land at Mille Crux;
- land at Northfields; and
- former Bio-rad site.

Appropriate uses of the allocated sites include:

- outdoor sports facilities, together with associated car and cycle parking and floodlighting;
- appropriate indoor sports facilities; and
- Other outdoor recreational activity.
- 15.7 Allocation of the 13.1ha site on land at Mille Crux for educational use reflects York St. John University's ambitions and supports the major investment proposed by the university. It will assist the University in fulfilling major aims of its Strategy for Sport 2012-2015, including the improvement of indoor and outdoor sports facilities that support the University's size and ambitions, and enable it to accommodate community teams to provide more opportunities for sport benefitting students and York residents.
- 15.8 The 9.7ha site on land at Northfields. Haxby has a long history of sports related use including rugby and football. The site has been allocated for educational use by York St. John University as part of the university's centre for sporting excellence. Ancillary pavilions, changing facilities and indoor sports facilities will be permitted.
- 15.9 The allocation of 2.1ha former Bio-Rad site for indoor and outdoor sports will complement the proposals for the Mille Crux site as an educational establishment.

Policy Links

- Section 6 'City Centre'
- Section 8 'Economy'
- Section 14 'Education, Skills and Training'
- Section 16 'Design and the Historic Environment'
- Section 23 'Transport'
- Section 25 'Infrastructure and Developer Contributions'

Alternatives

Form and Location of University Development

- 1. Rely on National Planning Policy Framework policies to guide form and location of university development
- 2. Provide generic local criteria to guide form and location of university development
- 3. Provide detailed local criteria to guide form and location of university development (this is our preferred approach)

Question 15.1 This is our preferred approach to the universities do you think this is appropriate or should one of the alternatives or a different approach be taken?



This section looks at how history has shaped our city and how we are going to plan development in the future whilst protecting the important historic buildings and landscape.

It looks at issues which are important aspects of the environment such as wildlife sites and openspace and how they can be conserved and enhanced.

The section also looks at the opportunites offered by the city's natural resources whilst protecting current and future residents from environmental impacts.

Section 16: Design and the Historic Environment

National Planning Policy Framework

National Guidance says that:

- planning should always seek to secure high quality design (Paragraph 17);
- pursuing sustainable development will involve seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life which can include replacing poor design with better design (Paragraph 9);
- good design is a key aspect of sustainable development. It is indivisible from good planning and should contribute positively to making places better for people (Paragraph 56);
- planning polices and decisions should aim to ensure that developments:
 - will function well and add to the overall quality of the area over the lifetime of the development;
 - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks;
 - respond to local character and history and reflect the identity of local surroundings and materials while not preventing or discouraging appropriate innovation;
 - o create safe and accessible environments; and
 - o are visually attractive (Paragraph 58);
- planning policies should address the connections between people and places and the integration of new development into the natural, built and historic environment (Paragraph 61);
- Local Plans should include a positive strategy for the conservation and enjoyment of the historic environment. This should take into account: the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring and the character of a place (Paragraph 126);
- applicants should describe the significance of any heritage assets affected, including any contribution made by their setting (Paragraph 128);
- great weight should be given to designated heritage assets when considering the impact of a proposed development (Paragraph 132); and
- where a proposed development will lead to substantial harm to or the total loss
 of significance of a designated heritage asset consent should be refused, unless
 it can be demonstrated that the harm or loss is necessary to achieve substantial
 public benefits (Paragraph 133).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- the previous approach of preserving and enhancing York's special character was strongly supported, although some felt that a contemporary approach to modern development could be taken and that design quality was a critical factor.
- the role of the green belt and building height control was important with regard to controlling impacts of new development on the historic environment;
- there was concern over the impact of development based on the previous levels of growth outlined;
- more detail is needed in terms of the vulnerability of different aspects of York's special built and natural environment, and the capacity to accommodate change without harm; and
- a Local Heritage List for York is important.

Key Evidence Base

- Heritage Topic Paper (2013)
- Consultation Draft City of York Streetscape Strategy and Guidance (2013)
- Consultation Draft Local Heritage List for York Supplementary Planning Document (2013)
- Constructive Conservation (2013)
- PPS5: Planning for the Historic Environment Practice Guide Revision Note (2012)
- Heritage in Local Plans: How to Create A Sound Plan Under the NPPF (2012)
- York Central Historic Core Conservation Area Appraisal (2011)
- Seeing the History in the View (2011)
- The Setting of Heritage Assets (2011)
- Conservation Principles Policies and Guidance (2008)
- York City Walls Conservation Plan and Access and Interpretation Plan (2005)
- The York Development and Archaeology Study (1991)

Local Context

York is a world class city with the only complete medieval city walls in England. It is almost unique in England with its easily recognisable medieval street pattern, 2000 years of unbroken urban development, rich and varied historic archives, the largest and grandest of northern Europe's Gothic cathedrals and has one of the highest concentrations of designated heritage assets in England. It has well preserved and deep archaeological deposits, its story is unusually rich, well documented and widely published. The Council recognises that the historic environment:

- is a key economic driver through tourism as well as defining the city as a significant place to live, work and enjoy;
- directly provides employment;
- underpins the city's national and international profile;

- contributes significantly to the national story through knowledge, education, and understanding; and
- is a model for sustainable growth.

The following characteristics have been identified as being of strategic importance to the significance of York and are key considerations for the enhancement and growth of the city:

- the city's strong urban form, townscape, layout of streets and squares, building plots, alleyways, arterial routes, and parks and gardens;
- the city's compactness;
- the city's landmark monuments, in particular the City Walls and Bars, the Minster, churches, guildhalls, Clifford's Tower, the main railway station and other structures associated . with the city's railway, chocolate manufacturing heritage;
- the city's architectural character, this rich diversity of age and construction, displays variety and order and is accompanied by a wealth of detail in window and door openings; bay rhythms; chimneys and roofscape; brick; stone; timber; ranges; gables; ironwork; passageways; and rear yards and gardens;
- the city's archaeological complexity: the extensive and internationally important archaeological deposits beneath the city. Where development is permitted, the potential to utilise this resource for socio-economic and educational purposes for the benefit of both York's communities and those of the wider archaeological sector should be explored; and
- the city's landscape and setting within its rural hinterland and the open green strays and river corridors and Ings, which penetrate into the heart of the urban area, breaking up the city's built form.

These characteristics define the city and set the city apart from other similar cities in England. They were distilled through a forensic approach, including detailed assessment and analysis which is set out in the *Heritage Topic Paper (2013)* which also includes a more detailed explanation of each characteristic.

Preferred Approach

Policy DHE1: Design and the Historic Environment

The Council recognises the outstanding quality of the historic environment, its inherent value to the city and the central role it plays in York's economic success. York's special qualities are key considerations in determining the design implications of development and the Council encourages and supports proposals that:

- i. set out through high quality and inclusive design to improve degraded urban and natural environments, enhance York's special qualities and better reveal the significances of the historic environment:
- ii. promote high quality standards of contemporary design in buildings and the spaces between them in response to York's special qualities, in terms of:

- a) urban grain, respecting the historic arrangement of street blocks, plots and buildings in determining the texture of the city;
- b) urban structure, the framework of routes and spaces connecting locally and more widely;
- c) the character and appearance of landscape, city parks, landforms, open space, planting boundaries and treatment;
- d) density and mix, allowing for the provision of appropriate on-site amenity space. In particular, conversions into flats or houses should provide satisfactory levels of amenity for future occupiers;
- e) scale, in relation to its surroundings, key views, and skylines, in particular the prominence of York Minster both from within the city and in longer distance views across the open countryside including views from key transport routes and green corridors around or into the city;
- f) massing in relation to other buildings and spaces, particularly buildings of architectural or historic significance; and
- g) the texture, colour, pattern and durability of materials, and techniques and elements of detailing used.

Development proposals that fail to take account of York's special qualities and the opportunities for improving and enhancing the character and quality of an area will normally be refused.

- 16.1 The Council has a clear understanding of what makes the city special and what factors contribute to character and significance and new developments can have and adverse, neutral or positive impact. There are a number of existing studies that will assist the process of analysing character and significance and they should always be used to guide development proposals; the most significant are the *York Central Historic Core Conservation Area Appraisal (2011)*, the *Consultation Draft York Streetscape Strategy and Guidance (2013)* and the emerging Historic Environment Characterisation Project.
- Good design is synonymous with sustainable design and the choice of materials, layout, form, function and integration of renewable energy measures are important considerations. Buildings and places should always be built to last. Design is not just about the aesthetics of a building. Design is important in the quality of public spaces, how easy it is to move through them, how legible and adaptable places are and how existing character is responded to. It is especially important for development proposals to respond to York's special qualities, character and significance whether in the historic core or at the edges of the urban area and in rural: village communities. Although York is famous for its historic assets it is important that 21st century developments continue to add richness and diversity to its existing corpus of buildings reflecting changes in socio-economic and environmental circumstances and which are meaningful in the York context. Architectural diversity is one of the six principal characteristics defined in the Heritage Topic Paper (2013). The Council for Architecture and the Built Environment (CABE) has published extensively on the subject of design and developers and their agents are recommended to consult these documents, in particular, By Design published by CABE in 2000.

Policy DHE2: Heritage Assets

Development proposals will be encouraged and supported where they are:

- designed to conserve, enhance, and add value to the special qualities and significance of York's historic environment, including designated and nondesignated heritage assets and their settings;
- accompanied by detailed evidence based analysis that set out how the development will better reveal the significance of the heritage assets for public benefit; and
- iii. accompanied by a detailed evidence based heritage statement of significance that either, explains how the significance of heritage assets likely to be affected by development will not be substantially harmed, or that the public benefits of development clearly outweigh the harm.
- Heritage assets are, by their nature finite and non-renewable and understanding the 16.3 significance of them is fundamental to their conservation, management and enhancement. Statements of significance should be evidence based and include an assessment of heritage values as detailed in English Heritage's Conservation Principles Policies and Guidance (2008) which is considered to be appropriate guidance on this matter. Evidence may also need to be based on physical assessments of heritage assets. These physical assessments may take the form of standing building assessments or archaeological investigations of buried deposits and structures. In all cases these should be undertaken by appropriately qualified and skilled individuals and organisations preferably accredited by nationally recognised professional institutes or organisations. Other sources of evidence will include conservation area appraisals, documentary evidence, maps and plans. published research and, views analysis. The City of York Historic Environment Record should always be consulted and advice and guidance sought from the Council's historic environment specialists.
- 16.4 Statements of significance and other forms of assessment and research can make a valuable contribution to extending our understanding of York's character and significance as well as extending opportunities for visitors and citizens to engage with the city's past, present and future. The Council is committed to ensuring that public benefits will always outweigh harm to the historic environment. The Council is particularly keen to ensure that heritage assets can be sustained and enhanced by enabling viable uses consistent with their conservation, including sympathetic alterations to address occupant amenity and reductions in CO₂ emissions and identifying opportunities for revealing, and improving access to, previously hidden assets, consistent with their conservation.
- The Council recognises that the majority of its heritage assets are undesignated, specifically its archaeological deposits and locally valued buildings, sites and spaces. The Council will prepare, through public consultation, a Local Heritage List Supplementary Planning Document of heritage assets that include buildings, monuments, sites, places, areas and landscapes. The 'Local Heritage List for York' will be a list of heritage assets that contribute to the special local architectural and historic character of the area and are valued by the community. Entries will represent locally distinctive features that contribute to the environmental, social and cultural

heritage of the York area. The Local Heritage List will be in addition to those buildings included in the Statutory List of Buildings of Special Architectural or Historic Interest, known as Listed Buildings that are considered by the Government and English Heritage to be of national importance. The *Consultation Draft Local Heritage List Supplementary Planning Document (2013)* sets out the criteria that will be used to assess whether any building, monument, site, place, area or landscape may be considered for inclusion in the Local Heritage List for York as a locally designated heritage asset. Nominated local heritage assets will need to meet one or more criteria to be considered for inclusion in the Local Heritage List for York

Policy DHE3: Landscape and Setting

Development proposals will be encouraged and supported where they:

- i. demonstrate a detailed evidence based understanding of landscape character and setting including individual significant natural and historic features such as land form, mature trees, hedges and historic boundaries;
- ii. conserve and enhance landscape quality and character, and the public's experience of it and make a positive contribution to York's special qualities;
- iii. create opportunities to enhance the public use and enjoyment of existing and proposed streets and open spaces;
- iv. successfully maintains and manages, significant existing landscape features, including mature trees, hedges and historic boundaries;
- v. include substantial, sustainable, practical, and high quality soft and hard landscape details and planting proposals that are clearly evidence based and make a positive contribution to the character of streets and spaces;
- vi. take full account of issues and recommendations in the York Landscape Character Appraisal;
- vii. avoids an adverse impact on intrinsically dark landscapes and landscapes and townscapes sensitive to excessive light pollution, keeping the visual presence of light fixtures and finishes to a minimum, avoiding light spill and sodium lighting; and
- viii. attains an appropriate aesthetic and functional proportionate relationship of scale between building and open space, garden or street.
- 16.6 Landscape and setting is a principal characteristic of York which includes the strays and Ings that penetrate the urban fabric as well as the city's rural hinterland. The City of York Council will expect evidence based landscape assessments to reference the Landscape Institute's Guidelines for Landscape and Visual Impact Assessment English Heritage's the Setting of Heritage Assets (2011) and the York Landscape Character Appraisal as well as conservation area appraisals and historic character assessments where they exist.
- 16.7 The European Landscape Convention (ELC) created by the Council of Europe and signed by the UK government in 2006, applies to all landscapes, towns and villages and open countryside, including ordinary landscapes and even downgraded landscapes, as well as those that are afforded protection. The ELC defines landscape as "an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors" (Council of Europe 2000). It highlights the importance of protecting, managing, planning and creating landscapes;

and encourages a wider understanding and appreciation of landscapes, improved knowledge and care, as well as a sense of inspiration, well-being and connection between people and place. (www.naturalengland.org.uk)

- 16.8 The term 'landscape' includes both the built and open landscapes of the urban, suburban, and rural environment, streetscapes, and roofscapes. Landscape character is formed by a number of factors, such as topography, vegetation, land use, drainage, materials and buildings. It is important that a thorough understanding of the existing landscape features, character and quality is attained at a very early stage in order to appropriately inform the design process.
- 16.9 Elements such as street layout, architecture, materials, gardens, forecourts, verges, incidental spaces, village greens, boundary treatments, trees and other vegetation, lighting and street furniture can considerably influence landscape quality. Detailed landscape schemes will be required as part of development proposals since these are significant factors in the aesthetic and functional quality and success of a development, and it's assimilation into the landscape context, and its contribution to the character and perceived quality of the greater area.

Policy DHE4: Building Heights and Views

Development proposals are expected to make a positive contribution to York's qualities, character and significance by:

- respecting York's skyline by ensuring that development proposals are designed and located in such a way that the visual dominance of the Minster or the City Centre roofscape is not significantly challenged;
- ii. demonstrating a detailed evidence based understanding of landscape setting including key views so that development proposals respond positively to local building height and massing character and landscape context;
- iii. designing new buildings that integrate roof-top plant into the overall building design avoiding visually detracting roof top plant;
- iv. protecting the city's key views as defined in the York Central Historic Core Conservation Area Appraisal key views analysis;
- v. respects and enhances views of landmark buildings or important vistas;
- vi. realises opportunities for creating or revealing new public views.
- 16.10 The dominance of the Minster and its commanding presence in views of the City is one of the defining characteristics highlighted above. The *York Central Historic Core Conservation Area Appraisal (2011)* highlights key views. The significance of these should be a primary consideration in assessing the impact of any development proposals in accordance with the methodology set out in this character appraisal and detailed guidance in English Heritage's *Seeing History in the View (2011)*. The majority of York's built environment is 'low rise'. The introduction of taller buildings is not to be precluded, but their presence in the cityscape should be carefully considered, so as to enhance the character of the city.
- 16.11 There are a number of long views, for example towards the Minster and the city from the ring road that exemplify the setting of York. There are also long distance views out of the city to the Wolds, from elevated locations that enlighten the viewer as to

the wider context of the city. Consideration could also be given to elevated views of York's interesting roofscape from within buildings or on top of structures, particularly those with public access.

Policy DHE5: Streets and Spaces

Development proposals will be supported where they:

- i. promote public pedestrian and cyclist movement and establish natural patterns of connectivity with the fabric of the city. Proposals should also promote the enhancement of or creation of public space. Spaces and routes must be attractive, safe, uncluttered and easy to move through for all. Access to buildings, particularly public buildings, should be via clear and legible routes clearly prioritising pedestrians and cyclists over vehicles; and
- are designed to improve the quality of the public realm and the wider environment for all and where they follow the principles set out in the Consultation Draft City of York Streetscape Strategy and Guidance (2013).
- 16.12 A successful environment is one where people are placed at the centre of its design and use. The Council's *Local Transport Plan 3 (2011)* highlights a hierarchy of transport users where pedestrians and cyclists should be given priority over motorised traffic in the city's streets and spaces. The design of enhanced or new public spaces should consider how people orientate themselves and how they can find their way around and through. In particular this should always involve the interests and concerns of communities of interest as defined in the 2010 Disability Act, This will enhance people's experiences of York, whether resident or visitor and will help to explain York better.
- 16.13 Public spaces are "breathing spaces" which contrast spatially with the tighter urban fabric. They should be uncluttered to maximise their benefit and use. Schemes should be designed to support the primary function of the space without eroding the sense of communal ownership. Detailed design should encourage people-friendly environments, allowing for rest as well as activity.

Policy DHE6: Conservation Areas

Development proposals within conservation areas will be supported where they:

- are designed to conserve and enhance the special character and appearance of the conservation area and its setting including key views; and
- ii. are accompanied by an appropriate evidence based assessment of the conservation area's special qualities, proportionate to the size and impact of the development and sufficient to ensure that impacts of the proposals are clearly understood.

Outline planning applications within or adjacent to conservation areas will not be supported.

Changes of use will be supported when it has been demonstrated that the primary uses can no longer be sustained, where the proposed new use would not significantly harm the special qualities and significance of the place, and where proposed changes of use will enhance and add value.

Consent will be resisted for the demolition of buildings which make a positive contribution to the conservation area.

- 16.14 Conservation areas are defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. They are designated by the Local Authority, normally with public support, in recognition of their special value in the local context. They enjoy statutory protection through the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 16.15 The 'special interest' (special qualities and significance) that justifies designation is set out in designation statements prepared by the City of York Council. More detailed character appraisals have been prepared for some conservation areas, in particular the historic core. The Local Authority will promote the preparation of conservation area appraisals in the following circumstances:
 - when major development sites affect conservation areas, the Council will expect development proposals to be preceded by the preparation of conservation area appraisals. Appraisals should be commissioned by developers and carried out by appropriately qualified individuals or organisations following English Heritage quidelines on conservation area appraisals.
 - land-holders with conservation areas within their estates will be encouraged to commission appraisals to better inform management of the estate and to enable future developments to reinforce its special qualities.
 - appraisals should be prepared when neighbourhood plans are being developed which affect conservation areas.
- 16.16 Conservation area appraisals are different from the heritage statements required for development proposals affecting archaeology or listed buildings in that they consider slightly different issues. English Heritage's 2012 publication, Understanding Place: Conservation Area Designation, Appraisal and Management, gives useful guidance.
- 16.17 Whilst it is the quality and interest of an area as a whole which is recognised through designation, it is often the cumulative impacts of small changes over time which can erode the special qualities and significance of a place.
- 16.18 The character of a conservation area is not only formed by buildings and spaces, but also by the land uses the resultant activities, their characteristic patterns and forms and the ambience they create. Some uses however may bring harm and proposed changes of use can either erode character or offer opportunities for enhancing and adding value. It is important that proposed changes of use can identify opportunities for enhancement as well as ensuring the special qualities and significance of place are not harmed. Conversion schemes should respect the scale, proportion, material and detail of original character.

16.19 Consent for the demolition of undesignated structures and buildings which make a positive contribution to the conservation area will be exceptional and where permitted, will not take place until a contract for implementing redevelopment and/or restoration of the site has been agreed and planning permission for those works has been obtained.

Policy DHE7: Listed Buildings

Proposals affecting listed buildings (designated heritage assets) will be supported where they:

- conserve, enhance and add value to the special architectural or historic interest of the building and its setting, including key views, approaches and aspects of the immediate and wider environment that are intrinsic to its value and significance; and
- ii. are accompanied by an evidence based heritage statement which includes a statement of significance proportionate to the scale and nature of the proposed works.

Alterations and extensions to listed buildings will generally be supported when they do not harm the special architectural or historic interest of the building or its setting, and when proposals have clear and convincing justification, including beneficial uses of redundant or 'at risk' buildings, and sympathetic proposals for carbon reduction.

As the purpose of listing a building is to conserve it for future generations, demolition should be wholly exceptional, requiring the strongest justification.

- 16.20 Listed buildings are irreplaceable heritage assets which are recognised as being of special architectural or historic interest in the national context. They are identified on the National Heritage List for England held by DCMS. Buildings on the list enjoy statutory protection through the Planning (Listed Buildings and Conservation Areas) Act 1990. Protection extends to the whole building, inside and outside, its curtilage and certain structures within its domain. The majority of works to listed buildings require listed building consent (in addition to any other consent required through planning legislation).
- 16.21 Applications should be supported by a Heritage Statement covering the following:
 - analysis of the significance of the building relevant to the areas of proposed change. This should convey an understanding of the asset's evidential, historical, aesthetic and communal values as detailed in English Heritage's Conservation Principles. It should be noted that the official list description is not a statement of significance;
 - an assessment of the impact of development proposals on the special interest (significance and values) of the building;
 - an explanation of why the proposed works are desirable or necessary; and
 - where proposals appear to cause harm to significant aspects of the building, why
 less harmful ways of achieving desired outcomes have been discounted or are
 undeliverable. The greater the harm the stronger the justification should be.

- 16.22 The majority of historic buildings are capable of carefully considered adaptation and the Council is fully supportive of proposals that help conserve and enhance the city's heritage assets for future generations to enjoy. However there will be occasions when changes cannot be justified because adverse impacts are too severe and the special architectural or historic interest will be lost. Demolition of listed buildings should be wholly exceptional and require the strongest justification. However it is recognised that with imagination, the retention and reuse of important historic buildings can give form and distinctiveness to regeneration areas leading to quality of place and economic success.
- 16.23 Minor repairs to listed buildings do not require consent, if they are carried out to a high standard of workmanship using materials and techniques that match the original. Major repairs that would depart from this approach will usually require consent.

Policy DHE8: Shopfronts in Historic Locations

Proposals to alter or replace shopfronts in historic locations will be supported where they:

- i. conserve, enhance and add value to the special qualities and significance of the building and area; and
- ii. are sympathetically designed using high quality materials and are an appropriate scale.

Proposals that set out to remove, replace or substantially harm shop fronts of high quality design or of historic interest will not be supported.

- 16.24 Well designed attractive shopfronts make an important contribution to the character of an area as well as to individual buildings across the city. Within the central historic core conservation area, the survival of historic shopfronts is particularly high, and there are many examples of high quality contemporary design; together they make an important contribution to the special architectural and historic interest of this thriving retail area.
- 16.25 Where existing shopfronts are of indifferent or poor quality, replacement with shopfronts of high quality design and materials which complement the design and proportions of the host building will be encouraged. The Council is particularly keen to see all its secondary shopping areas enhanced through the use of well designed shopfronts.

Policy DHE9: Advertisements in Historic Locations

Permission will be granted for the display of advertisements where they:

- i. are of a scale, design, materials, finish and illumination that will not cause harm to visual or residential amenity and will respect the appearance of a building or the street scene in urban areas and villages; and
- ii. will not create a public safety issue.

Within conservation areas or on buildings identified as heritage assets, illumination will only be supported where the following criteria are met:

- a) the method of illumination forms an integral part of the design of the host building;
- b) the premises trade as part of the evening economy; and
- c) illumination of the advertisement preserves the historic character and appearance of the area.
- 16.26 Advertisements play an important role in promoting economic vitality, and where well designed, they can make a positive contribution to the street scene. At the same time a proliferation of signs can be unsightly, distracting and damaging to the appearance of the building, street or area.
- 16.27 Advertisements should be designed and located to avoid conflict with the historic character and appearance of heritage assets including conservation areas. For example, internally illuminated box signs will not be supported on buildings identified as heritage assets or in conservation areas because of their adverse impact on character and significance. In some streets, advertisements sign written directly onto the facia remain the prevailing form, adding to the historic character of the area. In these locations, other forms of facia signage will not be supported unless appropriate to the character of the host building. Banners and high level signs will also not be supported. Exceptions may be made for special one-off or annual events which promote the city's economy. Hanging signs, where appropriate, should generally be restricted to one on the street frontage.
- 16.28 There are streets within the central historic core conservation area, and across the district, where there is little illuminated signage. In these instances, the proliferation of illuminated signs would undermine the historic character and appearance of the area and will not be supported.
- 16.29 The continuing evolution of lighting technology has allowed more discrete methods of illumination to be developed. They can nevertheless affect the character and appearance of buildings and areas, and will be assessed in the same way as traditional illumination methods.

Policy DHE10: Security Shutters in Historic Locations

Proposals for the installation of solid or external see-through shutters in conservation areas or on buildings identified as heritage assets will only be supported in the following circumstances:

- i. they are externally demountable open mesh grilles;
- ii. where they are of an appropriate scale and the design preserves the character and significance of the shopfront; and
- iii. suitably designed internal see-through shutters will only be considered where other measures can be demonstrated to be inadequate and where there is justifiable need.
- 16.30 Solid roller shutters prevent out of hours window shopping, and can result in a hostile environment which harms the amenity of the area, in additions to negating the value a shopfront itself makes to the visual interest of the street scene.
- 16.31 In conservation areas or on buildings identified as heritage assets, security should be provided by laminated glass, secondary glazing or internal security film. Where internal see-through shutters are approved, shutter boxes should be positioned so as not to be visible form the outside, and the design of the shutter must sit comfortably with the design of the shopfront.

Policy DHE11: York City Walls and St Marys Abbey Walls ('York Walls')

Projects that set out to conserve and enhance the values and significances of York Walls will be supported.

Development proposals within the areas of York Walls designated as Scheduled Ancient Monuments will be supported where they are for the specific purpose of enhancing physical and intellectual access to York Walls.

Development proposals adjacent to the areas of York Walls designated as Scheduled Ancient Monuments will only be supported where they are:

- accompanied by an evidence based heritage statement that clearly demonstrates through assessments of character (including views and setting), value and significance, that the character and setting of the historic core conservation area and the character and setting of the scheduled monuments and adjacent listed buildings will be conserved and enhanced;
- ii. designed to be no higher than the city walls externally and not reduce their dominance; and
- iii. does not cause harm to York Walls or the setting of York Walls.
- 16.32 York City Walls and St Marys Abbey Walls are designated scheduled ancient monuments and Grade I listed buildings. *The York City Walls Conservation Plan and Access and Interpretation Plan (2005)* states that 'The York city walls are of

exceptional significance on account of their long and unique history and their historic and continuing relevance to, and impact on, the culture, society, economy and environment of the City of York and its wider, universal context'. The City of York Local Plan supports this view and extends the same definition to the standing precinct walls of St Mary's Abbey.

- 16.33 The effective management and use of the walls, bars, banks, ditches and settings can enhance their significance, providing amenity space, green corridors, creative backdrops, quality spaces and generate responsive architecture. All of these enhancements can be delivered through partnership working, the sharing of expertise and inclusive initiatives across the city. York Walls define and reinforce the compact city centre and greatly contribute to York's unique sense of place, its role as a tourism centre, and thus underpin the economy and quality of life of the city. Development proposals that actively support the management and enhancement of the York Walls character and significance in partnership with others will be welcomed. Proposals that harm character and significance will be resisted.
- 16.34 Enhancement of York Walls can take a variety of forms: physical interventions, the provision of interpretation facilities, and the expansion of physical and intellectual access. The Local Plan recognises that it will be of great public benefit to promote a participative and inclusive management regime that includes: the public use and management of elements of the York walls such as Fishergate Postern; providing support to the Friends of York Walls group; and involving people in the management of the walls

Policy DHE12: Archaeology

Development proposals that affect archaeological features and deposits will be supported where they are:

- accompanied by an evidence based heritage statement that describes the significance of the archaeological deposits affected and that includes a desk based assessment and, where necessary, reports on intrusive and non-intrusive surveys of the application site and its setting;
- ii. designed to avoid substantial harm to archaeological deposits; and
- iii. where harm to archaeological deposits is unavoidable, detailed s mitigation measures have been agreed with City of York Council that include, where appropriate, provision for deposit monitoring, investigation, recording, analysis, publication, archive deposition and community involvement.
- 16.35 The deep, wet, anoxic sub-surface archaeological features and deposits within the historic core of the City of York are designated as an Area of Archaeological Importance under the Ancient Monuments and Archaeological Areas Act 1979 and are of international importance and significance. The vast majority of these archaeological deposits are of equivalent significance to scheduled ancient monuments. Within the historic core, substantial harm is defined as greater than 5% disturbance to buried archaeological deposits through foundation design and infrastructure development as described in the *York Development and Archaeology Study (1990)*. This policy approach has been adopted to ensure both the continued economic vitality of the city centre and the preservation in-situ of these highly

significant deposits. In all other parts of the City of York, substantial harm to or loss of designated or undesignated features or deposits of national importance will be resisted.

- 16.36 The important and complex picture of the development of human settlement and exploitation in the City of York area is constantly being amended and elaborated as a result of archaeological investigations and research. Understanding this picture and the significance of these assets, both designated and undesignated, are fundamental to their conservation, enhancement and management. Development proposals will always need to be accompanied by a heritage statement that is proportionate to the size and impact of development proposals and the nature of archaeological evidence. In all circumstances the City of York Historic Environment Record (HER) must be consulted and advice and guidance sought from the council's historic environment specialists. The significance and value of archaeological remains must always be appropriately assessed as part of a statement of significance drawn up with reference to English Heritage's Conservation Principles which the Council considers to be appropriate guidance on this matter. The heritage statement may also need to be accompanied by the results of more detailed analysis involving building assessment, deposit monitoring, below ground evaluation and documentary research. The Council will expect the heritage statement to examine the potential impacts of development proposals on significance and value using appropriate evidence and analysis. Where harm to archaeological features and deposits is unavoidable, development proposals will be expected to provide detail on appropriate mitigation measures agreed with City of York Council. Where development sites contain deep, wet, archaeological deposits, these mitigation measures may include provision for installation of and data recovery from deposit monitoring devices. Where mitigation measures include physical excavation of deposits, provision must include adequate resources for excavation, analysis, publication, and archive deposition with the Yorkshire Museum. Where substantial harm is unavoidable, development proposals will also be expected to demonstrate the overriding public benefits of development including community engagement, and lasting educational value through research, publication and display.
- 16.37 Copies of all heritage statements and reports on archaeological interventions, whether pre- or post determination of an application, must be deposited with the City of York HER. Physical interventions into heritage assets through standing building assessment or below ground archaeological investigations should be led by appropriately qualified individuals and organizations preferably accredited by nationally recognised professional institutes or organizations.
- 16.38 On some sites, discoveries made during archaeological evaluations or excavations may create opportunities for the permanent display of features, structures and finds. Such displays can deliver significant public benefit and add value to the finished development. Where such circumstances arise, City of York Council will encourage developers to incorporate features, structures, finds and displays into the finished development.

Policy DHE13: Historic Parks and Gardens

Development proposals affecting historic parks and gardens or their wider setting will be supported where they:

- i. do not have an adverse impact on the park's fundamental character, amenity, and setting;
- ii. do not compromise the public's enjoyment of the park; the spatial qualities; the integrity of important landscape features, or the setting of any structures within its boundaries; and
- iii. are sensitive to the original design intention and subsequent layers of design and the functional evolution of the park or garden.
- 16.39 The City of York contains four sites on English Heritage's Register of Historic Parks and Gardens. These are Museum Gardens (Grade II), Rowntree Park (Grade II), York Cemetery (Grade II*). The grounds of Moreby Hall are also included in the register, a small portion of which lies within the City of York, but the vast majority of it lies within Selby District.
- 16.40 English Heritage are required to be consulted on development proposals that affect a Grade I or II* listed park or garden. The Garden History Society are required to be given the opportunity to advise on development proposals that affect a registered park or garden of any grade.
- 16.41 A number of other parks and gardens, both in private and public ownership, are undesignated but are considered to be locally important by way of their particular historic or design interest, and the contribution they make to the landscape quality and character of the area; they are thus considered to be worthy of the same considerations.

Policy DHE14: City of York Historic Environment Record

City of York Council will maintain and make available a comprehensive digital Historic Environment Record (HER) for the City of York for use by those preparing development proposals, community groups, academic researchers and students, and the general public

Development proposals affecting heritage assets will need to be accompanied by an appropriate Heritage Statement – it is expected that the City of York Council HER will have been consulted in preparing this document.

16.42 The City of York Historic Environment Record (HER) is a database of designated and undesignated heritage assets in the City of York. It includes over 6,000 records of archaeological monuments features and deposits, historic buildings, parks and gardens, and finds in York. The HER contains over 1,100 reports ("grey literature") on archaeological interventions and building recording; it includes historic maps, an extensive library of aerial photographs, photographs of buildings, national and local publications, and other sources, including dissertations. It also includes Historic Landscape Characterisation data and an emerging, detailed Historic Character

Assessment of the area within the outer ring road. Elements of the HER are accessible through the Heritage Gateway (www.heritagegateway.org.uk) and the website and online mapping of City of York Council (http://localview.york.gov.uk/Sites/lv/).

- 16.43 City of York Council is committed to encouraging developers and their agents to become active partners in better revealing the significances of York's historic environment. The HER is an essential element of this process and a first point of contact for anyone wishing to research the heritage of York, developers, academics, members of the public and educational establishments.
- 16.44 The Local Planning Authority will expect development proposals that impact on archaeological deposits and other heritage assets to create opportunities for enhancing public and academic appreciation and understanding of York's historic environment by contributing to the development and enhancement of the HER.
- 16.45 In order to ensure the sustainability (including the long-term curation, maintenance and enhancement) of the HER, City of York Council will levy charges on those using and depositing reports and other material with the HER

Policy Links

- Section 6 'York City Centre'
- Section 7 'York Central'
- Section 8 'Economy'
- Section 9 'Retail'
- Section 10 'Housing Growth and Distribution'
- Section 11 'Aiding Choice in the Housing Market'
- Section 12 'Affordable Housing'
- Section 13 'Community Facilities'
- Section 14 'Education, Skills and Training'
- Section 15 'Universities'
- Section 17 'Green Infrastructure'
- Section 18 'Green Belt'
- Section 20 'Climate Change'
- Section 24 'Communications Infrastructure'
- Section 25 'Infrastructure and Developer Contributions'

Alternatives

Design and the Historic Environment

- 1. Restrict all new development affecting heritage designations
- 2. Restrict all new development affecting designated and non-designated heritage resources
- 3. Rely on National Planning Policy Framework to guide development in relation to heritage designations/resources
- 4. Provide local policy to guide new development in relation to only heritage designations

5. Provide local policy to guide new development in relation to designated and non-designated heritage resources (this is our preferred approach)

Question 16.1 This is our preferred approach to design and the historic environment do you think this is appropriate or should one of the alternatives or a different approach be taken?

Section 17: Green Infrastructure

National Planning Policy Framework

National Guidance says that:

- Criteria based policies should be set against which proposals for any
 development on or affecting protected wildlife or geodiversity sites or landscape
 areas will be judged. Distinctions should be made between the hierarchy of
 international, national and locally designated sites (Paragraph 113);
- Local Planning Authorities should plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (Paragraph 114);
- Planning permission should be refused for:
 - major developments in designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest (Paragraph 116);
 - development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
 - development, if significant harm resulting from it cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for(Paragraph 118).
- To minimise impacts on biodiversity and geodiversity, planning policies should:
 - o plan for biodiversity at a landscape-scale across local authority boundaries;
 - identify and map components of the local ecological networks, including the hierarchy of sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation; and
 - o promote the preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets and identify suitable indicators for monitoring biodiversity in the plan (Paragraph 117).
- Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well being of communities (Paragraph 73);
- Planning policies should be based on robust and up to date assessments of the needs of open space, sport and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required. (Paragraph 73);
- Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless a range of criteria are met (Paragraph 74); and
- Local communities through local and neighbourhood plans should be able to identify green areas of particular importance to them as Local Green Space

which is afforded special protection from new development other than in very special circumstances (Paragraph 76).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- the approach to conserving and enhancing York's green infrastructure is generally supported;
- there was inadequate evidence behind the open space policy and the fact that the Biodiversity Audit had not been formally published is a concern;
- green spaces uniquely contribute to biodiversity and wildlife habitats and manmade green spaces cannot recreate habitats and this reduces bio-diversity;
- green spaces also contribute significantly to residents' health and well being;
- open land can be used for recreational land but there must be proper management of these areas to ensure they remain quality spaces and ecological value is not damaged;
- more was needed on the inter-relationship between wildlife and humans;
- extra targets that should be included or changes to existing targets, such as looking to increase Biodiversity Action Plan habitats as opposed to just woodland creation;
- a target to develop a playing pitch strategy would help deliver the policy; and
- the potential funding of future Green Infrastructure raised concerns. Some felt it was unfair to add this cost to existing developer contributions whilst others felt that the Plan needed to specifically set out how the financial implications of Green Infrastructure will be addressed.

Key Evidence Base

- Playing Pitch Strategy (2013)
- Local Plan Viability Study (2013)
- City of York Biodiversity Action Plan (2013)
- Natural Environment White Paper (2012)
- City of York Biodiversity Audit (2011)
- City of York Green Corridor Technical Paper (2011)
- The Leeds City Region Green Infrastructure Strategy (2010)
- Outdoor Sport and Recreation Study (2008)
- York Landscape Character Appraisal (1996)
- City of York Commons Register (continually updated)
- City of York Village Greens Register (continually updated)

Local Context

Biodiversity

The Biodiversity Audit (2011) identifies in addition to International and nationally designated sites, species and habitats which are of regional or local conservation interest and provides us with baseline information on which to prioritise further action. Currently 86 sites have been identified as fulfilling the requirements for

designation as regional Sites of Importance for Nature Conservation (SINC) and 156 sites that are Sites of Local Interest (SLI).

The *Biodiversity Action Plan (2013)* identifies key targets and actions for all types of habitat in York. These focus on the maintenance of existing protected sites, the enhancement of existing sites (which recognises that, in order to fully protect a site or interest, there may be a requirement to establish a suitable buffer around it) and the creation of new sites targeting specific areas.

Open Space

The Open Space, Sport and Recreation Study (2008) identifies deficiencies in both the quantity and quality of open space in York. There are particular quantitative shortfalls citywide relating to the provision for young people and children, but also localised shortfalls in open space, sport and recreation provision in quantitative terms, and outdoor sports facilities, natural open space and amenity green space. Some of the larger rural settlements are identified as being in need of further parks. As part of the preparation of the Local Plan, the Study is being updated; all open space sites have been revisited and audited and an assessment of the demand will be updated.

The Playing Pitch Strategy (2013), presents a strategic approach to pitch provision, providing detailed audit information, statistical analysis and facility user views. The document addresses the current and projected supply and demand for playing pitches across York. It identifies areas of under and over provision of pitches, future needs and issues affecting pitch quality. It was identified that the city as a whole has a shortage of playing pitches. The report goes in to detail for all types of pitches and recognises that where there is a surplus, for example senior football pitches, there may be scope to re-designate the pitches, for example as mini pitches, there is a similar case for rugby pitches.

York has a number of Village Greens and areas of Common Land. These are protected by legislation (Commons Registration Act 1965 and Commons Act 2006) and serve an important role in communities across York.

Green Corridors

Green Corridors are a fundamental element of green infrastructure as they form linkages between assets making a green infrastructure network rather than a collection of sites. The Leeds City Region Green Infrastructure Strategy (2010) identified a hierarchy of green corridors at a regional and district level and the Council has expanded this on a local level to include local corridors which are significant for the communities and neighbourhoods of York. Regional corridors in York include the main river corridors of the Ouse, Foss and Derwent which have a multifunctional value; the district corridors generally include the strays and linked green wedges with fewer functions; and the local corridors includes a combination of smaller links between designated green assets and corridors with only one or two functions. Further detail can be found in the supporting Green Corridor Technical Paper (2011) and on Figure 16.1 which shows a map of York's Green Corridors. The LBAP contains more detailed information about the specific value and role of all the designated green corridors in York.

Preferred Approach

Policy GI1: Green Infrastructure

The Local Plan will conserve and enhance York's landscapes, geodiversity, biodiversity and natural environment, recognising the role of Green Infrastructure in supporting healthy communities, cultural value, a buoyant economy and aiding resilience to climate change. This will be delivered through the following:

- i. the production of management plans to describe, protect and enhance York's biodiversity, especially Council owned sites, with priority given to those designated as Sites of Importance for Nature Conservation (SINCs);
- ii. delivering the aspirations of partner strategy documents and action plans, including the Regional Biodiversity Strategy, Regional Forestry Strategy and Action Plan, River Basin Management Plans, Priority Woodland Habitat Management Plans and any other plans formally approved by the Council as part of or green infrastructure programme;
- iii. protecting and enhancing existing recreational open space in York, and seeking to increase provision in areas where a deficiency has been identified;
- iv. maintaining the integrity of green corridors and their role in the GI network;
- v. recognising the role that Common Land, Village Greens and other important local green spaces play in protecting and enhancing the historic character of York as well as providing important recreational and nature conservation benefits to the city; and
- vi. requiring applicants to submit green infrastructure assessments with all but minor applications; and
- vii. ensuring that development complies with the emerging City of York Council green infrastructure strategy and any associated SPDs.
- 17.1 Green Infrastructure is the term used for the overarching framework related to all green assets. Traditionally, environmental planning has looked at the functions of these assets in isolation, such as biodiversity, open space provision or public realm design. Whilst we should not devalue the benefits of looking at these issues individually, a green infrastructure approach considers how together these assets form an overall 'system' that is greater than the sum of its overall parts.
- 17.2 York's approach is to both continue to protect and enhance biodiverse habitats and landscapes but also to support the multifunctional benefits of green infrastructure. These include opportunities for sport and recreation, creating safe and attractive walking, cycling and equestrian routes; the provision of ecosystem services such as improvements in air and water quality; cultural value; mitigation and adaptation to climate change, particularly in terms of flood mitigation in York; an enhanced backdrop and landscape to aid business and attract inward investment; and, of course, to maintain and enhance biodiversity. York's network of green spaces could work like a connected park, linking the historic city centre to the city's neighbourhoods and countryside through a series of extended strays for walking and cycling, and making use of rivers. Better green cross-connections through York's neighbourhoods should also be encouraged.

Policy GI2: Biodiversity

In order to conserve and enhance York's biodiversity, the Local Plan will support development which:

- ensures the retention, enhancement and appropriate management of features of geological, geomorphological, paleoenvironmental or biological interest, and address the requirements of the current Biodiversity Audit and Action Plan;
- takes account of the potential need for buffer zones around wildlife and biodiversity sites, to ensure the integrity of the site's interest is retained;
- results in no net loss to, and helps to improve, biodiversity (any unavoidable impacts must be appropriately justified, mitigated or compensated for, and secured through the planning process, for example through offsetting);
- where appropriate, enhances accessibility to York's Biodiversity resource;
- safeguards, manages and enhances York's existing tree and woodland resource in line with the current Regional Forestry Strategy and the Council's emerging tree strategy, particularly urban tree planting and street trees;
- maintains and enhances the rivers, banks, floodplains and settings of the Rivers
 Ouse, Derwent and Foss, and other smaller waterways for their biodiversity,
 cultural and historic landscapes, as well as recreational activities; and
- maintains and enhances the diversity of York's Strays for wildlife.
- 17.3 The policy seeks to conserve and enhance all sites and areas of biodiversity value in York. This supports the national approach of a hierarchy of sites as defined in the National Planning Policy Framework. York's Biodiversity Audit (2011) and Action Plan (2013) identify the special sites and define their specific value and the best approach to retaining and enhancing this value. These documents should be used alongside Policy GI2 to determine planning applications that could potentially affect any site of biodiversity value.
- 17.4 Although the protection of individual sites is essential, such sites do not occur in isolation as discrete, self contained habitats, but influence and are influenced by their surroundings. The surrounding area can therefore be as important to the interest of the site as the feature itself, and changes to it could affect the integrity of that interest. In order to fully protect the site or interest, there may be a requirement to establish a suitable buffer area around it. The extent of that buffer could vary depending on the site, the type and value of the habitat present and the proposed change.
- 17.5 In exceptional circumstances, where the proposed development clearly outweighs the nature conservation value of the site and the impact on biodiversity sites is unavoidable, appropriate mitigation or compensation will be required. This should be achieved through planning conditions and obligations. An emerging scheme 'biodiversity offsetting' proposed through the Natural Environment White Paper 2012, would means that developers would have the option to contribute funds to a joint pot of money that would then be used to offset the damage to nature conservation. This scheme is still to be established through Local Nature Partnerships.

17.6 River and stream corridors encompass a diverse range of wildlife habitats, which add to the diversity and interest of the city's natural environment. These can easily be damaged by development either on the banks of the river or stream or on adjacent land or through channelling or culverting of the watercourse. New development will be expected to give careful consideration to minimising its potential impact and, where possible, achieving benefits for nature conservation or the landscape. The use of York's watercourses for recreational purposes is also of great value but the balance between this and the nature conservation value needs to be addressed in line with Policy GI7:Access to Nature.

Policy GI3: Trees

The Local Plan will support development which:

- recognises the value of the existing tree cover, the contribution it can make to the quality of a development, its biodiversity value, and its assimilation into the landscape context;
- provides protection for overall tree cover as well as for existing trees worthy of retention in the immediate and longer term and with conditions that would sustain the trees in good health in maturity;
- retains trees that make a significant contribution to the setting of a conservation area or a listed building, the setting of proposed development, are a significant element of a designed landscape or value to the general public amenity in terms of visual benefits, shading, screening.
- does not create conflict between existing trees to be retained and new buildings, their uses and occupants, whether the trees or buildings be within or adjacent to the site;
- supplements the city's tree stock with new tree planting where an integrated landscape scheme is required; and
- complies with the emerging supplementary planning document on trees and development.
- 17.7 Trees provide a range of far-reaching environmental benefits; they contribute to biodiversity, the well being of humans, the amenity of York's green infrastructure, and landscapes both rural and urban. It is therefore important that trees and overall tree cover are retained where they are of significant landscape, amenity, nature conservation or cultural value.
- 17.8 Trees can constitute a major component of a designed landscape or streetscape, which is of aesthetic, historic or cultural significance, for example, New Walk. In such instances it is not only the value of an individual tree that is to be considered but the value of the overall landscape feature of which it plays a part. Development will be supported where such features and the public appreciation of them are substantially protected or enhanced, with an aim to perpetuate the feature.
- 17.9 In exceptional circumstances, where the benefits of the development substantially outweighs the retention of significant trees within the site and there are absolutely no feasible alternatives, appropriate mitigation and compensatory tree planting will be required within the site boundary.

Policy GI4: Open Space and Playing Pitches

- A) Developments for all housing sites will be required to make provision for the open space needs of existing and future residents. This should be provided in addition to any area required for landscaping.
- For sites of less than 10 dwellings a commuted sum payment will be required towards off site provision.
- For sites of 10 or more dwellings, the development will be required to address current deficiencies in open, recreational and play space in line with the current Open Space Study. Development which results in the net loss of open space or of gross loss in areas of deficiencies will be refused.
- B) In addition, the Local Plan will support development which:
- where appropriate, enhances or otherwise accommodates the biodiversity interest of open space sites particularly where they contribute to enhancement of green corridors;
- supports allotments and productive land, to encourage local food production, and its benefits to education and healthy living;
- protects playing pitch provision except where surplus is indicated in the Playing Pitch Strategy (2013);
- improves the quality of existing pitches and ensure that any new pitches are designed to a high standard and fully reflect an understanding of the issues affecting community sport; and
- meets the deficit of pitches in geographically appropriate and accessible way.
 This could be rectified through re-designation of current surplus.
- 17.10 As part of the Local Plan process, the *Open Space, Sport and Recreation Study 2008* is being updated. The designated sites have been revisited and reassessed and all open space has been audited which has resulted in new sites being identified. These are all shown on the proposals map. Emerging work on the demand for quantitative and qualitative improvements is underway and will help to shape the calculations needed to determine the amount and location of open space required as part of all new housing developments. Policy GI5 below sets out potential new open space sites and the requirements for strategic housing sites over 5ha.
- 17.11 In addition, the *Playing Pitch Strategy (2013)* should be used to assess and guide the need for new provision and improvement of pitches across York. It should be noted that the under utilisation of playing pitches should not be considered as an opportunity to dispose of sites without first considering the potential value of such sites for pitch rotation, alternative sport and recreation uses, or most importantly the reasons for under use and whether these can be addressed. For example, the Strategy identifies a surplus of senior football pitches and it concludes that these could be redesignated as junior pitches, where a deficiency has been identified.

Policy GI5: New Open Space

A. Strategic Housing Sites

All new strategic housing sites will be required to deliver new public open space:

- proportionate to their size, except in areas of deficiency where higher levels may be required through compensatory arrangements;
- where appropriate in access terms;
- whilst not compromising scheme viability; and
- to meet deficiency identified in the Council's current open space study.

The allocated strategic housing sites are:

- ST1 British Sugar /Manor School
- ST2 Former Civil Service Sports Ground, Millfield Lane
- ST3 The Grainstores, Water Lane
- ST4 Land adj. Hull Road & Grimston Bar
- ST5 York Central
- ST6 Land East of Grimston Bar
- ST7 Land to 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
- ST12 Land at Manor Heath Road, Copmanthorpe
- ST13 Land at Moor Lane, Copmanthorpe
- ST14 Land to the North of Clifton Moor
- ST15 Holme Hill New Settlement
- ST17 Nestle South (re-designation of commercial element (excl. Ancillary retail) of outline scheme to residential)

B. Educational Establishments

The Local Plan recognises the important role that education establishments can offer in terms of community use of their sports facilities and playing pitches. Where new educational establishments are proposed the appropriate community facilities will be secured where operationally appropriate and feasible.

- C. Other new open spaces are allocated at:
- OS1 Land North West of Manor School;
- OS2 Land South West of Heslington Playing Fields;
- OS3 Land to North of Poppleton Juniors, Millfield Lane, Poppleton
- 17.12 The Local Plan Viability Study (2013) has suggested a net to gross ratio on larger development sites of 60/40 to reflect the need for adequate on site provision of infrastructure, open space and local services and to ensure that the overall capacity

of the site is not overestimated. The level should ensure that the development of the site is deliverable.

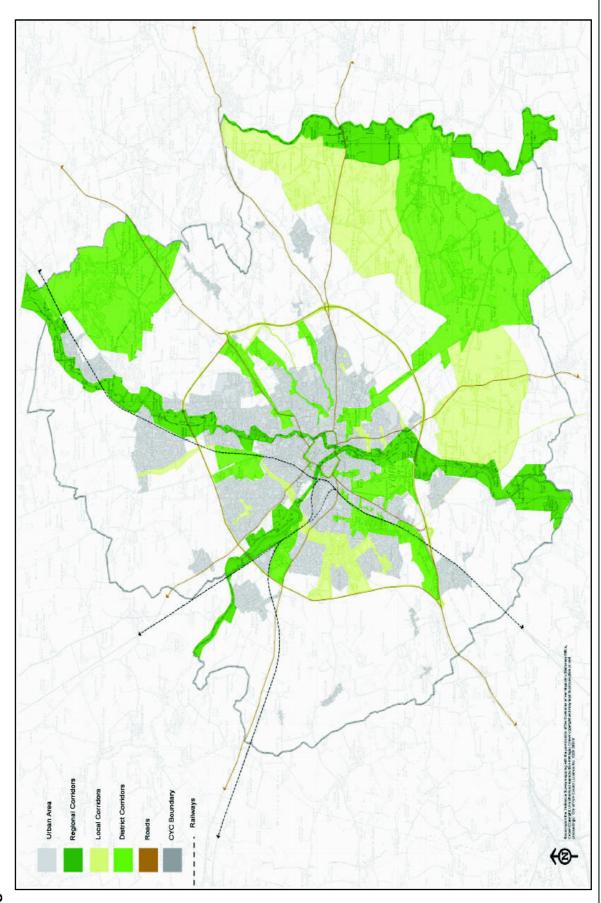
17.13 *The Open Space, Sport and Recreation Study (2008)* identifies the level of deficit for different types of open space in all the wards in York. This will be applied to all the strategic sites to ensure that the correct type of open space is created to meet the surrounding areas' need.

Policy G16: Green Corridors

The Local Plan will support development which:

- maintains and enhances the integrity and management of York's Green Infrastructure network, including its green corridors and open spaces; and
- protects and enhances the amenity, experience and surrounding biodiversity value of existing rights of way, national trails and open access land; and
- ensures the protection of the hierarchy and integrity of York's local, district and regional green corridors in line with the findings of the Local Biodiversity Action Plan (2013); and
- creates and/or enhances 'stepping stones' and new Green Corridors that improves links between nature conservation sites and other open space.
- 17.14 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. Figure 17.1 overleaf shows the extent of green corridors in York.
- 17.15 Regional and district corridors will foster connections between York and other towns/villages in the region which adjoin the green corridors. This will provide a common boundary to a designated area which will allow easier access to and from York, enhance existing routes; create stronger theoretical linkages through association; and reinforce linkages through as common duty to, and benefits received from, the protection and enhancement of the green corridor(s) in question.

Figure 17.1 Green Corridors



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Policy GI7: Access to Nature

The Local Plan will encourage:

- the enhancement of the biodiversity value of open space sites for example, school playing fields, to increase the level of public access to nature;
- an increase in public access to existing designated nature conservation sites where this would not compromise their ecological value; and
- recreational use of York's watercourses where this does not have a detrimental impact on nature conservation value.
- 17.16 This policy should be implemented in line with the most up to date Biodiversity Audit and Action Plan, Outdoor Sport and Recreation Study, emerging City of York Tree Strategy and Green Infrastructure Strategy. These evidence base documents will identify the role of the site and will therefore set out whether there is scope to amend the access to the site without diminishing the value of the site.
- 17.17 Policy GI7 is about getting the right balance between the multifunctional role of sites. The purpose of Green Infrastructure is to create a network of sites and corridors that complement and benefit each other and the wildlife and people that use them, therefore it is important that these uses do not conflict and result in a detrimental impact for any of York's Green Infrastructure assets.

Policy Links

- Section 7 'York Central'
- Section 16 'Design and the Historic Environment'
- Section 18 'Green Belt'
- Section 19 'Flood Risk Management'
- Section 23 'Transport'
- Section 25 'Infrastructure and Developer Contributions'

Alternatives

Biodiversity

- 1. Rely on the National Planning Policy Framework (NPPF) to guide development in relation to biodiversity/geodiversity/ landscape resources
- 2. Provide local policy to guide new development in relation to only statutory biodiversity/geodiversity/landscape designations
- 3. Provide local policy to guide new development in relation to only statutory and non-statutory biodiversity/geodiversity/landscape designations
- 4. Provide local policy to guide new development in relation to all biodiversity/ geodiversity/landscape resources (this is our preferred policy approach)

Green Infrastructure

1. Protect all Green Infrastructure to the same level irrespective of its function

2. Given greater protection to functional Green Infrastructure (recreational space/allotments/green corridors) (this is our preferred policy approach)

Open Space

- Do not protect existing recreational open space/green infrastructure from development
- 2. Rely on NPPF policies to protect existing recreational open space/green infrastructure and access to it
- 3. Provide local level policy to protect existing recreational open space/green infrastructure and access to it (this is our preferred policy approach)

New Open Space

- 1. Require all new developments to incorporate a 60/40 on-site Open Space provision
- 2. Require only major development (>5ha) to incorporate a 60/40 on-site Open Space provision (this is our preferred policy approach)
- 3. Require all new developments to contribute to off-site Open Space provision
- 4. Require only major development to contribute to off-site Open Space provision

Question 17.1 This is our preferred approach to Green Infrastructure do you think this is appropriate or should one of the alternatives or a different approach be taken?

Section 18: Green Belt

National Planning Policy Framework

National Guidance says that:

- the primary objective of a Green Belt is to prevent urban sprawl by keeping land open (paragraph 79);
- Green Belts are in place to serve the following purposes:
 - o check unrestricted sprawl of large built up areas,
 - o prevent neighbouring towns merging into each other,
 - o assist in safeguarding the countryside from encroachment
 - o preserve the setting and special character of historic towns,
 - o assist in urban regeneration (paragraph 80);
- planning authorities should plan positively to enhance the use of the Green Belt by providing opportunities for access and outdoor sport, to retain landscapes and biodiversity or to improve damaged land (paragraph 81);
- inappropriate development in the Green Belt is harmful and should not be approved except in very special circumstances (paragraph 87);
- only certain types of development will be allowed in the Green Belt, these are:
 - o agriculture and forestry buildings,
 - o facilities for outdoor sport, recreation and cemeteries,
 - the extension or alteration of an existing building if building is not larger than the one it replaces,
 - o limited infilling of villages and limited affordable housing,
 - limited infilling or partial or complete redevelopment of previously developed sites (paragraph 89); and
- the following development is also appropriate provided they preserve the openness of the Green Belt:
 - o mineral extraction,
 - o engineering operations,
 - o local transport infrastructure,
 - o the reuse of buildings,
 - development brought forward under a Community Right to Build Order (paragraph 90).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- 'conserving the countryside' is not a purpose of the Green Belt;
- the areas of search identified in the Local Development Framework have not been assessed for their role in safeguarding the countryside from encroachment, preventing urban sprawl and assisting in urban regeneration, all very relevant to York;
- the Local Plan should clearly state there is a presumption against development in the Green Belt;
- there is a need to preserve Green Belt land and stop housing development encroaching on villages; and

 there could be a sensitive yet pragmatic approach to certain forms of development in the Green Belt.

Key Evidence Base

- Strategic Environment Assessment of the Revocation of the Yorkshire and Humber Regional- Environmental Report (2012)
- North Yorkshire Strategic Housing Market Assessment (2011)
- The Yorkshire and Humber Plan- Regional Spatial Strategy to 2026 (2008)
- City of York Draft Local Plan Incorporating the 4th set of changes (2005)

Local Context

The City of York Local Authority area covers approximately 27,200 ha. Of this, around 4500 ha is built up area, with the remainder being open countryside. The majority of this open countryside is defined as Green Belt land within this plan. The majority of land outside the built up areas of York has been identified as Green Belt land since the 1950's, with the principle of York's Green Belt being established through a number of plans including the *North Yorkshire County Structure Plan* (1995-2006), and *The Yorkshire and Humber Plan Regional Spatial Strategy to* 2026. The overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment. Its general extent can be seen pictorially on the key diagram.

Although *The Yorkshire and Humber Plan Regional Spatial Strategy (RSS)* to 2026 was partially revoked on the 22 February 2013, the Green Belt policies within this document will be saved until the York Local Plan is in place, due to the Strategic Environment Assessment that was undertaken in light of the revocation reporting that adverse impacts would arise from complete revocation. There are three policies saved from the RSS, the first one stating that the detailed inner boundaries of the Green Belt around York should be defined in order to establish long term development limits that safeguard the city's special character and setting. The other two saved policies explain that detailed boundaries of the outstanding sections of the of the outer boundary of the York Green belt about 6 miles from York city centre and the inner boundary should be defined in the Local Development Framework, and that plans, strategies, investment decisions and programmes for the York sub area should protect and enhance the nationally significant historical and environmental character of York, including its historic setting, view of the minster and important open areas.

Preferred Approach

Policy GB1: Development in the Green Belt

Within the Green Belt, planning permission for development will only be granted where:

a) the scale, location and design of such development would not detract from the

- open character of the Green Belt;
- b) it would not conflict with the purposes of including land within the Green Belt; and
- c) it would not prejudice the setting and special character of the main urban area of the City of York and historic villages, particularly as seen from transport corridors and elevated locations.

AND it is for one of the following purposes:

- agriculture and forestry; or
- appropriate facilities for outdoor sport and outdoor recreation; or
- cemeteries; or
- limited infilling in existing settlements; or
- limited extension, alteration or replacement of existing buildings; or
- limited affordable housing for proven local needs; or
- limited infilling or redevelopment of existing developed sites; or
- minerals extraction, provided high environmental standards are attainable; or
- essential engineering operations including waste disposal; or
- local transport infrastructure including highways work and park and ride facilities;
 or
- the reuse of buildings; or
- development brought forward under a Community Right to Build Order.

All other forms of development within the Green Belt are considered inappropriate. Very special circumstances will be required to justify instances where this presumption against development should not apply.

- 18.1 Detailed boundaries of the Green Belt are shown on the proposals map. In defining these boundaries, care has been taken to follow readily recognisable physical features that are likely to endure such as streams, hedgerows, footpaths and highways.
- 18.2 The protection of the Green Belt is an overriding planning consideration and one, which, in the case of most forms of development, strongly militates against the granting of planning permission. A Green Belt designation can be used to strengthen and support other policy objectives such as protecting the best agricultural land or nature conservation sites, but this is not its primary purpose and these objectives are dealt with through other policies in the Local Plan.
- 18.3 When granting permission for residential development in the Green Belt, conditions will normally be attached to remove permitted development rights from the application site. This will ensure that the visual openness of the countryside is protected from obtrusive domestic development. In certain circumstances permitted development rights relating to new agricultural buildings may be removed when an existing agricultural building has been proposed for conversion to residential use.
- 18.4 One of the few exceptions where isolated new housing development may be acceptable in the open countryside around York is where accommodation is required to enable an agriculture or forestry worker to live in the immediate vicinity of their workplace. It is intended to judge the instances where this type of residence would

be acceptable on the individual circumstances of the farm or forestry business. For instance, it may be that for security purposes it is possible to justify the presence of a dwelling on or near an agricultural holding. All applications for agricultural or forestry dwellings will be expected to be accompanied by a detailed justification as to why that new unit is genuinely required for the stated purpose.

- 18.5 To ensure that any agricultural or forestry dwelling is retained to meet the identified housing need of that holding, occupancy conditions will be attached to permissions to limit potential residents to people directly involved in the operation of that agricultural or forestry holding.
- 18.6 The provision of opportunities for outdoor sport and recreation near urban areas is one of the key aims of Green Belt. Policy GB1 attempts to achieve this aim by offering a degree of flexibility to such proposals to reflect the special Green Belt circumstances that currently exist in the City. While proposals for small scale ancillary facilities will still be considered more appropriate in most cases, there may be instances when applications for larger scale facilities will be justifiable depending on the circumstances of the existing or proposed recreational use and its likely impact on the open character of the area.
- 18.7 The open countryside around York includes a significant number of buildings outside existing settlements. The extension or alteration of these buildings will be considered acceptable, in response to changing circumstances, provided there would be no greater visual impact on the Green Belt or open countryside as a result of the alterations, and where the design of any extension is in keeping with the original buildings. Furthermore, when permission for this type of development is granted, the applicant will be expected to agree to conditions ensuring that no further extensions will be permitted to the same building.
- 18.8 In special circumstances the development of affordable housing may be considered on small "exception" sites. Further details of these special circumstances are detailed in Policy GB4 below.
- 18.9 The principle of existing buildings in the Green Belt and open countryside being demolished and replaced by a new building is acceptable provided it is on a one-for-one basis, and the new building is in the same use and not materially larger than the one it replaces.
- 18.10 In circumstances where the building proposed for replacement is listed it is preferable to see the building restored and renovated, rather than demolished, to safeguard the City's heritage. Similarly, if it can be demonstrated that the building has been abandoned or deliberately neglected, proposals for its replacement will be resisted. The policy also aims to ensure that the replacement of any existing building takes place as close as possible to the site of the original building, and is not materially larger than the one it replaces, thus minimising any additional visual impact on the Green Belt. Proposals for significantly larger replacement buildings will not be acceptable. At the same time proposals for replacement buildings will be expected to be of a design appropriate to its rural setting. This criterion may help prevent proposals for replacement buildings in the Green Belt adopting only modern designs.

- 18.11 There are advantages to permitting limited development and redevelopment of previously developed sites within the Green Belt provided development does not have a greater impact on Green Belt's openness or the purposes of including land within it than the existing development. Where the sites are in existing use, limited infilling may help to provide jobs and secure economic prosperity. Similarly, the complete or partial redevelopment of these sites may in some cases, result in environmental improvements. In such cases, the area of the site occupied by existing buildings is the aggregate ground floor area of existing buildings excluding temporary buildings, open spaces with direct external access between wings of a building, and hard standing.
- 18.12 Additionally, the character and the dispersal of any proposed redevelopment will need to be considered to ensure that there is no additional impact on the character of the Green Belt. Where a major development within the Green Belt is demolished, careful records of the extent and nature of the original development must be made and agreed with the Local Planning Authority. These records will facilitate the accurate application of Policy GB1.
- 18.13 The Park & Ride is a key component of the city's transport policies. In order to function effectively, Park and Ride facilities need to be located on or close to the major radial routes and are likely to be close to junctions with the Outer Ring Road (A64/A1237). It is acknowledged that in special circumstances Park and Ride sites may be located within the Green Belt.
- 18.14 Development in the Green Belt brought forward under the Community Right to Build Order will not be seen as inappropriate provided that it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. The Community Right to Build allows local communities to undertake small-scale, site-specific, community-led developments. The new powers give communities the freedom to build new homes, shops, businesses or facilities where they want them, without going through the normal planning application process. To get the go-ahead, the proposals must:
 - have the agreement of more than 50% of local people that vote through a community referendum; and
 - meet some minimum requirements (for example, they should generally be in line with national planning policies and strategic elements of the local plan).
- 18.15 Members of the community will need to set themselves up as a corporate body with the purpose of furthering the social, economic and environmental well-being of the local community. The developments would then be managed by this corporate body. Any benefits from any development which come to the body must be retained or used for the benefit of the community.

Policy GB2: Development in Settlements "Washed Over" by the Green Belt

Within the defined settlement limits of villages in the Green Belt as highlighted on the proposals map and listed in the explanation below, planning permission for the

erection of new buildings or the change of use, redevelopment or extension of existing buildings will be permitted provided:

- a) the proposed development would be located within the built-up area of the settlement; and
- b) the location, scale and design of the proposed development would be appropriate to the form and character of the settlement and neighbouring property; and
- c) the proposed development would constitute limited infilling and would not prejudice the openness or the purposes of the Green Belt.
- 18.16 A village should be included in the Green Belt, if it is necessary to prevent development primarily because of the important contribution the village's open character makes to the openness of the Green belt. The plan identifies the following 'washed over' villages: Acaster Malbis, Askham Bryan, Askham Richard, Deighton, Heslington, Hessay, Holtby, Hopgrove, Knapton, Murton, Naburn and Rufforth.
- 18.17 Whilst infilling (defined as the filling of a small gap in an otherwise built up frontage) is often perceived as acceptable in some locations, this ignores the fact that part of the character of many settlements is made up of gardens, paddocks and other breaks between buildings. It is important to protect those infill spaces, which contribute to the character of smaller settlements lying within the Green Belt. Infill development may also not be desirable if it would consolidate groups of houses, which are isolated from the main body of a village, or consolidate a ribbon of development extending into the open countryside. Infilling is location dependent, therefore in some settlements little or no infill development may be appropriate; in others a limited amount of infill on selected sites may be acceptable.
- 18.18 Two of the villages washed over by the Green Belt, Askham Bryan and Askham Richard, are also conservation areas. One of the main elements of these villages is their unspoilt nature and their relationship with the surrounding countryside and rural setting. As such, for the purposes of infilling, the appropriate conservation assessments must be undertaken.
- 18.19 Because of the importance of safeguarding the open character of the Green Belt, proposals for the change of use, particularly from other uses to residential, or the extension of buildings is more likely to be acceptable in existing settlements than in the open countryside.

Policy GB3: Reuse of Buildings

Outside defined settlement limits planning permission for the reuse of buildings within the Green Belt will be granted provided:

- a) the reuse does not have a materially greater impact than the present use on the openness of the Green Belt; and
- b) the buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction; and

- the proposed reuse is the same type of use and will generally take place within the fabric of the existing building and will not require extensive alteration, rebuilding or extension; and
- d) the form, bulk and general design of the buildings are in keeping with their surroundings; and
- e) the buildings are not in close proximity to intensive livestock units or other uses that may result in a poor level of amenity for the occupier of the building; and
- f) there is already a clearly defined curtilage.

Where the proposal involves changing the use to residential, permission will only be granted in very special circumstances and where criteria (a) to (f) are satisfied; and the building(s) are within 800m of a defined settlement limit, and:

- g) it can be demonstrated that the building is unsuited to employment or recreational use and that there is no demand for buildings for these purposes in that area: or
- h) the building is of architectural or historic significance and its reuse for residential purposes would be the only way to ensure its conservation.
- 18.20 It is important that the reuse of buildings does not have an adverse affect on the Green Belt's openness or prejudice its purposes. It is therefore necessary to consider the impact of the proposed reuse in comparison with the existing use of the building. It is recognised that advantage may be taken of this principle by the proposed reuse of semi- permanent buildings or those, which effectively need to be redeveloped to accommodate a new function. For this reason the buildings to be reused must be permanent and of substantial construction, and be capable of the change without major reconstruction.
- 18.21 Within the City of York demand exists for the conversion of farm buildings to residential use, often in relatively remote locations. Proposals for residential conversion of farm buildings must be sympathetic to the original structure and setting of the building, be of permanent and substantial construction and meet the criteria defined in GB3. Proposals for residential conversion that would result in the building taking on a modern domestic appearance which could be seen as detrimental to the visual character of the locality will be resisted.
- 18.22 The distance of 800m from defined settlement limits has been selected because there may be properties just beyond the settlements limits for which residential reuse would be more appropriate. Residents in close proximity to the village would be within walking distance of available local services encouraging a community to be sustainable.

Policy GB4: "Exception" Sites for Affordable Housing in the Green Belt

In special circumstances the development of affordable housing on small "exception" sites in the Green Belt may be considered where:

a) the development contributes to meeting identified need within the Parish or Ward as illustrated by an up to date local housing needs assessment; and

- b) the affordable housing is retained at an affordable price for future eligible households in perpetuity; and
- the development is adjacent to the existing built up area or is well related to the
 existing residential development and amenities located in or adjacent to a clearly
 identified village or settlement; and
- d) the development reflects the size and function of the settlement in terms of scale, form and character.

A proportion of market housing may be acceptable if it can be demonstrated that the site would be unviable as an exception site that meets the above criteria, without cross subsidy. In these circumstances:

- the majority of development must be for affordable housing and the market homes the necessary minimum.
- insufficient public subsidy is available.
- the market homes meet identified local need.
- It has been demonstrated through a financial appraisal that the scale of market housing component is essential for the delivery of the scheme and is based on reasonable land values for an exception site.
- 18.23 The spatial strategy will help to address affordable housing needs across the city but given the high need demonstrated in the *North Yorkshire Strategic Housing Market Assessment (2011)* an exception policy is another important tool to meet locally identified affordable housing need. Exception sites are used in communities to deliver affordable housing, in perpetuity, on sites which would not normally be permitted for housing. The majority of exceptions sites will be in rural areas which often fall into Green Belt land, which can help to maintain the sustainability of rural communities but there may also be some more urban sites on the fringe of the Green Belt.
- 18.24 York's current exception sites policy has not been successful in bringing suitable sites forward. In line with the National Planning Policy Framework we are considering how we can make such sites more deliverable, whilst still ensuring that they relate to local need, are subject to suitable scale, design and tenure standards are prioritised for local people and are secured as in perpetuity. The availability of Government funding for affordable homes through the Homes and Communities Agency has been significantly reduced and it is recognised that it may not be viable in some instances to deliver 100% affordable housing on exception sites.
- 18.25 Exception sites should, wherever possible, be within the settlement limits, within close proximity to public transport routes, and have easy access to other facilities. However, where no suitable site exists and a survey of local need indicates a pressing affordable need, very limited affordable housing adjoining settlements may be allowed. It will be considered inappropriate for the development of any new affordable housing in rural locations to be located where there is no access to facilities or a choice of modes of transport.
- 18.26 Local housing need will have to be demonstrated and an up-to-date needs survey should be carried out with the City of York Council and the relevant parish council.

All sites have to be developed wholly for affordable housing in perpetuity and the number of dwellings will be restricted to a maximum of those demonstrated by the survey as being required for local housing need.

18.27 The preferred option policy allows a number of market homes to cross subsidise affordable housing provision where it can be justified as necessary to make an exception scheme viable, if insufficient subsidy is not available. This is in line with the National Planning Policy Framework. It is expected that the development would provide the maximum viable level of affordable housing i.e. limiting the amount of market housing to the lowest number possible to make the scheme viable. Land value would need to be based on a realistic exception site land value, which is much less than open market housing land value to prevent raising landowner's expectations and inflation of land prices.

Policy GB5: Major Developed Sites in the Green Belt

The following major developed sites, together with the stated preferred use, have been identified within the City of York Green Belt:

Site Preferred Use
Askham Bryan College Education

Clifton Hospital Employment and Residential

College of Law Education

Elvington Water Treatment Works Water treatment operations

Hessay Depot Employment

Naburn Waste Water Treatment Works
Rawcliffe Waste Water Treatment Work
Waste water treatment operations
Waste water treatment operations

Stockton Hall Hospital Health facilities
The Retreat Health facilities

Walbutts Waste Water Treatment Works Waste water treatment operations

York Racecourse Racecourse related uses

On these sites limited infilling for the preferred use within the present extent of development will be permitted providing:

- It has no greater impact on the purposes of including land in the Green Belt than the existing development; and
- ii. It does not exceed the height of the existing buildings; and
- iii. It does not lead to a major increase in the developed portion of the site.

Redevelopment of the sites (or part of the sites) for the preferred use will be permitted subject to the above criteria and where:

- iv. The redevelopment would not occupy a larger area of the site that the existing buildings, unless this would achieve a reduction in height, which would provide a net benefit to visual amenity.
- 18.28 As part of the preparation of this Local Plan the Council has undertaken an assessment of potential sites that could be categorised as major developed sites. It

has been decided that eight sites should be designated under this policy. This is based on a guideline of 3000sq. m built footprint representing the minimum for a site's inclusion as a major developed site in the Green Belt. These designations offer a greater degree of flexibility within the Green Belt for limited infilling or redevelopment, provided the proposals are for the preferred use specified in the policy for each site.

- 18.29 There are advantages to permitting limited development at major developed sites within the Green Belt provided development does not prejudice the Green Belt's openness or its purposes. Where the sites are in existing use, limited infilling may help to provide jobs and secure economic prosperity. Similarly, the complete or partial redevelopment of these sites may, in some cases, result in environmental improvements. In such cases, the area of the site occupied by existing buildings is the aggregate ground floor area of existing buildings excluding temporary buildings, open spaces with direct external access between wings of a building, and hard standing.
- 18.30 Additionally, the character and the dispersal of any proposed redevelopment will need to be considered to ensure that there is no additional impact on the character of the Green Belt. Where a major development within the Green Belt is demolished, careful records of the extent and nature of the original development must be made and agreed with the local planning authority. These records will facilitate the accurate application of this policy.

Policy Links

- Section 10 'Housing Growth and Distribution'
- Section 11 'Aiding Choice in the Housing Market'
- Section 12 'Affordable Housing'
- Section 14 'Education, Skills and Training'
- Section 16 'Design and the Historic Environment'
- Section 17 'Green Infrastructure'
- Section 22 'Waste and Minerals'
- Section 23 'Transport'
- Section 25 'Infrastructure and Developer Contributions'

Alternatives

Approach to Development in the Green Belt

- 1. Rely on the National Planning Policy Framework to guide development in the Green Belt
- 2. Provide local policy to guide new development or building reuse in the Green Belt (this is our preferred approach)

Approach to Exception Sites in the Green Belt

- 1. Do not permit exception sites for affordable housing in the Green Belt
- 2. Remove existing settlements from the Green Belt to enable infill/exception sites
- 3. Provide local criteria for infill/exception sites in the Green Belt (this is our preferred approach)

Approach to Major Developed Sites in the Green Belt

- 1. Do not permit major developed sites in the Green Belt
- 2. Remove existing major developed sites from the Green Belt to enable infill
- 3. Provide local criteria for major developed sites in the Green Belt (this is our preferred approach)
- 4. Require the minimum built threshold for major developed sites to be less than 3000sq. m

Question 18.1 This is our preferred approach to development in the Green Belt, do you think this is appropriate or should one of the alternatives or a different approach be taken?

Section 19: Flood Risk Management

National Planning Policy Framework

National Guidance says that:

- Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change, over the longer term, taking full account of flood risk and water supply and demand considerations (Paragraphs 94 and 99);
- inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:
 - applying the Sequential Test;
 - o if necessary, applying the Exception Test;
 - safeguarding land from development that is required for current and future flood management;
 - using opportunities offered by new development to reduce the causes and impacts of flooding; and
 - o where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations (Paragraph 100);
- when determining planning applications, Local Planning Authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:
 - o within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
 - o development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems (Paragraph103).
- a site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding (Footnote 20);
- for individual developments on sites allocated in development plans through the Sequential Test, applicants need not apply the Sequential Test. Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests but should still meet the requirements for site-specific flood

- risk assessments. Except for any proposal involving a change of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the Sequential and Exception Tests should be applied as appropriate. (Paragraph 104 and Footnote 22);
- In preparing Local Plans, local planning authorities should set out environmental
 criteria, in line with the policies in this Framework, against which planning
 applications will be assessed so as to ensure that permitted operations do not
 have unacceptable adverse impacts on the natural and historic environment or
 human health, including from increased flood risk, impacts on the flow and
 quantity of surface and groundwater and take into account the cumulative effects
 of multiple impacts from individual sites and/or a number of sites in a locality
 (Paragraph 143); and
- Local Planning Authorities should work with other authorities and providers to assess the quality and capacity of infrastructure for flood risk (Paragraph 162).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- in preparing Local Plans, flood risk should be a key factor in determining the location of growth;
- there is a potential conflict between the need to avoid areas of flood risk and ensuring sustainable development locations in a broader sense;
- some respondents didn't agree with the application of the exception test for sites in Flood Zone 3a;
- there is some support for the greenfield and brownfield development surface water run-off limitation targets, but they may be too restrictive and not compliant with national policy;
- there is some support for more detailed policy in a Supplementary Planning Document; and
- more trees should be planted on the outskirts together with the replanting of the Forest of Galtres to help protect against flooding.

Key Evidence Base

- City of York Council Strategic Flood Risk Assessment, Revision 2 (2013)
- City of York Council Surface Water Management Plan (2012)
- City of York Council Preliminary Flood Risk Assessment (2011)
- York Local Climate Impacts Study (2011)
- Ouse Catchment Flood Management Plan (2010)
- Flood and Water Management Act (2010) Flood Risk Regulations (2009)

Local Context

York is located at the confluence of the River Ouse and the River Foss. Also the River Derwent forms part of York's eastern boundary. The city has a history of flooding and as increased flood risk is one of the identified elements of climate change, it is considered likely that York will experience more extensive flooding more

often in the future. Consequently, flood risk is a particularly important issue for York and the management of flood risk continues to be essential, particularly following the numerous major flooding events witnessed in the city in recent years.

Following the enactment of the *Flood Risk Regulations (2009)* and the *Flood and Water Management Act (2010)*, the Council became a Lead Local Flood Authority. It has a duty to lead the co-ordination of flood risk management and to develop, maintain, apply and monitor a strategy for local flood risk management in its area. The Council's Strategic Flood Risk Assessment was first published in 2011 and revised in 2013. The City of York Council Surface Water Management Plan (SWMP) was approved at cabinet in December 2012. This report presents a Surface Water Management Plan covering the whole of the Council's area for member approval. It has been prepared following flooding experienced nationally in 2007 which resulted in the publication of the Pitt Review which included a key recommendation for Lead Local Flood Authorities to prepare Local Surface Water Management Plans. The Council has also published a Preliminary Flood Risk Assessment (PFRA).

The Environment Agency's *Ouse Catchment Flood Management Plan (2010)* provides high-level comment on future flood defence strategies. For the River Ouse Catchment within York, Policy Option 5 'take further action to reduce flood risk' has been selected. Actions to implement the policy include:

- Work in partnership to identify the requirements for improving the standard of protection at key locations.
- Work in partnership with City of York Council to reduce the risk of flooding from surface water.
- Ensure that the reviews/updates undertaken by the City of York Council of their internal and multiagency flood emergency plans take adequate account of changes in flood risk.
- Work with landowners and other organisations to change the way land is managed on the River Foss and slow the rate at which floods are generated.

Certain types of development are more vulnerable than others to the potential impacts of flooding, and as such the type of acceptable development varies with the degree of flood risk. There are two aspects of flood risk that need to be assessed:

- is the site itself at risk of flooding, and
- will development of the site cause flooding to adjacent sites and elsewhere in the catchment.

It is likely that, apart from those sites within flood zones 2 and 3 (which are at risk of flooding themselves), the second factor will be the most important to consider

Preferred Approach

Policy FR1: Flood Risk

The Local Plan will ensure that new development is not subject to flood risk and is designed and constructed in such a way that it mitigates against current and future flood events, taking into account flood risk considerations in the NPPF and the Technical Guidance.

In determining planning applications, a balanced, flexible approach that allows all material planning factors to be considered, will be taken. More specifically, in considering flood risk the Council will assess the nature of the development proposed and its flood risk vulnerability against, firstly, the 'Flood Risk Vulnerability Classification' table and, once this has been determined, the 'Flood Risk Vulnerability and Flood Zone Compatibility Classification' table from the *Strategic Flood Risk Assessment (2013)* (SFRA) and any subsequent updates. The outputs from these tables specify whether development is appropriate and whether an Exception Test (as detailed in the SFRA) is subsequently required. The current versions of these tables (SRFA Table 4.1 and Table 4.2) are replicated are replicated as Table 19.1 and Table 19.2 respectively overleaf¹.

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¹ Revised versions of these tables may be included within subsequent updates of the SFRA (2013) or successor documents.

Table 19 1: Flood Risk Vulnerability Classification

Essential	Essential transport infrastructure (including mass evacuation routes),					
Infrastructure	 which have to cross the area at risk. Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations; and water treatment works that need to remain operational in times of flood. Wind turbines. 					
Highly Vulnerable	 Police stations, Ambulance stations, Fire stations, Command Centres and telecommunications installations required to be operational during flooding. Emergency dispersal points. Basement dwellings. Caravans, mobile homes and park homes intended for permanent residential use. Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as "Essential Infrastructure") 					
More Vulnerable	 Hospitals. Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. Buildings used for: dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels. Non-residential uses for health services, nurseries and educational establishments. Landfill and sites used for waste management facilities for hazardous waste. Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan. 					
Less Vulnerable	 Police, ambulance and fire stations, which are not required to be operational during flooding. Buildings used for: shops; financial, professional & other services; restaurants and cafes; hot food takeaways; offices; general industry; storage and distribution; non–residential institutions not included in 'more vulnerable'; & assembly & leisure. Land and buildings used for agriculture and forestry. Waste treatment (except landfill and hazardous waste facilities). Minerals working and processing (except for sand and gravel working). Water treatment plants, which do not need to remain operational during times of flood. Sewage treatment plants (if adequate measures to control pollution and manage sewage during flooding events are in place). 					
Water- compatible Development	 Flood control infrastructure. Water transmission infrastructure and pumping stations. Sewage transmission infrastructure and pumping stations. Sand and gravel workings. Docks, marinas and wharves. Navigation facilities. MOD defence installations. Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. Water-based recreation (excluding sleeping accommodation). Lifeguard and coastguard stations. Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan. 					

Notes to table 19.1:

This classification is based partly on Defra/Environment Agency research on Flood Risks to People (FD2321/TR2) and also on the need of some uses to keep functioning during flooding.

- a) Buildings that combine a mixture of uses should be placed into the higher of the relevant classes of flood risk sensitivity. Developments that allow uses to be distributed over the site may fall within several classes of flood risk sensitivity.
- b) The impact of a flood on the particular uses identified within this flood risk vulnerability classification will vary within each vulnerability class. Therefore, the flood risk management infrastructure and other risk mitigation measures needed to ensure the development is safe may differ between uses within a particular vulnerability classification.
 - c) The impact of the flood on the particular uses identified within this flood risk vulnerability classification will vary within each vulnerability class. Therefore the flood risk management infrastructure and other risk mitigation measures needed to ensure the development is safe may differ within users within a particular vulnerability classification.

labic	Table 19.2 Flood Risk vulnerability and Flood Zone Compa						
Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable	
Flood Zone	Zone 1 Flood risk probability less than 1 in 1000- year (<0.1%).	√	✓	√	√	✓	
	Flood risk probability between 1 in 100- year (1%) and 1 in 1000-year (0.1%)	✓	✓	Exception Test required	✓	✓	
	Flood risk probability between 1 in 100- year (1%) and 1 in 25-year (4%).	Exception Test required	√	×	Exception Test required	✓	
	Annual probability of flooding up to 1 in 25-year (4%) or greater. Existing development	Exception Test required	✓	×	×	Exception Test required	
	Zone 3b'Functional Floodplain' Annual flood risk probability up to 1 in 25-year (4%) or greater.	Exception Test required	√	×	×	×	

Notes to table 19.2:

- ✓ Development is appropriate
- × Development should not be permitted

This table does not show:

- a) The application of the Sequential Test, which guides development to Flood Zone 1 first, then Zone 2 and then Zone 3;
- b) flood risk assessment requirements; or
- c) the policy aims for each flood zone.

Depending on the outputs from Table 4.2 of the SFRA (replicated at Table 19.2 above) the detailed policies for the resultant flood zone classification, as stated in the SFRA will apply.

In addition, a site-specific Flood Risk Assessment that takes account of future climate change must be carried out for all planning applications of 1 hectare or greater in Flood Zone 1 and for all applications in Flood Zones 2, 3a, 3a(i) and 3b.

Developers must assess whether any proposed development is likely to be affected by flooding and whether it will increase flood risk elsewhere in the catchment. Where flood risk is present, development will only be permitted when the developer has satisfied the local planning authority that any flood risk will be successfully managed and provided details of proposed mitigation measures.

A Flood Risk Assessment (FRA) must be submitted with any planning application where flood risk is an issue, regardless of its location within the Flood Zones. Additionally, all proposed development within Flood Zones 2 and 3 will require a FRA, regardless of size. The level of detail provided within a FRA will depend on the scale of the development and flood risks posed. The Environment Agency's Flood Risk Matrix gives Standing Advice on the scope and extent of Flood Risk Assessments. More detailed policies for determining a planning application within the resultant flood zone classification are contained in the SFRA.

- 19.1 Development in inappropriate locations such as floodplains will exacerbate the flooding problems York experiences already, in addition to the increased risk of flooding arising from more intense rainfall and higher peak river flows due to climate change.
- 19.2 The approach taken in the National Planning Policy Framework (NPPF) aims to reduce the risks from flooding to people and both the natural and built environment. It provides national planning principles for the location of new development in relation to flood risk, directing development to the lowest areas of flood risk, advocating a risk-based 'Sequential Test' approach. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Council's SFRA provides the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding
- 19.3 If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding the Exception Test can be applied, if appropriate. For the Exception Test to be passed both of the following elements will have to be satisfied for development to be allocated or permitted:
 - it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
 - a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

19.4 The Exception Test approach recognises the need to balance wider sustainability issues with flood risk. This test involves the consideration of whether the proposed development contributes to sustainable development in its wider sense, is located on brownfield land and whether a detailed site specific flood risk assessment indicates that the development will be safe and will not increase flood risk elsewhere. The Exception Test essentially allows a balance to be struck in some instances between flood risk and wider sustainability objectives, for example where a highly accessible brownfield development site lies within a high flood risk zone, which is likely to apply to some parts of York's existing built up areas.

Policy FR2: Surface Water Management

The Local Plan will ensure that new development incorporates sustainable drainage measures and, were practicable, reduces surface water flows, irrespective of which flood zone it lays in.

Sustainable Drainage

New development will be expected to incorporate Sustainable Drainage Systems (SDS), unless it can be demonstrated that it is not technically possible to do so or would compromise its viability. Where it can be demonstrated by the developer that the implementation of SDS is not feasible, consideration will be given to approving the development where more conventional surface water drainage techniques (e.g. connection to existing surface water drains) are proposed.

Where new development is proposed within or adjacent to built-up areas retrofitting existing surface water drainage systems in those areas for flood prevention and SDS within the existing built environment should be explored. Any retrofitting proposals must not damage existing environmental assets including but not limited to landscapes, trees and hedgerows and agricultural land.

Surface water

New development on brownfield sites will be approved where the surface water flows arising from the development is restricted to 70% of the existing runoff rate i.e. 30% reduction (as agreed with the Environment Agency), for all flood events up to and including a 1:100 year event. Further details of how to calculate existing runoff rates are contained in the SFRA.

New development on greenfield sites will be approved where the surface water flows arising from the development, once it is complete (and including any intermediate stages), is no higher than the existing rate prior to development taking place.

Where these surface water run-off limitations are likely to be exceeded development may be approved provided sufficient facilities for the long-term storage of surface water are installed within the development or a suitable location elsewhere. Long term surface water storage facilities must not cause detriment to existing heritage and environmental assets.

Measures to restrict surface water run-off rates shall be designed and implemented to prevent an unacceptable risk to contamination of groundwater. The acceptable level of this risk shall be agreed with the Environment Agency.

All full planning applications submitted shall include:

- A sufficiently detailed topographical survey showing the existing and proposed ground and finished floor levels (in metres above Ordnance Datum (m AOD) for the site and adjacent properties
- complete drainage details (including Flood Risk Assessments when applicable)
 to include calculations and invert levels (m AOD) of both the existing and
 proposed drainage system included with the submission, to enable the
 assessment of the impact of flows on the catchment and downstream
 watercourse to be made. Existing and proposed surfacing shall be specified.

The extent of information to be provided shall be proportionate to the type, scale and location of development and its potential associated flood risks.

- 19.5 The majority of watercourses in York are up to maximum capacity. This is recognised in Policy FR2. Where technically feasible and financially viable, runoff rates for development will be restricted to:
 - existing runoff rates (if a brownfield site), based on 140 litres/second/hectare, in accordance with The Building Regulations Part H Drainage and Waste Disposal (2000 amended 2010), with a reduction of 30% in runoff where practicable; or
 - unless otherwise calculated, agricultural runoff rates (if the site has no previous development) will be based on 1.4 litres/second/hectare. To achieve this additional run off volumes will require balancing, which may entail long term storage.
- 19.6 The use of SDS must be considered, to enable the run-off targets to be met. SDS provide a method of discharging surface water in a sustainable way to reduce the risks of flooding and pollution and should be employed where technically feasible and viable. They are built to manage surface runoff and may take different forms depending on the nature of the development and the area. They can include green roofs, filter strips and swales, infiltration devices and basins or ponds with some offering opportunities for environmental and landscaping enhancement improving biodiversity and local amenity. The Local Plan will promote SDS through a Sustainable Design and Construction SPD, which will address issues of flood resilience and resistance along with SDS adoption.
- 19.7 Some common elements of SDSs, such as soakaways and other infiltration devices, may allow pollutants to enter groundwater. The susceptibility to this will need to be addressed in the design of drainage systems in new development, particularly for development on contaminated land.

Policy FR3: Ground Water Management

New development will not be permitted to allow outflow from ground water and/or land drainage to enter public sewers.

Existing land drainage systems within new development should be adequately maintained.

- 19.8 Groundwater flooding occurs as a result of water rising up from the underlying aquifer or from water flowing from abnormal springs. This tends to occur after long periods of sustained high rainfall, and the areas at most risk are often low-lying where the water table is more likely to be at shallow depth.
- 19.9 The Council has no record of areas where groundwater emergence is known to be a cause of flooding. However, due to soil types in many areas across York, land drainage is often of limited effectiveness if not properly maintained.
- 19.10 There is no local information available which provides evidence on future groundwater flood risk. The Environment Agency has produced a national dataset, Areas Susceptible to Groundwater Flooding. Based on this it is believed that groundwater emergence will not be an issue.

Policy Links

- Section 17 'Green Infrastructure'
- Section 20 'Climate Change'
- Section 25 'Infrastructure and Developer Contributions'

Alternatives

Flood Risk

- 1. Restrict all new development in the floodplain
- 2. Restrict all new development on greenfield sites in the floodplain
- 3. Rely on NPPF to guide development in the floodplain
- 4. Provide local policy to guide development in the floodplain (this is our preferred approach)

Flood Risk Management

- 1. Rely on NPPF to guide flood mitigation/surface water drainage/groundwater protection measures
- 2. Require all new development to adopt specified flood mitigation/surface water drainage/groundwater protection measures (this is our preferred approach)
- 3. Require all new development to contribute to long term climate change adaptation measures

Question 19.1 This is our preferred approach to flood risk do you think this is appropriate or should one of the alternatives or a different approach be taken?

Section 20: Climate Change

National Planning Policy Framework

National Guidance says that:

- one of the core planning principles is to support the transition to a low carbon future in a changing climate and encourage the use of renewable resources such as renewable energy development (Paragraph 17);
- the planning system has an environmental role in helping to mitigate and adapt to climate change including moving to a low carbon economy (Paragraph 7);
- planning has a key role to play in delivering renewable and low carbon energy and its infrastructure (Paragraph 93);
- Local Planning Authorities should have a positive strategy to promote energy from renewable and low carbon sources; design their policies to maximise renewable and low carbon energy development; and consider identifying suitable areas for renewable and low carbon energy and supporting infrastructure (Paragraph 97);
- Local Planning Authorities should not require applicants for energy development
 to demonstrate the overall need for renewable or low carbon energy and also
 recognise that even small-scale projects provide a valuable contribution to
 cutting greenhouse gas emissions; and applications should be approved if their
 impacts are, or can be made, acceptable (Paragraph 98); and
- Local Planning Authorities should actively support energy efficiency improvements to existing buildings and when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally prescribed standards (Paragraph 95).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- the proposed targets for renewable energy are too high, whilst others felt that they are not ambitious enough;
- development of all sizes should be captured within the renewable energy target thresholds, whilst others felt that only new major developments should make provision;
- all developments should undertake sustainability statements whilst others felt that they should be deleted; and
- wind turbines shouldn't be located in the green belt and others asked for more detail on identifying specific locations.

Key Evidence Base

- The City of York Local Plan Area Wide Viability Study (2013)
- Richmondshire Low Carbon and Renewable Energy Potential Study (2012)
- Windfall Justification in the Future Housing Supply (2012)
- Managing Landscape Change: Renewable and Low Carbon Energy Developments – A Sensitivity Framework of North Yorkshire and York (2012)

- How Local Authorities Can Reduce Emissions and Manage Climate Risk (2012)
- The Low Carbon and Renewable Energy Capacity in the Yorkshire and Humber (2011)
- The Climate Change Framework and Action Plan (2010)
- Carbon Modelling Study for York (2010)
- The Renewable Energy Strategic Viability Study for York (2010)
- An Industry Report Code for Sustainable Homes: A Cost Review (2010)
- The Potential Costs of District Heating Networks (2009)
- The Climate Change Act (2008): Part One
- Section 19 of the Planning and Compulsory Purchase Act as amended by S182 of the Planning Act (2008)
- Private Sector House Conditions Survey (2008)
- https://www.gov.uk/government/consultations/building-regulations-conservation-of-fuel-and-power
- http://www.zerocarbonhub.org/definition.aspx?page=4

Local Context

The Local Plan has an important role in delivering sustainable development in line with the National Planning Policy Framework (NPPF). This will not be achieved through one single policy but collectively through all the Plan's policies, resulting in communities that are well connected, well served, environmentally sensitive and considerate of the local environment, thriving (economy), well designed and built, and active, inclusive and safe.

Policy SD1 'Sustainable Development' sets out the overarching sustainability principles that the rest of the Plan's policies expand on. These relate to sustainable travel, flood risk, sustainable communities, economic prosperity, air quality, waste management, local historic character, renewable energy, sustainable design, natural and built environment, biodiversity, Green Belt, mineral resources.

This section in particular, has an important role in outlining how York will meet the challenges of Climate Change specifically through requiring decentralised renewable/low carbon energy and high standards of sustainable design and construction. The importance of responding to climate change and reducing carbon emissions is embodied in the Spatial Principles of the Local Plan.

The Climate Change Framework and Action Plan covers 2010 to 2015 and will enable York to coordinate and drive forward actions to reduce Carbon Dioxide (CO₂) and other emissions across the city in the long term and up until 2050. The Action Plan covers 2010 to 2013 will be a combination of two specific action plans. The plans are broken into mitigation, actions that will reduce emissions from across York and adaptation, actions that will help York to better prepare and adapt to predicted changes in climate (the Action Plan will be refreshed in 2013). The headline objectives include:

 reducing York's CO₂ and other green house emissions in line with Government targets;

- coordinating CO₂ and other greenhouse gas emission reduction initiatives across York;
- coordinating actions to better prepare York for future climate change; and
- making fuller use of potential for low carbon, renewable, localised sources of energy generation across the city.

The City of York Council has also carried out carbon modelling to identify plausible measures that could theoretically, if delivered, help the city to reach the targets of the *Climate Change Framework and Action Plan (2010)*. The modelling illustrated the substantial role that renewable energy and energy efficiency measures in both the domestic and non-domestic will need to play if the city is to meet the ambitious targets it has set by 2020 and 2050. In addition to the Climate Change Framework and Action Plan, and as a result of this modelling, the city over the coming years, aims to undertake several research and feasibility projects to identify sites, partners and funding for:

- possible low carbon/zero carbon Combined Heat and Power (CHP) schemes with possible opportunities for district heating networks across appropriate sites in York;
- other low carbon/renewable schemes such as large-scale and medium-scale wind generation;
- citywide/area based domestic energy efficiency and renewable energy installation programmes;
- citywide roll out of replacement transport fuels such as electricity.

Total emissions for the City of York have fallen by 13% between 2005 and 2010 from 1.3 to 1.13 million tonnes. This is a reduction of over 170,000 tonnes of CO2. However, for the city to meet its 40% interim 2020 carbon reduction and 80% 2050 carbon reduction target it will need to save over 1.3 million tonnes of carbon respectively.

The Renewable Energy Strategic Viability Study for York (2010) by AEA identified that it would be challenging for York to achieve the national targets locally of 30% electricity and 12% heat from renewable resources by 2020 but highlighted that the City of York does have the potential to make a significant contribution with up to 182,995 MWh/yr electricity (24% of demand by 2020).

Table 20.1 below taken from the AEA study highlights York's current and future renewable energy potential taking account York's unique natural and historic environment.

Table 20.1: Current and Future Renewable Energy Potential

	Installed capacity pre 2020 (Mega Watts)		Installed capacity post 2020 (to 2031) (Mega Watts)	
	Electricity	Heat	Electricity	Heat
Installed, planned and prospective	5.0	4.0	5.0	4.0
Mega Watts Targets	38.7	15.1	39.8	18.0

The Renewable Energy Strategic Viability Study for York (2010) indicates that this could be achieved by the following diverse range of technologies and provides guidance on the spatial locations factoring in York's constraints. The range of technologies could include: Large, medium and small scale wind; Hydro; CHP; Biomass for district heating and single building heating; Solar Photovoltaic: Solar thermal; and Ground/air source heat pumps.

The Low Carbon and Renewable Energy Capacity in Yorkshire and Humber Study (2011) provides a technical appraisal of the potential resources that could theoretically generate renewable and low carbon energy in the region and including York. It highlights that whilst York has significant potential opportunities for commercial scale wind energy, local issues such as the historic setting of Yorkshire Minster may limit the opportunities available to the city. In particular this study highlighted the significant potential for district heating networks in the City Centre and that whilst the urban nature of the City Centre presents opportunities for further microgeneration deployment this must be balanced with the need to protect the city's heritage environment.

Preferred Approach

- 20.1 The Climate Change Act (2008) sets a legally binding target for reducing carbon dioxide emissions by at least 34% by 2020 and at least 80% by 2050, compared to 1990 levels. The Energy White Paper: Meeting the Energy Challenge (2007) and the Energy Act (2008) support these binding reduction targets and will move the UK towards a low carbon economy by placing renewables and energy efficiency at the heart of the UK's future energy system. Under the EU Renewable Energy Directive, the UK has signed up to a legally binding EU target of producing 15 per cent of its energy from renewable sources by 2020. The 2009 UK Renewable Energy Strategy set out the government's plans for ensuring the UK meets its EU target. By sector, the government aims to generate 30 per cent of electricity, 12 per cent of heat and 10 per cent of transport energy from renewable sources by 2020.
- 20.2 The Government is committed to zero carbon standards for domestic and non-domestic properties. Table 20.2 below illustrates the current timescales for delivering this.

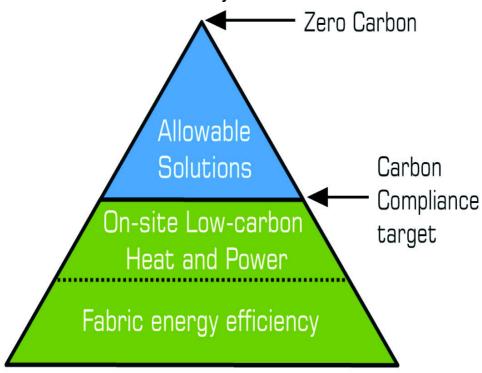
Table 20.2: Timescales for Zero Carbon Standards

Building type	Timescale for zero carbon standards		
New homes	2016		
New non-domestic buildings	2019		

20.3 In 2012, options to change Building Regulations in October 2013 (section two Part L Conservation of fuel and power) were proposed to act as an interim step on the trajectory towards achieving zero carbon standards from 2016/19. In order to achieve these targets the following zero carbon definition and hierarchy has been developed for the Government by the Zero Carbon Hub. Figure 20.1 overleaf illustrates the zero carbon hierarchy to achieving zero carbon. This is made up of

three parts, Energy Efficiency, Carbon Compliance and Allowable Solutions. The Energy Hierarchy aims to reduce the need for energy followed by being more energy efficient, then using renewable energy.

Figure 20.1: Zero Carbon Hierarchy



Energy Efficiency

20.4 The foundation for any zero carbon home is, by ensuring good energy efficiency to minimise energy demand. Zero Carbon Hub has delivered a Fabric Energy Efficiency Standard (FEES) which the government has proposed to use in its consultation on changes to Part L of Building Regulations 2013.

Carbon Compliance

20.5 The overall onsite contribution to zero carbon (including energy efficiency above) is called Carbon Compliance. This includes on-site low and zero carbon energy such as PV and connected heat such as a community heating network. A carbon compliance target is also proposed to be introduced in 2013 Building Regulation changes. No actual targets as yet are proposed but they are likely to be reached only through high FEES and some element of on-site low and zero carbon energy.

Allowable Solutions

20.6 The remainder but significant emission reductions required for 2016 / 2019 zero carbon targets can be achieved via Allowable Solutions (assuming that most sites can not feasibly generate enough on-site low and zero carbon energy). This is not to be introduced through Building Regulation changes in 2013 and there is uncertainty about exactly what these might be and how much they might cost. It is expected to be in place from 2016.

Policy CC1: Supporting Renewable and Low Carbon Energy Generation

The Local Plan will support and encourage the generation of renewable and low carbon energy through proposals that meet all of the following requirements:

- i. respond positively to the opportunities identified in The Renewable Energy Strategic Viability Study for York (2010) and as shown as potential areas of search for renewable electricity generation on the proposals map; and
- ii. are in accordance with the Plan's Spatial Strategy; and
- iii. demonstrate that there will be no significant adverse impacts on landscape character, setting, views, heritage assets and Green Belt objectives; and
- iv. demonstrate benefits for local communities.
- 20.7 The development of renewable sources of energy can make a valuable contribution to tackling the rate of climate change and they will be encouraged. The proposals map identifies potential areas of search for renewable electricity generation which includes commercial wind and hydro. It is based on the potential capacity for renewable electricity identified in the *Renewable Energy Strategic Viability Study* (2010). This study identified the areas of greatest potential taking into account an assessment of natural resources and constraints.
- 20.8 To assist in the assessment of proposals the Council will encourage applicants to use *Managing Landscape Change: Renewable & Low Carbon Energy Developments A Sensitivity Framework of North Yorkshire and York' (2012)* in preparing their planning applications for renewable electricity and heat production installations. Commercial scale proposals for low carbon and renewable energy schemes that respond favourably to the opportunities and sensitivities identified in these documents and which meet the Spatial Principles, will be encouraged and supported.
- 20.9 The above policy only focuses on stand alone renewable technologies and does not include district heating and combined heat and power networks. This is because District Heat Networks and Combined Heat and Power are seen as being an integral part of creating sustainable new developments and this is dealt with in the following policy.

Policy CC2: Sustainable Design and Construction

All new development will be expected to make carbon savings through reducing energy demand, using energy and other resources efficiently and by generating low carbon / renewable energy in accordance with the energy hierarchy. The key areas the Council will seek to address this through the Local Plan are:

A. Sustainable Design and Construction of New Development

i. All new development will be required to produce a Sustainability and Sustainable Energy Statement to demonstrate that the following minimum standards of construction (or other equivalent standard) are achieved, unless it can be demonstrated that it is not feasible or viable:

- New Build Residential Developments: Code for Sustainable Homes Level 4****;
- Conversions of existing buildings and changes of use to residential, to achieve BREEAM Eco-Homes 'Very Good';
- Minor Non-residential Developments: BREEAM 'Very Good'; and
- Major Non-residential Developments: BREEAM 'Excellent'.
- ii. All major development shall make provision of and connection of infrastructure to a network for an existing or proposed Combined Heat and Power Station or District Heating Network unless it is demonstrated that a better alternative for reducing carbon emissions for the development can be achieved or it is not technically possible.
- iii. If "Allowable Solutions" are introduced, the Council will require developers to achieve zero carbon standards through energy efficiency and carbon compliance on site. Where this is not feasible, developers will be expected to explore with the Council local off-site solutions to meet zero carbon standards.

B. Consequential Improvements to Existing dwellings.

When applications are made to extend dwellings the Council will seek to secure reasonable and proportionate improvements to the energy performance of the dwelling. This will be in addition to the requirements under Part L of the Building Regulations for the changes for which planning permission is sought.

C. District Heating and Combined Heat and Power Networks

For all allocated new development and residential development of 10 dwellings or more, and non residential development (of 1000m² or more) gross external floor space the Sustainable Energy Statement will also be required to integrate Combined Heat and Power and district/block heating networks or cooling infrastructure, and uses reasonable endeavours to provide the necessary infrastructure to:

- i. Establish and provide a new network on site; and
- ii. Connect to existing networks where available; and
- iv. Provide development designed to provide for future connection.

Unless it is technically not feasible or viable.

Sustainable Design and Construction of New Development

20.10 Policy CC2 aims to ensure that all new development in the City of York achieves high standards of sustainable design and construction, both in relation to carbon savings and also for wider sustainability goals of reuse of materials and prudent use of natural resources. A Sustainability Statement (including a Sustainable Energy Statement) will be required for all new residential and non-residential applications. It will need to demonstrate that the development will be of a high standard of sustainable design and construction using techniques to ensure building design,

including orientation and layout (for passive solar benefits), provide clear sustainable energy strategy and calculations to meet energy efficiency and carbon compliance targets, an account of how renewable energy generation has been considered for the site, respond to site characteristics, orientation and environmental constraints.

- 20.11 A Sustainable Design and Construction SPD will be developed to support and help achieve the requirements of this chapter covering renewable energy generation, sustainable design and construction, climate resilience good practice and also consequential improvements and other relevant issues to ensure that the local plan meets the challenges of climate change.
- 20.12 The policy requires all development to achieve national standards (or other equivalent standard) of construction to ensure the highest standards of sustainable design and construction are achieved as part of an essential part of the climate change mix in order for the City of York Council to reduce its eco and carbon footprint. These measures align with the aims of the Council's Climate Change Framework and are justified by the Carbon Modelling which indicated that, without positive intervention to reduce emissions CO₂, emissions will have risen by around 31% by 2050¹ and highlights the substantial role that renewable energy and energy efficiency measures in both the domestic and non-domestic development will need to play if the city is to meet the ambitious targets it has set by 2020 and 2050.
- 20.13 The Code for Sustainable Homes sets out a national rating system to assess the sustainability of new residential development covers nine sustainability criteria including CO₂ reduction, ecology, waste, materials, and pollution which align with the wider objectives of the Local Plan. To achieve a full code rating, a range of sustainability issues will have to be incorporated into the building and site design. An industry report Code for Sustainable Homes: A Cost Review (produced for Department for Communities Local Government by Davis Langdon, March 2010), on the Cost Implications of the Code for Sustainable Homes shows that costs associated with meeting the Code are relatively modest for most elements. A significant proportion of the costs of delivering Code levels is in meeting the standards for CO₂ emissions, which will become necessary for meeting Building Regulations anyway. The percentage uplift in build costs associated with Code requirements not related to the energy and CO₂ requirement is around 3% for flats and around 6% for houses for Code Level 4. Code level 4 is therefore considered a viable standard for new development for York.
- 20.14 While build cost estimates for BREEAM 2011 are not yet available, figures are available for the percentage increase on the base build cost to deliver Very Good, Excellent, and Outstanding ratings under BREEAM Offices (2008) (Reference Target Zero (2011) Guidance on the Design and Construction of Sustainable Low Carbon Office Buildings). The evidence shows that the cost uplift for applying BREEAM Very Good 2008 to offices was less than 1% over base construction cost, and less than 3% for Excellent. Major development is defined as 10 or more dwellings and 1,000m² or more of non residential floorspace. Minor development is all development below these thresholds.

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¹ Carbon descent 2010: Carbon modelling study for York.

Consequential Improvements

- 20.15 It is estimated that 80% of buildings in the UK will still be in use by 2050. As such, it is important that these buildings use energy in the most efficient way. Of the total number of planning applications received in York, almost 50% of them are for householder development. In the year to November 2012 there were 761 out of a total of 1,556.
- 20.16 In York private dwellings are of mixed origin but predominantly of post Second World War construction. 45,741 dwellings (64.0%) were constructed Post-1944. Within this group, 20,813 dwellings (29.1%) were constructed post-1981. Pre-war construction remains significant with 25,731 dwellings (36.0%) constructed pre-1945. The pre-1,919 sector comprises 12,814 dwellings or 17.9%, with 12,917 dwellings (18.1%) constructed in the inter-war period. The proportion of pre-war housing locally is below the national average for private housing (43.3%).
- 20.17 The Committee of Climate Change's *How local authorities can reduce emissions and manage climate risk (2012)* stresses the importance of local planning authorities enforcing energy efficiency standards in new buildings and building extensions. The report recommends that there is scope for local planning authorities to require energy efficiency improvement in return for granting planning permission.
- 20.18 As such, the Council as Planning Authority will support and encourage consequential improvements when applications for extensions to dwellings are made to help improve energy efficiency. Since consequential improvements for nondomestic buildings are required for the Building Regulations this policy focuses solely on housing. The Council will support homeowners in delivering efficiency improvements by identifying financial support initiatives that are applicable to the proposed energy efficiency measures. A flexible approach will be applied when dealing with listed buildings or buildings in conservation areas where it may measures that would help safeguard the asset from harm arising as a result of climate change will also be considered. Ensuring the safeguarding of older dwellings can often be a more sustainable option than allowing their demolition and rebuilding of new dwellings to modern standards due to the CO₂ emissions that would result from the demolition/construction process.
- 20.19 The Council will seek to make the most of straightforward opportunities for improvement such as loft and cavity wall insulation, draught proofing, improved heating controls and replacement boilers. The measures sought by the Council will be reasonable and proportionate to the costs of the extension/development proposed. The Council will set out the procedure for Consequential Improvements in a Supplementary Planning Document, and this part of Policy CC2 will not be implemented until that SPD has been completed.

District Heating and Combined Heat and Power Networks

20.20 The Yorkshire and Humber Low Carbon and Renewable Energy Capacity Study (2011) and the Renewable Energy Strategic Viability Study (2010) both identify the important potential contribution to renewable District Heating and Combined Heat and Power (CHP) networks for the City of York.

- 20.21 The Renewable Energy Strategic Viability Study advises that CHP and District Heating should be explored on several of York's key development opportunities. These included Terry's, Hungate, Nestle, York Central and at the University of York's Heslington East campus as a consequence of high/stable heat loads. The allocations proposed in the Local Plan (including the above sites) are all of sufficient scale to potentially have viable heat loads for either CHP or District Heating. Other sites such as the Former North Selby Mine Site which contains a significant 12 MW connection to the electricity grid also provide opportunities for renewable/low carbon energy development. The emerging City of York Lower Output Area Heat Map will identify suitable locations and sites with potential for low carbon district heat networks and will identify areas of existing development with existing high heat demand neighbouring or close by allocations.
- 20.22 Evidence has shown² that with the avoided costs for carbon compliance, the net cost for a District Heat Network can be negative for flats (ie a net saving is made), and for high density housing biomass heating almost breaks even now. The Local Plan viability work includes assumptions for CHP/District Heating costs at current prices. As with the microgeneration market, the technology is constantly evolving and costs are expected to reduce over the lifetime of the plan.
- 20.23 York's opportunities for generating renewable electricity and heat are challenging because of the historic setting and character of the city. Therefore the Local Plan needs a positive strategy to encourage the opportunities to pursue CHP on all major development sites, subject to technical and financial viability.

Allowable Solutions

20.24 Once a developer has met carbon compliance requirements on-site, the current definition of zero carbon requires that they deal with the remaining carbon emissions through other activities known as "Allowable Solutions" which may be "off-site" or "near site". The Council will produce further policy to ensure that Allowable Solutions are assessed and coordinated to ensure that they align with the Local Plan and Climate Change Framework and Action Plan (2010).

Policy Links

- Section 8 'Economy'
- Section 10 'Housing Growth and Distribution'
- Section 14 'Education, Skills and Training'
- Section 21 'Environmental Quality'
- Section 23 'Transport'
- Section 25 'Infrastructure and Developer Contributions'

²Chapter 8 Richmondshire Low Carbon and Renewable Energy Potential Study (Aecom, 2012) and the Potential Costs of District Heating Networks (Poyry, Faber Maunsell, Aecom, 2009)

Alternatives

Renewable and Low Carbon Energy Development

- 1. Restrict renewable and low carbon energy development
- 2. Rely on the National Planning Framework to guide renewable and low carbon energy development
- 3. Provide generic local criteria/locations to guide for renewable and low carbon energy development (this is our preferred approach)
- 4. Provide detailed local criteria/identify sites to guide renewable and low carbon energy development

Code for Sustainable Homes

- 1. Set targets at Code for Sustainable Homes (CSH) Level 1-3 or equivalent (do nothing option)
- 2. Set targets at CSH Level 4 or equivalent, higher standards may not be achieved unless developer led (this is our preferred approach)
- 3. Set targets at CSH Level 5-6 or equivalent (zero carbon option)
- 4. Set targets at CSH Level 5-6 or equivalent for only major developments

Building Regulations

- 1. Rely on 2010 Building Regulations for carbon savings (until proposed 2013 Building Regulations are implemented) (this is our preferred approach)
- 2. Require that major development achieves an additional 10% reduction in excess of building regulations.
- 3. Require that all development achieves an additional 10% reduction in excess of building regulations

Question 20.1 This is our preferred approach to Climate Change do you think this is appropriate or should one of the alternatives or a different approach be taken?

Question 20.2 For Residential Developers The requirements in Policy CC2 refer to nationally described standards consistent with the Government's zero carbon policy. The Policy proposes that Code for Sustainable Homes level 4 is used as this will align with Building Regulations 2013 therefore the additional cost is unlikely to be substantial.

However in order to ensure the Local Plan is doing all it can to meet the challenge of Climate Change and work towards zero carbon the Policy additionally requires that major developments (10 or more dwellings) achieve an additional 10% CO2 savings on top of this.

a) Do you consider the +10% saving should be applied to major developments?

b) Do you think it would be easier for developers to implement if the Council required Code for Sustainable Homes Level 5 for Major development instead of the +10%?

Question 20.3 For Commercial Developers The requirements in Policy CC2 refer to nationally described standards consistent with the Government's zero carbon policy. The Policy proposes that BREEAM Very Good is used for minor commercial development and Excellent for Major. Major development is all non residential development exceeding 1000m2. Minor is all that below 1000m2.

Evidence shows that the additional costs of meeting the BREEAM Excellent standard are only 3% more than normal build costs, and only +1% for BREEAM Very Good. Most commercial development in York is for schemes of less than 1000m2.

Do you think that all development should have to meet BREEAM Very Good or BREEAM Excellent?

Question 20.4 For Homeowners In order to ensure we are doing everything we can to reduce our carbon footprint, Policy CC2 contains a section called "Consequential Improvements". This part of the policy applies to applications for extensions or alterations to existing residential dwellings. It would require that home owners undertake some improvements to the energy efficiency of the existing house as part of the planning permissions. In all cases they would be limited to modest and proportionate works.

- a) Do you think this is reasonable?
- b) Do you think the method for calculating the extent of works the homeowner has to undertake would fairest if it is:
 - defined as a % of the total build cost for example no more than 10% or
 - defined as an improvement in the Energy Performance Certificate level; for example to improve 2 levels.
- c) In terms of additional work and costs if you were applying for an extension to your home would you rather:
 - Undertake your own assessment and calculations and have a visit and 'sign off' from building inspectors, or

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City J. John Lood J. Jan - Preferred Options (April 2013)

 Have a professional complete an Energy Performance Certificate (unless you have one that is less than 10 years old) for a fee but save yourself the work.

Section 21: Environmental Quality

National Planning Policy Framework

National Guidance says that:

- planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings (Paragraph 17);
- the planning system should contribute to and enhance the natural and local environment by: preventing both new and existing developments from contributing to or being put at unacceptable risk from soil, air, water or noise pollution or land instability; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate (Paragraph 109);
- to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account (Paragraph 120);
- where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. (Paragraph 120);
- planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas (Paragraph 124);
- developments should be located and designed where practical to incorporate facilities for charging plug in and other ultra low emission vehicles (Paragraph 35);
- planning policies and decisions should aim to:
 - avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
 - mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
 - o recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established;
 - identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason (Paragraph 123);and
- by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (Paragraph 125).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you told us that:

- the previous approach to air quality did not go far enough, and a stronger or more radical position needed to be taken;
- some low carbon technologies are detrimental to air quality;
- an holistic and city wide approach to air quality was important, with the relationship with both spatial and transport planning highlighted as key;
- there is a perception that there is more and more street lights/sports centre lights etc. increasing light pollution;
- development should ensure that there is not unacceptable levels of noise and light pollution or odours; and
- the issue of land that is contaminated should be considered in policy development.

Key Evidence Base

- 2012 Air Quality Updating and Screening Assessment for City of York Council: In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management (2012)
- Low Emission Strategy (2012)
- Your Premises, A Guide to Controlling Noise from Pubs, Small Licensed Venues and Clubs (2011)
- Contaminated Land Strategy (2001, revised 2010)
- Noise Policy Statement for England (2010)
- Your Building Site: A Developer's Guide to Controlling Pollution and Noise from Building, Construction and Demolition Sites (2010)
- Guidance for Development on Land Affected by Contamination (2012)
- 2011 Air Quality Progress Report for City of York Council: In Fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management (2011)
- Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2005)
- Air Quality Action Plan 2 (2006)
- Guidelines on Community Noise (1999)

Local Context

Air Quality

Reducing emissions and improving air quality are key delivery mechanisms for achieving two of the main priorities in the Council Plan: the protection of vulnerable people and protection of the environment. Furthermore, the Council has a legal requirement under the *Environment Act (1995)* to review and assess local air quality and declare Air Quality Management Areas (AQMAs) where national health based objectives are not met. In York there are currently three AQMAs. Local air pollutants are those that have a direct impact on public health, especially that of the young and old, and those with respiratory and circulatory problems. The main air pollutants of concern in York are Nitrogen Dioxide (NO₂) and particulates (PM). These have been linked to lung diseases (asthma, bronchitis, and emphysema), heart conditions and

cancer. Based on national estimates, pro rata between 94 and 163 people die prematurely in York each year due to the impacts of poor air quality. This is more than the estimated combined impact of obesity and road accidents together. Poor air quality puts the health of York's residents at risk, creates an unpleasant environment for visitors, may damage historic buildings and places an additional financial burden on local health service providers.

In 2002 City of York Council declared an AQMA around the inner ring road where concentrations of NO₂ were above health based objective levels. Concentrations of NO₂ within the city centre AQMA, after some initial decline, have continued to increase year on year since 2006 despite the introduction of two Air Quality Action Plans (AQAPs). The health based annual average NO₂ objective continues to be exceeded at many locations around the inner ring road and more recently further air quality issues have been identified in suburban locations. A second AQMA was declared in Fulford in April 2010 and, a third on Salisbury Terrace in April 2012. In addition, the city centre AQMA has recently been amended to reflect further breaches of the annual and hourly mean NO₂ objectives.

The AQAPs developed to date have focused primarily on encouraging 'modal shift' with an emphasis on encouraging walking, cycling and public transport use. Whilst reducing the number of journeys undertaken by car remains an important aspect of air quality management in York, modal shift alone is not delivering a great enough improvement in air quality.

It is recognised that to tackle poor air quality a more holistic approach to carbon and local air quality management is needed to ensure all emissions to air are minimised as far as possible. An overarching *Low Emission Strategy (2012)* is now in place to address these issues which aims to transform York into the UK's first low emission city. Improving local air quality is essential to the future well being of the city and its residents, but this has to take into account how we deliver opportunities for economic growth, new development and the ability of residents and visitors to travel freely around the city.

Given that air is not static and pollutants are generated across the city as people travel between places, emissions to air must be considered in a city wide context to address cumulative air quality impacts. The Low Emission Strategy highlights the roles that the planning system can have in controlling and reducing emissions of local air pollutants.

Managing Environmental Quality

Control of development through the planning process is one of the key delivery mechanisms by which potential adverse environmental impacts or adverse human health effects can be controlled, helping to achieve two of the Council's corporate priorities: the protection of vulnerable people and protection of the environment.

Some development can cause pollution and pose a risk to the environment. A rigorous approach to such development is needed in order to protect ecological systems, cultural assets and amenity and to improve people's quality of life and health.

Land Contamination

Part 2A of the Environmental Protection Act 1990 establishes a legal framework for dealing with land contamination in England. In addition, land contamination is a material planning consideration under the Town and Country Planning Act 1990. The Council's Contaminated Land Strategy (2001, revised 2010) outlines its strategic approach for carrying out its statutory inspection duties and for securing remedial action. The strategy was reviewed and updated in 2005 and 2010, and is next due to be reviewed in 2013.

To date, the Council have not determined any sites as contaminated land under Part 2A of the Environmental Protection Act 1990. Consequently, there are currently no entries on our contaminated land register. However, the Council has identified 3,669 potentially contaminated sites within the city (see Figure 20.3). All of the potentially contaminated sites have a past industrial use or have been used for waste disposal activities. High levels of contaminants in the ground can cause significant harm to human health i.e. disease, serious injury. The Council will protect health by ensuring that development sites are safe and suitable for their proposed use.

Preferred Approach

Policy EQ1: Air Quality

Development will only be permitted if the impact on air quality is acceptable and mechanisms are in place to mitigate adverse impacts and reduce further exposure to poor air quality. This will help to protect human health.

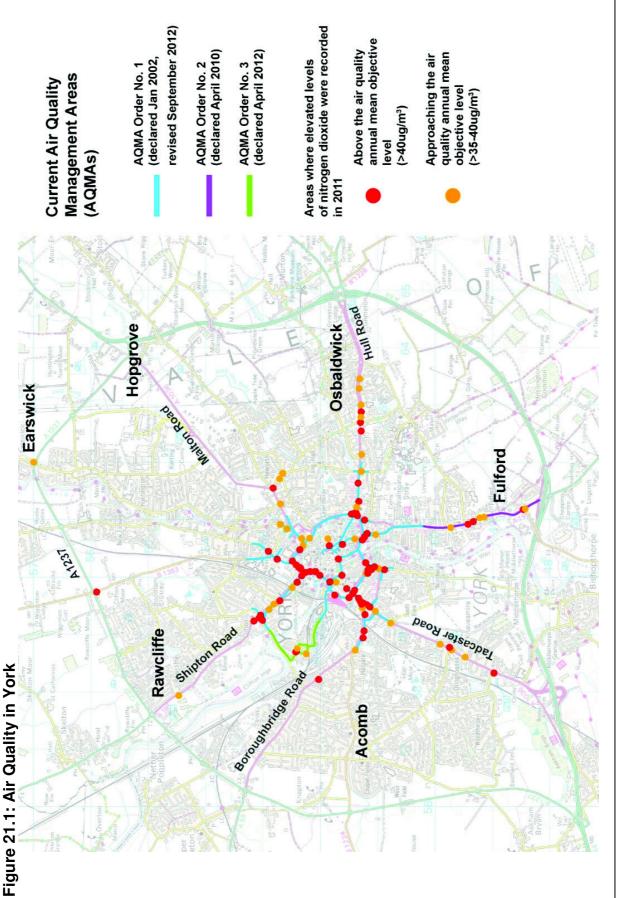
To establish whether air quality impacts are acceptable all minor and major planning applications are required to identify sources of emissions to air from the development and submit an Emissions Statement identifying how these emissions will be minimised and mitigated against. For major developments a more detailed Emissions Assessment may be required to fully assess and quantify total site emissions in terms of potential damage costs to both health and the environment both with and without mitigation measures in place. Further guidance will be made available to assist applicants with this process. For major developments with significant air quality impacts, a full Air Quality Impact Assessment should be undertaken to establish the resultant impact on local air quality (in terms of change in ambient concentration of air pollutants).

The Council will review the significance of the air quality impacts in line with national guidance. The exercise of professional judgement by both the organisation preparing the air quality assessment and the local authority officers when they evaluate the findings is an important part of the assessment of significance. Evaluation of air quality impacts will take into account factors such as the number of people affected, the absolute levels and the predicted magnitude of the changes in pollutant concentrations. The evaluation will also take account of how the impacts relate to the requirements of local air quality principles.

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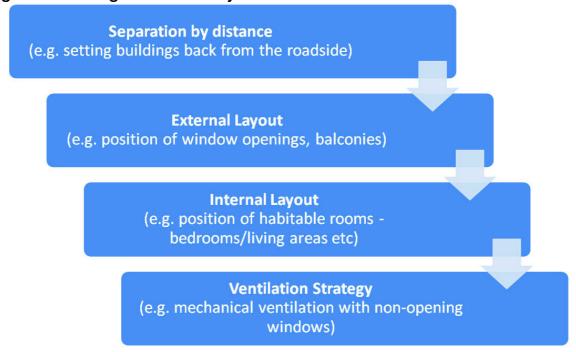
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21.1	Figure 21.1 overleaf shows York's current AQMAs and areas where elevated levels
	of NO ₂ have been recorded. During the lifetime of the plan, areas of air quality concern may change and further AQMAs may need to be declared in the future.



In order to reduce emissions to air and improve air quality the impact of development 21.2 on air quality must be acceptable. The significance of the air quality impacts will depend on the context of the development. Air quality is likely to be a high priority consideration where the development leads to a breach, or significant worsening of a breach of an Air Quality Objective, in an AQMA for example, or indeed where the development introduces new exposure into an exceedence area. Mechanisms must be put in place to prevent (or reduce as far as practically possible) further human exposure to poor air quality. This is applicable to both new developments and on existing sites that can be affected by new development. Development which includes 'relevant' locations in areas where air quality is known to be above or approaching air quality objective values must seek to reduce exposure according to the design mitigation hierarchy set out at Figure 21.2 below. Relevant locations can be defined as outdoor, non-occupational locations (e.g. schools, care homes, hospitals and residential properties) where members of the public are likely to be regularly exposed to pollutants over the averaging time of the air quality objectives.

Figure 21.2: Mitigation Hierarchy



21.3 Applicants must use 'best endeavours' to minimise total emissions from their sites, including transport to and from them. This will include requirements to promote and incentivise the use of low emission vehicles and fuels and in some cases the provision of, or financial contribution towards the cost of low emission vehicles and associated infrastructure. Examples include the provision of on-site electric vehicle recharging infrastructure and/or financial support for the provision low emission public transport services such as public transport and waste collection. The actual measures required will be site specific depending on the scale and location of the development and the connecting transport routes. A Low Emission Supplementary Planning Document (SPD) will be prepared which will set out how the Council will consider and how applicants should approach, planning applications that could have an impact on air quality. The SPD will include an Emissions Statement pro forma, to

accompany all minor planning applications (proposals for 9 or less dwellings/up to 1,000sqm commercial floorspace) and major planning applications (proposals for 10 or more dwellings/over 1,000sqm commercial floorspace).

- 21.4 A detailed Emissions Assessment and/or a full Air Quality Impact Assessment are likely to be required for major planning applications that:
 - generate or increase traffic congestion;
 - give rise to significant change in traffic volumes i.e. +/- 5% change in annual average daily traffic (AADT) or peak hour flows within AQMAs or +/- 10% outside AQMAs:
 - give rise to significant change in vehicle speeds i.e. more than +/- 10 kilometres per hour on a road with more than 10,000 AADT (or 5,000 AADT where it is narrow and congested);
 - significantly alter the traffic composition on local roads, for example, increase the number of heavy duty vehicles by 200 movements or more per day;
 - include significant new car parking, which may be taken to be more than 100 spaces outside an AQMA or 50 spaces inside an AQMA. This also includes proposals for new coach or lorry parks;
 - introduce new exposure close to existing sources of air pollutants, including road traffic, industrial operations, agricultural operations;
 - include biomass boilers or biomass fuelled Combined Heat and Power (CHP) plant (considerations should also be given to the impacts of centralised boilers or CHP plant burning other fuels within or close to an AQMA);
 - could give rise to potentially significant impacts during construction for nearby sensitive locations (e.g. residential areas, areas with parked cars and commercial operations that may be sensitive to dust); and/or
 - will result in large, long-term construction sites that would generate large HGV flows (>200 movements per day) over a period of a year or more.
- 21.5 Clear guidance in the form of a comprehensive schedule of the development triggers for what level of air quality assessment will be set out in the forthcoming Low Emission SPD, to ensure a clear and consistent approach. Information will also be provided on recommended low emission vehicle technologies and fuels that should be implemented to mitigate emissions. Mitigation measures are likely to include priority and parking incentives for low emission vehicles, the provision of electric charging points in new developments and car free developments. The potential of using developer contributions to fund low emission infrastructure and mitigate against emissions will also be explored.

Policy EQ2: Managing Environmental Quality

Development will not be permitted where future occupiers would be subject to significant adverse environmental impacts due to noise, vibration, odour, fumes/emissions, dust and light pollution without effective mitigation measures. Evidence must be submitted to demonstrate that environmental quality is to the satisfaction of the Council.

Development proposals for uses that are likely to have an environmental impact on the amenity of the surrounding area must be accompanied by evidence that the impacts have been evaluated and the proposal will not result in loss of amenity or damage to human health, to either existing or new communities. This includes assessing the construction and operational phases of development.

Where proposals are acceptable in principle, planning permission may be granted subject to conditions.

For proposals which involve development with common party walls a verification report must be submitted to confirm the agreed mitigation works have been carried out.

- 21.6 Impacts on environmental quality are most likely to occur when a development is built in an inappropriate location. This may occur due to the existing environment making the site unsuitable or because a development and/or its use introduces new environmental impacts which result in loss of amenity. Environmental impacts may result in damage to the environment and affect people's quality of life. As such, the Council will give considerable weight to ensuring that development proposals do not give rise to unacceptable environmental impacts or human health impacts.
- 21.7 It is essential that any negative impacts on environmental quality arising from development proposals are fully assessed, including during the construction phase, and that steps are taken to reduce those impacts to an acceptable level.

 Development should avoid causing detrimental impacts on the environment, however where an impact cannot be avoided mitigation measures should be incorporated into the proposals so that any impacts can be reduced to an acceptable level or controlled.
- 21.8 Evidence submitted in support of a planning application should consider:
 - the existing environmental conditions of the development site, such as the background and ambient noise, vibration, odour, fumes/emissions, dust and light levels;
 - how these existing environmental conditions will affect the proposed development;
 - how the proposed development will affect the existing environmental conditions;
 and
 - how the construction phase of the development will affect the existing environmental conditions, temporary or permanent, and also the proposed development itself.
- 21.9 The nature of the assessment required will be dependent on the scale and type of the proposed development. Further guidance is set out in national standards such as British Standard 5228-2: Code of practice for noise and vibration control on construction and open sites. Vibration (2009), British Standard 6472-1: Guide to evaluation of human exposure to vibration in buildings. Vibration sources other than blasting' (2008), British Standard 4142: Method for rating industrial noise affecting mixed residential and industrial areas (1990), British Standard 8233: Sound insulation and noise reduction for buildings Code of practice (1999) and British

Standard 5228-1: Code of practice for noise and vibration control on construction and open sites Noise (2009), alongside the institute of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Light GN01 (2011). Locally specific local guidance will be provided in a Supplementary Planning Document.

- 21.10 Where the outcome of any assessment identifies that the either the location or the proposed end use is unsuitable, mitigation measure may be possible to enable the development to proceed without adverse effect. The mitigation measures required for each site will need to be determined on a site by site basis in consultation with the Council's Environmental Protection Unit. Potential mitigation measure are set out below, however this is not an exhaustive list of measure which could be implemented:
 - redesigning the layout of the development;
 - re-orientating a property to ensure that noise sensitive rooms are sited away from the noise source;
 - providing increased sound attenuation to a facade or window;
 - providing a noise barrier; and/or
 - limiting hours of operation or use.
- 21.11 Where mitigation measures have been identified, planning conditions may be used to secure the protection required and maintenance needed in the future to ensure continued benefit. In some case mitigation measures may still not be sufficient to prevent loss of amenity or to protect human health from environmental impacts. In such cases planning permission will not be granted.

Noise and Vibration

21.12 Noise and vibration present in the existing environment or from the proposed development itself must be considered as part of a planning application. Problems can arise where noise sources or noise generating uses are located near noise sensitive uses. Noise or vibration may occur due to road and rail traffic, industrial or commercial premises, recreation and leisure facilities (including pubs and clubs in particular), hot food takeaways and restaurants and plant/machinery/equipment.

Odour and Fumes/Emissions

- 21.13 Introducing developments into areas where there is a risk of adverse effect due to odour, or introducing sensitive receptors into areas where there is a risk of adverse effect due to odour, fumes and emissions should be avoided wherever possible. Sources of odour and fumes/emissions may include industrial or commercial operations, plant/ machinery/ equipment, boilers, smoking shelters, kitchen extraction units, nail bars, etc.
- 21.14 Overall emissions to air from developments sites need to be considered. Please see Policy EQ1: Air Quality above.

Dust

21.15 Emissions of dust from sites are most likely to occur during the construction phases of development but may also occur during the operational phases of a development. Excessive dust emissions may result in loss of amenity to neighbours and must therefore be adequately controlled.

Lighting

- 21.16 Lighting can have a significant impact on the environment and people. Flood lighting is important for security and safety and has other important uses such as lighting key buildings. However, poorly designed or badly directed lighting can cause loss of sleep, illness, discomfort and loss of privacy and obscure the night sky. Lighting can also have a significant and detrimental impact on wildlife through affecting the annual and diurnal rhythms of plants and animals and act as a significant barrier to some species.
- 21.17 Common sources of complaint about artificial light include:
 - domestic security lights;
 - industrial and commercial security lights;
 - sports lighting;
 - car parks; and
 - commercial advertising.
- 21.18 Lighting in itself is not a problem; it only becomes a problem where it is excessive, poorly designed, badly installed or poorly maintained. Unnecessary light also causes excessive CO₂, contributing to air pollution and poor air quality. All forms of exterior lighting can result in light pollution. Light pollution can be defined as artificial light which shines outside the areas it is intended to illuminate, including light which is directed into the night sky, creating 'skyglow'. Policy EQ2 will safeguard against excessive, inefficient and irresponsibly situated lighting, preserving and restoring 'dark skies' and limiting the impact from light pollution on local amenity, intrinsically dark landscapes, and nature conservation.

Policy EQ3: Land Contamination

Where there is evidence that a site may be affected by contamination as indicated at Figure 21.3 or the proposed use would be particularly vulnerable to the presence of contamination (e.g. housing with gardens), planning applications must be accompanied by an appropriate contamination assessment.

Development will not be permitted where a contamination assessment does not fully assess the possible contamination risks, or where the proposed remedial measures will not deal effectively with the levels of contamination. Where proposals are acceptable in principle, planning permission will be granted subject to conditions.

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Where remedial measures are required to deal effectively with contamination, a verification report must be submitted to confirm that the agreed remedial works have been carried out.

21.19 A site may be contaminated if hazardous substances are present in, on or under the land. Land contamination is often associated with historical industrial activities or former landfill sites. Following a review of historic maps, trade directories, photographs and other records the Council has identified sites which have a past industrial use or have been used for waste disposal. The Council has a duty under Part 2a of the Environment Protection Act (1990) to investigate these potentially contaminated sites. Potentially contaminated sites within the city are indicated at Figure 21.3 overleaf. It should be noted that the potentially contaminated sites are based on information currently available to City of York Council and additional potentially contaminated sites may exist. Please contact the Integrated Strategy Unit if you would like to see a larger scale version of Figure 21.3.

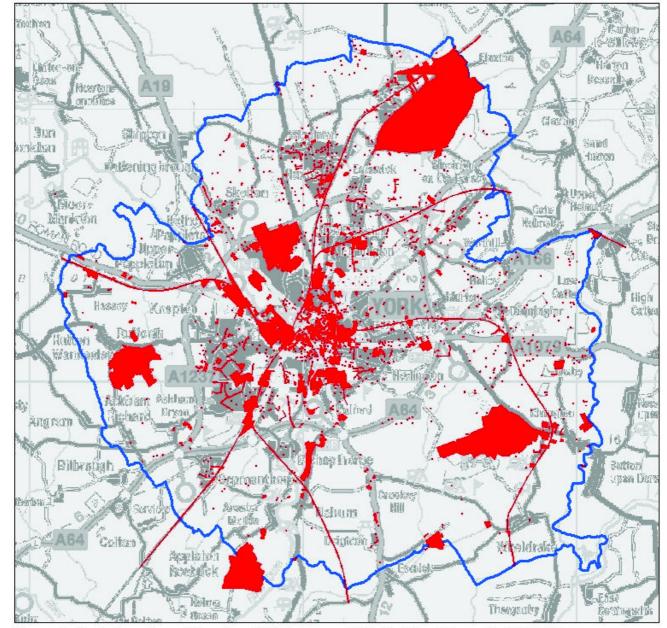
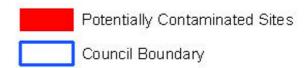


Figure 21.3: Potentially Contaminated Sites in York

Topographic Map: Ordnance Survey @ Crown Copyright. All rights reserved City of York Council Licence No. LA 10020818



21.20 Developers must submit an appropriate contamination assessment for sites that are indentified as potentially contaminated land or for sites where the proposed use would be particularly vulnerable to contamination such as housing with gardens. The level of detail required in the assessment will be dependent on the contamination identified. As a minimum, a contamination assessment should include a Phase 1 investigation – which consists of a desk study, a site walkover and a conceptual site model. However, if contamination is known or suspected to an extent which may adversely affect the development, a Phase 2 investigation may be required to support the application. Guidance on undertaking a contamination assessment can

be found in British Standard 10175, Investigation of Potentially Contaminated Sites (2011) and Model Procedures for the Management of Land Contamination (CLR11) (2004). The *Yorkshire and Humberside Pollution Advisory Council's Development on Land Affected by Contamination (2011)* is updated annually and also provides technical guidance for developers, landowners and consultants to promote good practice for development on land affected by contamination.

- 21.21 It is the responsibility of the developer to find out the nature, degree and extent of any harmful materials on their site by carrying out site investigations and to come up with proposals for dealing with any contamination. The developer must be able to demonstrate that a site can and will be made suitable for its proposed use. They should be able to prove that there are no unacceptable short or long term risks to human health, the environment, property and/or controlled waters. All aspects of investigations into possible land contamination should follow current best practice and should be carried out by competent persons with recognised relevant qualifications and sufficient experience.
- 21.22 If there is potential for contamination to influence the site, planning conditions will be imposed to ensure that the site will be safe and suitable for the proposed use. Conditions may require a full site investigation and risk assessment to be carried out before the development begins or for remedial measures to be incorporated that are necessary to protect human health and the wider environment.

Policy Links

- Section 17 'Green Infrastructure'
- Section 20 'Climate Change'
- Section 23 'Transport'
- Section 25 'Infrastructure and Developer Contributions'

Alternatives

Environmental Quality

- 1. Rely on National Planning Policy Framework to provide environmental quality
- 2. Provide city-wide generic criteria in relation to environmental quality (this is our preferred approach)
- 3. Provide detailed, locationally specific criteria (such as, AQMAs) in relation to environmental quality

Question 21.1 This is our preferred approach to environmental quality do you think this is appropriate or should one of the alternatives or a different approach be taken?

Section 22: Waste and Minerals

National Planning Policy Framework

National Guidance on minerals says that in preparing Local Plans Local Planning Authorities should:

- identify and include policies for extraction of mineral resource of local and national importance in their area (Paragraph 143);
- take account of the contribution that substitute or secondary and recycled materials and mineral waste would make to supply before considering extraction of primary materials (Paragraph 143);
- define Mineral Safeguarding Areas (MSAs) and adopt policies to avoid sterilisation of resources by non-mineral development, and define Mineral Consultation Areas based on the MSAs (Paragraph 143);
- safeguard rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities and sites for concrete batching and the handling, processing and distribution of recycled aggregates (Paragraph 143);
- set out policies for the prior extraction of minerals if it is necessary for nonmineral development to take place (Paragraph 143);
- set out environmental criteria against which planning applications can be assessed (Paragraph 143);
- develop noise limits for mineral operations (Paragraph 143);
- put in place policies to ensure worked land is reclaimed at the earliest opportunity and that high quality restoration and aftercare takes place (Paragraph 143);
- plan for a steady and adequate supply of aggregates by making provision for the land-won and other elements of their Local Aggregate Assessment (Paragraph 145);
- plan for a steady and adequate supply of industrial minerals such as brick clay, silica sand, chalk and shale (Paragraph 146);
- plan for on-shore oil and gas development (Paragraph 147);
- indicate any areas where coal extraction may be acceptable (Paragraph 147);
- encourage capture and use of methane from coal mines in active and abandoned coalfield areas (Paragraph 147); and
- work with other relevant organisations to use the best available information to develop and maintain an understanding of the extent and location of mineral resource in their areas and assess the projected demand for their use, taking full account of opportunities to use materials from secondary and other sources which could provide suitable alternatives to primary materials (Paragraph 163).

The National Planning Policy Framework (NPPF) does not contain specific waste policies, since national waste planning policy will be published as part of the National Waste Management Plan for England which is not expected before late 2013. Planning Policy Statement 10 'Planning for Sustainable Waste Management' (July 2005) therefore remains in force and says that waste planning authorities in their development plan documents should:

 identify sites and areas suitable for new or enhanced waste management facilities for the waste management needs of the area (Paragraph 17);

- identify the type or types of waste management facility that would be appropriately located on the allocated site or area taking care to avoid stifling innovation in line with the waste hierarchy (Paragraph 18);
- avoid unrealistic assumptions on the prospects for the development of waste management facilities, sites or areas (Paragraph 18);
- consider a broad range of locations including industrial sites, looking for opportunities to co-locate facilities together and with complementary activities (Paragraph 20; and
- in deciding which sites and areas to identify, assess their suitability against a range of locational criteria (Paragraph 21 and Annex E).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- the location of new waste management facilities is a key issue;
- the Council should consider the expansion of existing waste facilities before the development of new ones and co-location of facilities is supported;
- the Waste Hierarchy is supported and should be applied to all waste streams;
- local waste targets should exceed government targets;
- minerals are present in the York area and policy should allow for their development;
- Mineral Safeguarding Areas should be identified in line with national policy;
- to safeguard York's outstanding heritage, extraction should only be allowed when there is a national shortfall;
- the management and restoration of mineral sites is a key issue; and
- the principle of reducing the dependency on primary extraction is supported and could be achieved by requiring all developments to demonstrate good practice in the use, re-use, recycling and disposal of construction materials, including the re-use of secondary aggregates on site wherever possible.

Key Evidence Base

Waste

- Report of the Director of Neighbourhood Services to Council Executive. Waste Management Strategy 2008-2014 (23 September 2008).
- Let's Talk Less Rubbish. Headline Strategy. A Municipal Waste Management Strategy for the City of York and North Yorkshire 2006-2026 (York and North Yorkshire Waste Partnership June 2006).
- Report of the Director of Commercial Services, Director of Resources and Deputy Chief Executive to Council's Executive. Waste Management Strategy 2002-2020 (reviewed and amended 9 November 2004).

Minerals

- Local Aggregate Assessment for the North Yorkshire Sub-Region (North Yorkshire County Council, City of York Council, Yorkshire Dales National Park Authority and North York Moors National Park Authority January 2013).
- Coal Bed Methane Licensing Maps (The Coal Authority June 2010).

- West Yorkshire sand and gravel resources. Investigating the potential for an increased sub-regional apportionment (British Geological Survey 2009).
- National and regional guidelines for aggregates provision in England 2005-2020 (CLG June 2009).
- Phase 2 Sand and Gravel Study for Yorkshire and Humber appraisal of environmental options (Land Use Consultants for Yorkshire and Humberside Regional Assembly November 2007).
- Yorkshire and the Humber Region: Sand and gravel resources and environmental assets (British Geological Survey 2005).

Local Context

Waste

The strategy document Let's Talk Less Rubbish. Headline Strategy. A Municipal Waste Management Strategy for the City of York and North Yorkshire 2006-2026 (2006), sets out the aspirations of the York and North Yorkshire Partnership for the reduction of waste disposal to landfill and increases in recycling rates. This document and the City of York's Waste Management Strategy 2002-2020 highlight the importance of developing waste management schemes and services which will enable York to meet the local, sub-regional and national recovery and recycling targets in a cost effective manner. The Council's Strategy was refreshed in 2008 and the key aim of the Waste Management Strategy 2008-2014 is to reduce waste going to landfill through various initiatives such as the provision of a full kerbside recycling service for all households including terraced properties and flats.

City of York is making good progress in sustainable waste management. The tonnage of total municipal and hazardous waste arisings dealt with by the Council fell from 122,380 in 2006/07 to 101,070 in 2011/12. Over the same period the tonnage disposed to landfill fell from 74,210 to 53,490 and the recycling rate increased from 39.9% to 46.4%. It is projected that the amount of municipal and hazardous waste arisings dealt with by the Council will increase during the plan period to 117,712 tonnes in 2029/30, mainly from new households. The residual waste tonnage is projected to increase from 48,320 in 2011/12 to 59,464 tonnes in 2029/30. These projections will be reviewed as new information becomes available.

Whilst information on other waste streams exists for the Yorkshire and Humber Region, information for individual local authority areas, including City of York, is limited. As stated in the Preferred Approach section below, information on non-municipal waste streams will be obtained from the studies being carried out for the joint Waste and Minerals Local Plan.

Minerals

The British Geological Survey's document *Yorkshire and the Humber Region: Sand and Gravel Resources and Environmental Assets (2005)* identified areas within York offering potential resources of sand and gravel. The *Phase 2 Sand and Gravel Study for Yorkshire and Humber appraisal of environmental options (2007)* carried out by Land Use Consultants developed and appraised spatial options for revised subregional apportionments but these were not accepted by either the industry or the local authorities. Similarly the National and Regional Guidelines have not been

subject to sub-regional apportionment. In accordance with the NPPF, a Local Aggregate Assessment for the North Yorkshire sub-region has been prepared. The Local Aggregate Assessment for the North Yorkshire Sub-Region (2013) confirms that no sand and gravel sites have been worked in the City of York during the last 10 years, there are currently no reserves with planning permission and states in Paragraph 92 that: 'in the current absence of knowledge of the existence of potentially viable resources of sand and gravel (and the known absence of resources of crushed rock) in the City of York area, it would not be appropriate to seek to identify separately any potential future requirements for sand and gravel, to be provided specifically by City of York'.

There are currently no active mineral workings in City of York. The only other mineral resources that may have potential for extraction are brick clay, deep coal, oil and gas and coal-bed methane. Whilst the minerals are known to exist it is not known whether they could be extracted economically. Also there has been no interest expressed by the minerals industry in working any of these minerals during the preparation of the plan.

Preferred Approach

- 22.1 City of York Council, North Yorkshire County Council and North York Moors National Park Authority are preparing a joint Waste and Minerals Local Plan. Waste and minerals are specialist topics and it is usual for such plans to cover a larger geographical area than that covered by the City of York. There are also strong functional links for many aspects of waste and minerals especially between City of York and North Yorkshire. The joint plan is expected to be adopted by the end of 2015.
- 22.2 The joint plan will provide a mechanism for formally addressing strategic cross-boundary issues and it will also contain detailed policies for waste and minerals. It is not appropriate therefore to duplicate these policies in the City of York Local Plan. However, it is necessary to provide the strategic context for these policies in the City of York Local Plan and the preferred approach is set out below.
- 22.3 A number of specialist studies will be carried out for the joint plan to expand the existing evidence base for both waste and minerals. The studies currently in progress or planned include a study to identify non-municipal waste arisings and projected future arisings, a waste capacity study and a study to identify the distribution of mineral resources and Mineral Safeguarding Areas. Whilst these studies will provide information that will primarily be of benefit for the detailed policies and proposals in the joint plan, the results will also be available in time to support the justification for policies in the City of York Local Plan before it is submitted to the Secretary of State. Because the waste and minerals policies in this Local Plan are set at a strategic level, it is not considered that the new research findings will lead to significant changes in these policies being necessary. However, the position will be carefully monitored as new information becomes available.

Waste

Policy WM1: Sustainable Waste Management

Sustainable waste management will be promoted by encouraging waste prevention, reuse, recycling, composting and energy recovery in accordance with the Waste Hierarchy and effectively managing all of York's waste streams and their associated waste arisings. This will be achieved in the following ways:

- working jointly with North Yorkshire County Council to develop facilities to manage residual municipal waste through mechanical treatment, anaerobic digestion and energy from waste;
- ii. safeguarding existing facilities as shown on the key diagram and the proposals map including Harewood Whin and the household waste recycling centres at Hazel Court and Towthorpe;
- iii. identifying through the Joint City of York, North Yorkshire and North York Moors Waste and Minerals Local Plan, suitable alternative facilities for municipal waste and suitable facilities for all other waste streams, as may be required during the lifetime of the plan. This will be in conformity with Spatial Principle 2 and meet the operational requirements of any facility. Priority in identifying facilities will be given to:
 - existing waste sites;
 - established and proposed industrial estates, particularly where there is the opportunity to co-locate with complementary activities, reflecting the concept of 'resource recovery parks';
 - previously developed land; and
 - redundant agricultural and forestry buildings including their cartilages, if suitably accessible for purpose.
- iv. requiring the integration of facilities for waste prevention, re-use, recycling, composting and recovery in association with the planning, construction and occupation of new development for housing, retail and other commercial sites;
- v. promoting opportunities for on-site management of waste where it arises at retail, industrial and commercial locations, particularly in the main urban area; and
- vi granting planning permissions for waste facilities in appropriate sustainable locations only where they would not give rise to significant adverse impacts on the amenity of local communities and the historic and natural environment, in accordance with other relevant policies in the plan.
- 22.4 Waste was formerly viewed as a by-product of living and was disposed of by the cheapest possible method, direct to landfill without pre-treatment. In the drive to achieve sustainable development this is no longer possible. It is essential that greater emphasis is placed on avoiding waste production and managing the waste

produced in the most sustainable way, making use of waste as a resource and only disposing of the residue that has no current value. National legislative, fiscal and policy measures have all contributed to driving waste up the Waste Hierarchy which aims first to reduce the generation of waste, followed by reuse, recycling and energy recovery. Waste should only be disposed to landfill if none of these options are viable.

- 22.5 For municipal waste City of York Council works closely with North Yorkshire County Council through an Inter-Authority Agreement. The councils are currently working jointly to secure a waste treatment facility to divert biodegradable municipal waste from landfill. In 2007 the councils received a provisional allocation of £65 million of Private Finance Initiative credits from DEFRA. The preferred bidder for the contract to design, build manage and operate the new facility is AmeyCespa. In 2012 North Yorkshire County Council resolved to grant planning permission for a new mechanical treatment, anaerobic digestor, energy from waste and incinerator bottom ash plant at the Allerton aggregates quarry and landfill site. The new facility would reduce the amount of waste going to landfill by over 90%. The Secretary of State is has reviewed the application and declined to 'call in' so planning permission has effectively been granted. If this facility is delivered no other sites will be required for the treatment of municipal waste in the City of York Council area in the plan period.
- 22.6 On 21 February 2013 the Government withdrew the provisional allocation of Waste Infrastructure Credits following an assessment of the amount of residual waste treatment infrastructure required nationally to meet the national obligation to reduce the amount of biodegradable waste that is sent to landfill. The two ouncils are currently considering the implications of this decision for waste management provision.
- 22.7 It is likely, however, that other facilities including waste transfer stations, material recycling stations and composting sites will be required in the City of York area. Yorwaste have recently submitted a planning application to expand the waste facilities at their Harewood Whin site. A decision on this application is expected later in 2013. This site contains the only landfill site within the City of York area and has planning permission until 2017 to accept up to 300,000 tonnes of waste per annum. However, reduced volumes of waste are being disposed to landfill; which may allow the planning permission for the site to be extended beyond 2017. The Council also operates two household waste recycling centres at Hazel Court and Towthorpe. These and the Harewood Whin site will be safeguarded during the plan period.
- 22.8 The Joint City of York, North Yorkshire and North York Moors Waste and Minerals Local Plan will identify suitable alternative facilities for municipal waste and suitable facilities for all other waste streams, as may be required during the lifetime of the plan. The priority to be given to the range of possible sites is set out in the policy. From a strategic viewpoint it will also be important that facilities for waste prevention, re-use, recycling, composting and recovery are integrated in association with the planning, construction and occupation of new development for housing, retail and other commercial sites. Similarly it is vital in the interests of sustainable development that opportunities for on-site management of waste where it arises at retail, industrial and commercial locations, particularly in the main urban area are promoted.

22.9 Waste management facilities should be well designed so that they contribute positively to the character and quality of the area in which they are located. This is especially the case in an area such as City of York where the overall quality of the built and natural environment is high. The impacts of certain major waste management facilities are such that acceptable sites within City of York are likely to be very limited.

Minerals

Policy WM2: Safeguarding Mineral Resources and Local Amenity

Mineral resources will be safeguarded, the consumption of non-renewable mineral resources will be reduced by encouraging re-use and recycling of construction and demolition waste and any new provision of mineral resource will be carefully controlled. This will be achieved in the following ways:

- minimising the consumption of non-renewable mineral resources in major developments by requiring developers to demonstrate good practice in the use, reuse, recycling and disposal of construction materials;
- ii. identifying, if appropriate, through the Joint City of York, North Yorkshire and North York Moors Waste and Minerals Local Plan, Mineral Safeguarding Areas (MSAs) and policies to avoid sterilisation of resource by non-mineral development;
- iii. safeguarding, if appropriate, through the Joint City of York, North Yorkshire and North York Moors Waste and Minerals Local Plan, any existing and potential facilities for the storage, handling, processing and bulk transport of primary minerals and secondary and recycled materials; and
- iv. identifying, if a proven need exists, through the Joint City of York, North Yorkshire and North York Moors Waste and Minerals Local Plan, sites of sufficient quality for mineral extraction, in line with any agreed apportionments and guidelines. The allocation of any future sites for mineral extraction will only be considered and any planning applications will only be permitted where it is ensured that:
 - York's heritage and environmental assets are conserved and enhanced;
 - sites are accessible to sustainable modes of transport;
 - unacceptable levels of congestion, pollution and/or air and water quality are prevented;
 - flood risk is not increased and is appropriately managed;
 - proposals do not result in unacceptable adverse impacts on the historic or natural environment or the amenities of occupiers and users of nearby dwellings and buildings;
 - it is ensured that once extraction has ceased, high standards of restoration and beneficial after-uses of the site are achieved.; and
 - climate change impacts are acceptable.

- 22.10 The NPPF recognises that minerals are essential to support economic growth and our quality of life and it is important therefore that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite resource and can only be worked where they are found, it is important also to make best use of them to secure their long-term conservation.
- 22.11 This can be achieved by adopting a hierarchical approach to minerals supply which aims firstly to reduce as far as practicable the quantity of material used and waste generated, then to use as much recycled and secondary material as possible, before finally securing the remainder of material needed through new primary extraction.
- 22.12 Mineral Safeguarding Areas are areas of known mineral resources that are of sufficient economic or conservation value to warrant protection for generations to come. The Joint City of York, North Yorkshire and North York Moors Waste and Minerals Local Plan will identify Mineral Safeguarding Areas and set out policies to avoid sterilisation of such resources by non-mineral development. It is possible that MSAs will be identified for sand and gravel and coal bed methane. Similarly the joint plan will safeguard any facilities required for the storage, handling, processing and bulk transport of primary minerals and secondary and recycled materials, in line with the NPPF.
- 22.13 There are no existing mineral sites in York, the Local Aggregates Assessment does not apportion any of the sub-region's requirement to the York area and to date there has been no interest expressed in exploring for coal-bed methane or any other potential resource. However, the Joint City of York, North Yorkshire and North York Moors Waste and Minerals Local Plan will examine the need for any provision in detail and any allocation of future sites will only be considered and any planning applications will only be permitted where they meet the criteria set out in the policy.

Policy Links

- Section 10 'Housing Growth and Distribution'
- Section 18 'Green Belt'
- Section 20 'Climate Change'
- Section 25 'Infrastructure and Developer Contributions'

Alternatives

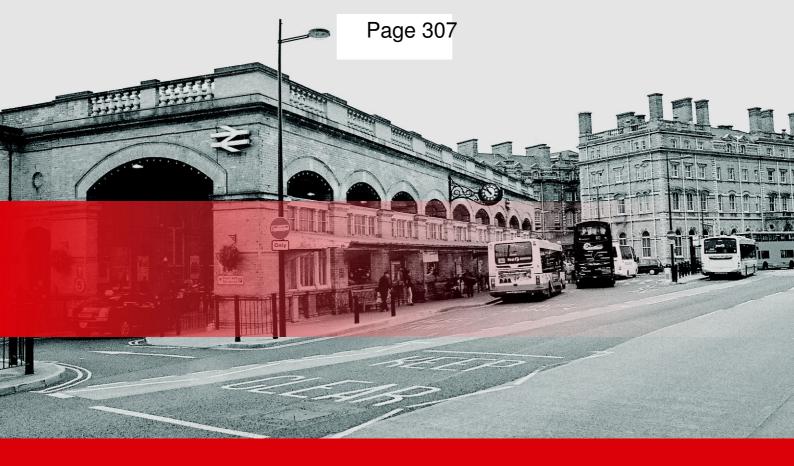
Waste and Minerals

- 1. Restrict waste development and/or minerals extraction
- 2. Rely on the National Planning Policy Framework to guide waste and minerals development
- 3. Provide high-level local criteria to guide waste and minerals development (defer details to Joint Local Plan) (this is our preferred approach)
- 4. Provide detailed local criteria/identify sites to guide waste and minerals development

Question 22.1 This is our preferred approach to waste and minerals do you think this is appropriate or should one of the alternatives or a different approach be taken?

Question 22.2 Do you think that our preferred approach of including strategic policies in the City of York Local Plan and more detailed policies in the Joint City of York, North Yorkshire and North Yorkshire Moors Waste and Minerals Local Plan is appropriate?

Question 22.3 Do you think that the waste management and mineral policies provide the appropriate strategic direction for the more detailed policies which will be included in the Joint City of York, North Yorkshire and North Yorkshire Moors Waste and Minerals Local Plan?



This section looks at reducing the need to travel by promoting sustainable connectivity through ensuring new development has access to high quality public transport, cycling and walking networks.

Section 23: Transport

National Planning Policy Framework

National Guidance says that:

- Local Authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including transport investment necessary to support strategies for the growth of ports, airports or other major generators of travel demand in their areas (Paragraph 31);
- all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment and required to provide a Travel Plan. (Paragraph 32 and 36);
- plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. (Paragraph 34);
- plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. (Paragraph 35);
- if setting local parking standards for residential and non-residential development, Local Planning Authorities should take into account:
 - o the accessibility of the development;
 - o the type, mix and use of development;
 - o the availability of and opportunities for public transport;
 - o local car ownership levels; and
 - o an overall need to reduce the use of high-emission vehicles (Paragraph 39);
- Local Planning Authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice (Paragraph 41); and
- Local Planning Authorities should work with other authorities and providers to:
 - assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and
 - take account of the need for strategic infrastructure including nationally significant infrastructure within their areas (Paragraph 162).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- prioritisation of sustainable modes of transport is broadly supported;
- the need for high quality public transport was widely acknowledged, with particular support for rail improvements (including high speed rail) and better bus services:
- there is a broad view that a high quality public transport service would allow businesses and travellers to accept reduced availability of private travel options;
- building out additional highway capacity is viewed by some as undermining wider aspirations for travel behaviour change;
- the need for private travel for rural commuters and those with accessibility issues should be emphasised;

- there are concerns over the demonstrable ability of key infrastructure, including the A64 and A1237 Outer Ring Road, to accommodate existing and planned traffic demand;
- businesses in the Clifton Moor area struggle to attract and retain its workforce, which could be due to congestion problems on the A1237 Outer Ring Road and poor perceptions of strategic infrastructure capacity;
- there is a high level of commuting into the city from the east;
- York is cycle-friendly but more improvements, such as increased cycle only off road routes and additional cycle hubs with changing facilities, are necessary;
- provision of strategic walking and cycling linkages at major developments is important;
- opinions on demand management measures are mixed. There is support, but parking availability is seen as key to economic performance by some. It is considered important not to pre-determine any requirement for access restrictions without credible robust evidence. Some respondents proposed restricting private vehicle access/ priority in just the city centre;
- if the Local Plan got public transport right businesses will accept other [access] restrictions;
- it is important that the Local Plan recognises the core principle that York needs to make radical improvements to bus services, particularly in improving the efficiency of service;
- some people believe a series of small, but nonetheless significant improvements are needed, whereas others believe a series of radical measures in the city (including road and congestion charging) might be the only way forward (road pricing could be a way of encouraging people to change modes);
- transport hubs such as Park & Ride need to provide other key services to cut down on multiple journeys;
- separate space within the city needs to be allocated for cyclists;
- the role of an electric bus service should be explored;
- the Local Plan can identify suitable sites for locating outward-facing freight [consolidation] hubs at Park & Ride sites. Development of a freight transhipment facility (freight consolidation centre) was also proposed;
- the Local Plan should recognise the importance of the railway station in terms of the physical link to London, the initial impression the building makes on visitor and its role in dispersing people to further gateways;
- more stations on a line (e.g. a new station at Haxby on the York-Scarborough line) improves access to the rail network but increases overall journey times, and
- continuing the approach included in the previous Core Strategy is widely supported.

Key Evidence Base

- Topic Paper 1. Transport Impacts of Local Plan (existing Topic paper on the transport implications of the LDF reviewed and updated) (2013)
- York Station Conservation Development Strategy, Final Draft (2012)
- 2011 Census, Vehicle Ownership and Travel Data (2012)
- City of York Low Emission Strategy (2012)
- City of York Council Local Transport Plan 3 2011-2031 (2011)

 City of York Council Local Transport Plan 2011-2031, Background Document – Evidence (2011)

Local Context

The York Sub-Area is an important and successful part of the economy of the north of England, with York as the main economic driver, the principal retail and services hub and the centre of the area's commuting patterns and transport network.

Travel to work areas, housing markets, markets for business space, linkages between businesses, the influence of universities, retail catchments, and infrastructure networks do not stop at local authority boundaries. Analysis of the Yorkshire and Humber region's commuting patterns shows that the vast majority of commuting trips are within York and that York is a net importer of journeys to work, principally from the East Riding of Yorkshire, and the southernmost districts in North Yorkshire (Selby and Ryedale). There is also a significant outward commute to Leeds. This is shown in Figure 23.1

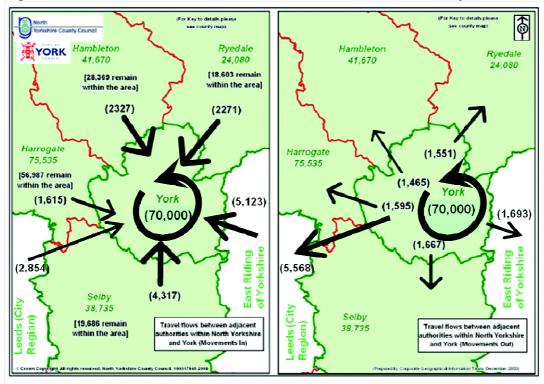


Figure 23.1: Travel to work movements in/out of York in AM peak

The continued dominance of the private car, often at the expense of other modes, presents a major challenge to the objective of sustainable development. However, the city is fortunate in having many advantages, such as a compact urban area and flat terrain, for enabling sustainable travel to be a realistic option for a large proportion of its residents. The city is surrounded by a large rural hinterland with dispersed population centres, rail options from the south east of the city are particularly poor and demand on some services exceeds capacity. Even with these advantages, the city has a number of challenges and constraints that hinder

sustainable movement. The rivers, railways, strays, City Walls and historic street layout all affect movement patterns, concentrating journeys onto a relatively small number of key locations and restricting options for improvement.

- The high traffic flows on the strategic road network, particularly the A1237 Outer Ring Road, leads to severe delays and redistribution of trips onto residential routes.
- Congestion on the Inner Ring Road and main radial routes deters cycling, creates a barrier for pedestrian movement and causes bus services to be slowed. Levels of pollution from vehicle emissions have led to Air Quality Management Areas being declared for much of the city centre and the approaches to it, on Fulford Road and on Salisbury Road.

York benefits significantly from being in a strategic location on the UK's rail network and having fast rail connectivity to London, the North East and Edinburgh. It also has a direct rail link to Manchester Airport. There is strong support for improving rail as part of general improvement to public transport to and within York, including taking advantages of the Intercity Express programme and HS2 in due course.

York faces many different challenges and opportunities for transport over the lifetime of the Local Plan and beyond. Key issues that will have a significant influence on transport relate to: Climate Change and Air Quality, Growth and Development and its impact on traffic levels, Changing Population, Health and Inequalities.

Preferred Approach

Policy T1: Location and Layout of Development

New development (including the provision of new pedestrian and cycle routes) will only be permitted where:

- i. It is in a location and has an internal layout that gives priority to the needs of pedestrians, cyclists and users of public transport, or through obligations, conditions and other provision, can give such priority. In particular the development should provide safe, convenient, direct and appropriately signed (and where feasible, overlooked) access to new or existing strategic or local transport services and routes, or local facilities including:
 - a. high quality and frequent accessible public transport services;
 - b. pedestrian routes;
 - c. cycle routes, including cycle routes on the local highway network;
 - d. the Public Rights of Way (PRoW) network, and
 - e. accessible local services and facilities.
- ii. It is in a location that is well served by accessible high quality public transport, or through obligations, conditions and other means, can provide accessible high quality public transport.
- iii. It is within reasonable distance of an existing or proposed cycle route.

- iv. It provides appropriate, well designed, convenient, safe and secure parking for vehicles and cycles. Cycle parking should also be covered or otherwise weather-protected and secure. Where the provision of all such facilities within the development is not practicable the Council shall seek commuted payments for off-site facilities within practical walking distance elsewhere.
- v. It is in a location and has an internal layout that gives high quality access for people with mobility impairments enabling a similar or better level of access to travel which exsited before the development commenced.
- vi. Existing public rights of way (PRoW) are retained (and enhanced where required) in the development, fully integrated within any required landscaping condition, or diverted/extinguished, provided the Council is satisfied that it is necessary to divert/extinguish the PRoW in order to enable development to be carried out. Any retained (and enhanced) or diverted PRoW shall provide at least an equivalent level of convenience, safety and amenity to the existing PRoW. An extinguishment will only be considered where a diversion is deemed not feasible.
- vii. It retains (and enhances where required) existing strategic or local cycle and pedestrian links, that are not shown on any of the authority's highway records (List of Streets maintainable at the public expense/Definitive Map and Statement of Public Rights of Way) within the development, and ensure that they are fully integrated within any required landscaping condition, or are otherwise provided to at least an equivalent level of convenience, safety and amenity within the development.
- viii. It has direct access to the adopted highway network or, through obligations, conditions and other means, will have such direct access provided.

For public transport to be classed as 'accessible' it should meet the following criteria:

- 1. In city centre/urban locations and major employment, retail, leisure destinations:
 - i. 400m maximum safe walking distance to bus stop on frequent bus route(s) (every 15 mins. or more frequent).
 - ii. A railway station within a 10 minute walk time (nominally 800m).
 - iii. A railway station within a 15 minute cycle time (nominally 1.5km)
- 2. In sub-urban locations and villages:
 - 400m maximum safe walking distance to bus stop on other bus route(s) operating at least every hour.
 - iii A railway station within a 15 minute cycle time (nominally 1.5km.

These criteria apply to all parts of the development.

For public transport to be classed as 'high quality' the following criteria shall be met:

- 1. vehicles shall, as a minimum, meet Euro IV emission standards
- 2. bus stops shall have:
 - a. Bus stop pole and flag showing service number(s).
 - b. visibility impaired readable timetable, illumined at night time.
 - c. shelter (with seating)
 - d. proprietary bus-boarding kerbs
 - e. passenger transport information screen (real-time display)

For the distance to an existing or proposed cycle route to be classed as 'reasonable' the following criteria shall apply:

- 1. In city centre/urban locations, be up to 50m
- 2. In other locations, be within or partly within 530m

For local services and facilities to be classified as 'accessible' they should be within a 5 minute safe walk time (nominally 400m). This criterion applies to all parts of the development.

In applying this policy it is recognised that in some circumstances developments will not be able to achieve these criteria (for example, in heart of foot streets area), so they can, subject to sufficient justification of effective accessibility (including taxis) being submitted by a developer, be relaxed. Also some developments may be of a sufficient size to warrant a higher degree of accessibility than would otherwise be required for its location.

- 23.1 Careful choice of location and layout of new development, combined with appropriate, design and management measures including adequate provision for pedestrians, cyclists and users of public transport in all new development can help to reduce the dependence upon private cars, providing a safer, and more sustainable (and in the case of walking and cycling, a more healthy) alternative means of travel for most members of the community either for leisure or more functional purposes.
- 23.2 The frequency criteria for public transport shall generally apply for the peak-hours of movement to and from the development and, for non-residential development, the main hours of operation of the resulting use. Outside of these peak periods a reduced frequency may be supported, subject to suitable levels of access being maintained. In terms of public transport accessibility, appropriate contributions for off site improvements to ensure safe and convenient access to bus stops will be required as necessary.
- 23.3 All development should be fully accessible to all groups within the community. However, people with mobility impairments (including sensory impairment), are often precluded from playing a full and independent role in society by the inaccessibility of land, buildings, transport and other facilities. The 'hierarchy of transport users', as contained in the *City of York's Local transport Plan 2011-2031*, therefore, gives highest priority to pedestrians with mobility impairments. With careful location, layout, design and use of materials, sites and premises can be constructed to allow for the sensitive and discreet integration of facilities for the benefit of people with special needs and those carrying small children and baggage, who are also often hindered by poor access.
- 23.4 Lack of sufficient safe storage space for cycles in new development can deter people from owning and using a cycle. To overcome this, convenient, secure, and covered cycle storage should be provided within the curtilage of new buildings, particularly dwellings.

- 23.5 With regard to the retention, diversion or extinguishment of PRoWs, and the retention or provision of other existing strategic or local cycle and pedestrian links developers should be aware that:
 - Planning permission for development of land over which there is a public right of way does not itself constitute authority for interference with the right of way or its closure or diversion.
 - It is not sufficient that the making of an Order to divert/extinguish a public right of way, would facilitate the carrying out of the development. The Order must be necessary in the sense that without the Order development could not be carried out.
 - Development on the line of a public right of way must not be substantially complete before the legal process to divert or extinguish the path has been completed.
 - The successful diversion/extinguishment of a right of way cannot be guaranteed by the Council, if objections or representations are received to the proposal and not withdrawn.
 - Some existing strategic or local cycle pedestrian links which are not shown on any of the authority's highway records may be considered to be unrecorded public rights of way. Routes such as these should be treated as PRoW and should be subject to the same provisions as for their alteration.
- 23.6 The design of new car parks should take full account of the requirements of people with limited mobility. In particular, disabled parking bays should be located as close as possible to either the facility concerned or the principal pedestrian route from the car park, and sufficiently generous space must be provided at these bays to accommodate wheelchair users. Further details will be contained in the Council's emerging Car Parking Strategy, which will include parking standards.

Policy T2: Strategic Public Transport Improvements

The Plan will support the implementation of strategic public transport infrastructure, as listed below, and as identified on the Proposals Map (unless otherwise indicated), in accordance with the timescales shown and in association with service improvements to encourage modal shift away from private motor vehicle use to more use of public transport. The broad timescales for the delivery of these schemes shall match the anticipated growth in population and demand for travel in York over the plan period. The list identifies the principal strategic schemes that need to be delivered, but many more smaller projects with more local impacts will also be required, either individually or as part of larger projects. More detail is contained in the Infrastructure Delivery Plan (2013). York Railway Station is not included in this list as it is subject to a separate specific policy (T3).

Short-term (2013-19)

- Access York Phase 1, consisting of:
 - provision of a new Park & Ride site at Poppleton Bar (A59), with associated improvements to the A1237/A59 junction and its approaches (incorporating

- improved pedestrian/cycle crossing of the A1237 Outer Ring Road) and bus priority measures on the A59, and
- the relocation and expansion of the Park & Ride site at Askham Bar.
- ii. Provision of a new railway station at Haxby.
- iii. Enhancement of the following junctions and other highway enhancements to improve public transport reliability, principally through the Better Bus Area Fund (BBAF) programme:
 - Clarence St/Gillygate/Lord Mayor's Walk bus/cycle priority measures;
 - Improve bus routing and waiting facilities adjacent to the memorial gardens in Leeman Road:
 - improved bus waiting and interchange facilities at Museum Street, St Leonard's Place, Stonebow, Pavement, and Rougier Street;
 - A19 Bus Lanes and Designer Outlet Park & Ride access improvements (non-BBAF programme), and
 - Other targeted (non-BBAF programme) junction, highway or public transport infrastructure enhancements as set out in the Local Transport Plan 2011-2031 (LTP3) and subsequent investment programmes (not shown on the Proposals Map).

Medium-to Term (2019-24)

- iv. Provision of a new Park & Ride site at Clifton Moor (B1363 Wigginton Road) with associated bus priority measures on Wigginton Road (as identified on the Proposals Map).
- v. Enhancement of the following junctions and other highway enhancements to improve public transport reliability:
 - Manor Lane / Hurricane Way link, Clifton and
 - Other targeted junction, highway or public transport infrastructure enhancements as set out in the *Local Transport Plan 2011-2031 (LTP3)* and subsequent investment programmes (not shown on the Proposals Map).

The Plan will also pursue in the long-term (2024-30) the following interventions:

- New railway stations / halts for heavy or light rail services (e.g. Strensall, the White Rose (York) Business Park, where a reserved site exists, (or, alternatively, the former British Sugar / Manor School site) and York Central).
- Further expansion of Park & Ride services in the city (e.g. relocation and expansion of the 'Designer Outlet' Park & Ride facility).
- Implementation of further junction improvements and other highway enhancements to improve public transport reliability as, and additional to, those set out in the *Local Transport Plan 2011-2031 (LTP3)* and subsequent investment programmes (not shown on the Proposals Map).
- The introduction of tram/train technology or other technology applications on appropriate rail routes (as shown on the Proposals Map)
- 23.7 Preliminary transport modelling work undertaken using the City of York's strategic transport model (STM) predicts that the number of trips undertaken on the highway network overall could increase by approximately 2.5% per year, on average, over the Local Plan period. This is higher than predicted in national transport models,

- reflecting York's ambition for growth. This level of traffic growth could lead to significant delays being experienced on the radial routes into York, the outer ring road (A64 and A1237) and all routes within the outer ring road
- 23.8 The development of new and improved public transport services and facilities, such as Park & Ride, rail stations and routes and bus services (including, priority measures, interchange and waiting facilities), can offer enhanced access for all members of the community to jobs, services and leisure opportunities. This can reduce reliance on private motorised transport for travel and hence minimise the increase in traffic levels arising from new development. To be most effective they should provide direct links between main areas of population, and retail and employment centres, and should be fully accessible to all people regardless of their mobility. They should facilitate transfers between different modes of transport and services. However, such proposals will still need to satisfy policies throughout the plan in terms of protecting the built and natural environment and replacing amenities that may be otherwise removed by development.
- 23.9 For new Park & Ride sites, location is an important factor in ensuring its effective operation. Sites should ideally be:
 - well signed;
 - adjacent to a major radial approach route;
 - on the edge of the built up area;
 - safe and easy to access;
 - outside any congested area to maximise the advantages of bus priority, and
 - adjacent to trip attractors if there is a desire to attract non Park & Ride traffic to the bus service.
- 23.10 Improvements or new facilities should include sufficient car parking for persons with disabilities, cycle parking and facilities for buses, taxis and where appropriate, coaches. Provision of car parking (other than for people with disabilities) should be determined through a transport assessment and travel plan. New or improved facilities should also incorporate suitable signage and traffic management measures to reduce potential conflicts.
- 23.11 The Council will welcome development proposals which bring about the improvement of existing railway stations and facilities or the provision of new, or bring about some other improvement which will be beneficial to the operation of the line. At new or improved rail stations the 'station environment' must provide safe and convenient movement to and between platforms and include other facilities, such as sheltered waiting and ticketing facilities, public transport information and sensitive lighting and landscaping.
- 23.12 Many of the strategic public transport improvements listed in Policy T2 due to be implemented in the short-term have either secured funding (for example, BBAF schemes and Access York Phase I), or are awaiting a decision on funding (from external sources) on funding bids submitted (for example, the new rail station at Haxby). Funding for the transport improvements programmed for the medium-term has not yet been secured, the council is reasonably confident that this can be pursued and secured to meet the anticipated timescales for delivery.

23.13 The strategic public transport improvements in the longer-term are vital to widen the transport choices available to people who live in, work in or visit York as the larger residential and employment sites come on-stream. However, the funding for their implementation is less certain than for improvements in the short-to-medium term. The Council, will, therefore, work with other agencies and organisations, including developers, to enable the necessary substantial improvements in public transport to be delivered to minimise the increase in traffic arising from new developments in the longer-term.

Policy T3: York Railway Station and Associated Operational Facilities

The Plan will support any proposals that increase the railway capacity at York Station (see Proposals Map) to meet changing demands on and capacity in the rail network, over the duration of the Local Plan period and beyond. More detailed information relating to timescales and funding sources etc. is contained in the Infrastructure Develoery Plan, such as increasing passenger numbers, high speed rail (HS2) and infrastructure and service improvements on the York-Leeds-Harrogate line (including a potential re-routing in to the station via the Freight Avoiding Line (FAL), a new chord and a new Platform 12).

Short term public transport interchange improvements at the station will be implemented through the current BBAF programme. The Plan will also support proposals to provide a new pubic transport turn around and interchange facility as part of a general package of measures to improve access at York Station in the medium-to-long-term.

The Plan will support any proposals to consolidate public car parks and maintain an appropriate level of long-stay and short stay parking at the York Station, which is currently provided at several locations.

The Plan will support any proposals to improve pedestrian access to, within and through the station. This could include, but not be limited to:

- links to the new interchange with further links from this to the south-western quadrant of the city centre;
- links to the York Central site through the station (including pedestrian crossings of the lines);
- links between the York Central site and the north-west quadrant of the city centre (including a new bridge over the River Ouse, east of Scarborough Bridge);
- reduced pedestrian / vehicular conflict in Queen Street;
- creation of public space at Tea Room Square; and
- improved wayfinding and signage;

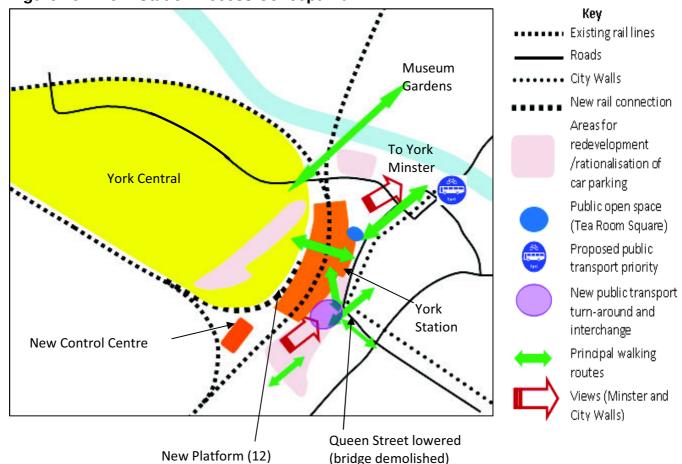
The Plan will support any proposals that enhance the Listed Grade II* station and its setting that conserve and enhance its historic and natural environment, particularly those that improve the visual amenity at the station and its environs, to meet the demands of the modern rail customer.

- 23.14 York benefits significantly from being in a strategic location on the UK's rail network. It was known as a railway city due to its long history with the railway (and hosts the major attraction of the National Railway Museum). It has access to several high quality long distance networks and operations that serve the rest of the country. York is in a good central position being approximately midway between London and Edinburgh, with journeys to both cities taking around two hours and two-and-a-half hours respectively. Direct trains are available to many cities in the north of England e.g. Leeds, Manchester, Liverpool, and Sheffield, and Birmingham in the Midlands.
- 23.15 By virtue of its short journey time to London via the East Coast Main Line, and easy interchange between King's Cross and St. Pancras, York is also well connected to mainland Europe by rail. The rail link to Manchester Airport enables it to also be linked to longer distance international travel by air. The importance of York's position on the rail network is evidenced by annual passenger flows of nearly 1million between York and London and over 1.1m between York and Leeds.
- 23.16 York is the second busiest station in Yorkshire and Humber (after Leeds) with 8% of the total trips. It is the busiest station in the North Yorkshire and York Sub-Region, with over 7.9 million footfall p.a.¹ (1.1 million being visitors), emphasising its role as a 'gateway' to Yorkshire.
- 23.17 Network Rail's 'Yorkshire and Humber Route Utilisation Strategy, 2009' forecast the future passenger demand levels and overall growth levels for the key markets. It predicted that the total number of passengers travelling to York will increase by 41% over the next 12 years (from 2009).
- 23.18 The national government has determined that the necessary capacity and quality improvements for future long distance north/south movements will be provided by a new high speed rail system, HS2. The proposed network would be Y-shaped up to Leeds and Manchester with onward links to the existing East and West Coast mainlines. When complete in 2033 it will provide a much faster connection to London and the continent for travellers from the Leeds City Region and the north of England. York will have a direct link with the new high speed line and sufficient capacity is required at the station to accommodate HS2 trains calling at it. Prior to the implementation of HS2, the Intercity Express Programme (to replace ageing Inter-City 125 HST train sets on the ECML) is expected to start in 2018.
- 23.19 York Rail Station is one of the main interchange points in York, allowing bus-to-bus and bus-to-rail changes. However, bus stops in the vicinity of the station are amongst the most congested in the city centre in terms of vehicle arrivals per hour. There is currently no suitable place for buses approaching from the east to terminate and turn around for return journeys.
- 23.20 York station, will therefore, need to be upgraded in terms of capacity and facilities to meet the demands from these new services and anticipated growth. It also needs to have high quality access to it, within it and through it. The approach for this is shown in Figure 23.2.

¹ Office of the Rail Regulator Station Usage Data 2010/11

23.21 The current station Listed Grade II* was built by the North Eastern Railway to designs by Thomas Prosser (with the station layout planned by the Engineer Thomas Elliot Harrison) in 1877 to replace the original G.T. Andrews terminus station within the City Walls. It is described by Gordon Biddle in The Railway Heritage of Britain as follows "York provides one of England's most dramatic iron station vistas. The effect of its arched roof curving away into the distance is best seen on a day when shafts of sunlight slant down through the glass". York Station also serves as a major gateway to the historic city and is often the visitor's first introduction to the City of York.

Figure 23.2 York Station Access Concept Plan



- 23.22 Although any development proposals for the station must give due consideration to Listed Grade II* status, it is acknowledged that in any operating station changes have to take place to enable it to meet the demands of the modern customer, and therefore, it should not prevent proposals that are sympathetic to heritage of the station being put forward.
- 23.23 A Siemens Transpennine Express depot is currently located within the existing operational railway land to the north of Leeman Road and north-west of York Station (i.e. within the York Central site, see Section 6). The electrification of the Transpennine Line, due to be completed by 2018, may result in more rolling stock being maintained at the depot. Therefore, the Plan will support proposals that safeguard land within the York Central site or in the operational railway land or

adjacent to the York Central site for expanding the Siemens Trans Pennine Express depot.

Policy T4: Strategic Highway Network Capacity Improvements

Strategic highway capacity improvements, as listed below and as shown on the Proposals Map, will be implemented in accordance with the timescales shown:

Short-term (2013-19)

- James Street Link Road Phase II
- ii. Improvements to the following junctions (including approaches) on the A1237
 - Haxby Road
 - Great North Way
 - Clifton Moor Gate
 - Strensall Road

Medium-Term (2015-24)

- iii. Improvements to the following junctions (including approaches) on the A1237
 - B1363 Wigginton Road
 - Monks Cross
 - B1224 Wetherby Road

The Plan will also pursue in the long-term (2024-30) further carriageway and junction capacity enhancements to the A1237 to improve traffic flow and journey time reliability along it. These enhancements are to consist of upgrading the most congested sections of the A1237 (B1224 Wetherby Road to Haxby Road) to dual-carriageway standard with grade separated junctions.

The plan will also support the construction of accesses to major development sites to a suitable standard to form part of the City's Strategic highway network as appropriate (for example, new access off the A64 to serve the Holme Hills site).

- 23.24 Improvements to the A1237 junctions will encourage the transfer of cross-city private motor vehicle journeys away from radial routes through the city centre and its immediate surrounding area, to principal roads around the edge of the urban area. Further enhancements to the A1237 can improve traffic flow and journey time reliability along it and draw more cross-city traffic away from the radial routes and inner urban routes.
- 23.25 James Street Link Road Phase II will improve traffic flow on the Inner Ring Road (IRR) in the Foss Islands area to reduce congestion and improve local air quality and the street environment on this section of the IRR.

Policy T5: Strategic Cycle and Pedestrian Network Links and Improvements

Strategic cycle and pedestrian network links and improvements, as listed below and shown on the Proposals Map, will be implemented in accordance with the timescales shown, to encourage modal shift away from private motor vehicle use to more active and sustainable modes of transport:

Short-term (2013-19)

 Pedestrian / cycle link from the former British Sugar site to York Central via Water End (see also Section 6 'York Central')

Medium-Term (2015-24)

ii. Pedestrian / cycle bridges across the York-Harrogate-Leeds rail line and the East Coast Main Line to facilitate movement between the former British Sugar site, York Business Park and the west bank of the River Ouse (including a potential tram-train halt in the vicinity of the York Business Park).

Long-Term (2024-29)

- iii. Pedestrian / cycle bridge across the River Ouse between Lendal Bridge and Scarborough Bridge, linking the York Central development site with the north bank of the River Ouse.
- iv. Pedestrian / cycle bridge across the River Ouse south of Lendal Bridge connecting Tanner Row with the north side of the River Ouse in between the Guildhall and City Screen.
- v. Pedestrian / cycle bridges across the River Foss (as part of the re-development of the Castle / Piccadilly area).

Throughout the plan period

vi Other individual strategic cycle schemes as shown on the Proposals Map

Routes not included in the Proposals Map will be classed as local routes.

- 23.26 The Council has and is continuing to develop a comprehensive network of safe and accessible strategic cycle and pedestrian routes, principally to connect residential areas with employment areas and retail areas as well as other facilities and services. The strategic cycle route improvements are shown in the Proposals Map for delivery over the short-term and medium term. These have also been prioritised within the Council's capital programme and detailed further in the Infrastructure Delivery Plan.
- 23.27 Delivery of the strategic cycle and pedestrian network in the longer-term is expected to be through contributions or obligations associated with the realisation of larger development opportunities toward the end of the Local Plan period.

23.27. Local routes will be retained and enhanced, as appropriate, within or as part of new development in accordance with Policy T1 vi) and vii).

Policy T6: Development at or Near Public Transport Corridors, Interchanges and Facilities

The sustainable access policies have been established to address the city's transport challenges and deliver transport infrastructure, services and other measures which ensure sustainable economic growth and development through:

- i. New development will be not be permitted where it prejudices the reuse of disused public transport corridors or facilities, and where there is a reasonable prospect of:
 - the reopening of the transport corridor or facility for either heavy rail or light rail (e.g. tram-train) operation, or other form of 'guided' public rapid transport service: or
 - the re-opening of a heavy rail/light rail (tram-train) station or halt; or
 - the provision of a rail head/freight facility; or
 - the continued use or future use of the transport corridor as a walking or cycling route or as a route for horse-riding; or
 - the transport corridor either functioning or being able to function as a wildlife corridor; or
 - the transport corridor being reclaimed for use as a linear park.

Disused public transport corridors or facilities that have been identified (in part) as having reasonable prospects for reuse for any of the purposes stated in Policy T6 i) are the former York-Beverley line, the former York-Selby line (Trans Pennine Trail / National Cycle Network Route 66) and the former Derwent Valley (Foss Islands) line (National Cycle Network Routes 658 / 66).

- ii. Higher density, mixed-use development will be permitted in locations close to existing or proposed public transport interchanges or facilities provided that the development:
 - does not lead to a loss of amenity at the interchange or facility; or
 - does not have a detrimental impact on the interchange or facility or the surrounding area, such that the long-term viability of services would be adversely affected; or
 - does not prejudice the existing or future expansion of the interchange or facility to accommodate more services or modes (e.g. freight); or
 - does not generate a demand for travel by private motorised vehicles that is likely to be unsustainable either in the location of the development or on the wider highway network; or
 - does not have an adverse impact on the character, historic and natural environment and amenity of the area in the vicinity of the development.

- 23.28 The first part of this policy aims to protect disused public transport corridors to allow for the possibility of returning them to their former use, or for new uses such as footpaths, cycleways, bridleways or wildlife corridors because once such a resource has been lost it is unlikely to ever be recovered. Any planning applications for development on or affecting a disused public transport corridor should be accompanied by an assessment in order to establish whether there is any reasonable prospect of the corridor being brought back into use.
- 23.29 Even in their disused state, former public transport corridors perform a valuable function as wildlife corridors and habitats. Any new development should be carefully designed to minimise harm to these newly established habitats.

Policy T7: Demand Management

To improve the overall flow of traffic in and around York City Centre, improve road safety, and provide an environment more conducive to walking and cycling the following will be pursued:

- i. A reduction in the number of long-stay (i.e. more than 4 hours parking) commuter car parking spaces in and around the city centre.
- ii. The incorporation of general (fee-based) public car parking at existing car parks at retail sites) to increase the availability of short-stay parking on the perimeter of the city centre, and similarly other high trip-generating locations as required
- iii. A more flexible approach to the requirements for parking (including cycle parking) in new development, covering, but not limited to:
 - number of spaces;
 - general design and layout, and
 - safety, security and weather protection.
- iv. Positive consideration of vehicular access restrictions and changes to carriageway widths, alignments and surfacing materials, junction layouts, footway widths and materials and hard / soft landscaping in selected location locations to reduce congestion, improve public transport journeys, ease pedestrian /cycle access across it and improve its streetscape.
- 23.30 The management and control of car parking spaces are essential components of an effective transport strategy. Parking control by both capacity and price has historically been, and will continue to be, used in York, where City Centre charges are used to encourage long-stay parking at Park & Ride sites or other more peripheral car parks and to support the local bus services. The Council will continue to support affordable access for short-term business and personal trips that are essential to the economy of the city. At the same time further work will be initiated to provide more designated spaces for lower emission vehicles in City Centre car parks, to try and improve air quality in the heart of York.
- 23.31 Previous national planning policy guidance (PPG13) advocated the use of policies in development plans to set maximum levels of parking for broad classes of development. The National Planning Policy Framework (which replaces PPG13) does not have such a direction. Instead it sets out a range of issues that should be taken into account for setting local parking standards. The council will seek to set

appropriate parking standards that will allow some flexibility in relation to a development's location, proximity to high quality accessible public transport, pedestrian and cycle routes and services and facilities.

- 23.32 The city centre movement and access study recommended access restrictions on some the city centre bridges. Opportunity will be taken to trial and permanently implement as appropriate measures that improves public transport services and reliability, and to remove other appropriate through traffic movement, reduce congestion and improve air quality and the public realm.
- 23.33 Measures which help to change people's decisions about when they travel, where they go and the mode of travel they use have been pursued in York to complement capacity improvements and demand management measures. Many 'smarter choice' ideas have been implemented locally and nationally over the last decade or so to encourage changes in travel behaviour, providing very high benefits compared to costs, and this approach will continue into the future.

Policy T8: Minimising and Accommodating Generated Trips

All major development proposals that can be reasonably expected to have an impact on the transport network must be supported by a Transport Statement or by a Transport Assessment and Travel Plan, as appropriate, depending on the scope and scale of the development. Large-scale Major Development will require the submission of a Transport Assessment and Travel Plan. The Transport Statement, Transport Assessment and Travel Plan should demonstrate:

- the number and distribution of trips by each mode likely to be generated by the development, particularly by private motorised vehicles, without mitigation measures:
- ii. the mitigation, or other measures to be put into place to reduce the number of trips generated by the development, particularly by private motorised vehicles;
- iii that any resultant new traffic (principally private car traffic) generated by new development can be safely accommodated on the local and strategic highway network, or can be made safe by appropriate transport infrastructure and service improvements.
- iv. appropriate future monitoring arrangements to demonstrate the effectiveness and an ability to increase mitigation measures if required to achieve requirements of the travel plan.

Major Development (Small-scale Major Development) means development involving any one or more of the following:

- (a) the winning and working of minerals or the use of land for mineral-working deposits;
- (b) waste development;
- (c) the provision of dwelling-houses where:
 - (i) the number of dwelling-houses to be provided is 10 or more; or

- (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within paragraph (c)(i);
- (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- (e) development carried out on a site having an area of 1 hectare or more;
- (f) developments that are likely to result in 'in-use' employment for 30 employees or more

Large-scale Major Development is:

- (a) 200 or more dwellings or the site area for residential development is 4 hectares or more, or
- (b) Development of 10,000 m² or more, or
- (c) Where site is 2 hectares or more
- 23.34 A Transport Assessment (TA) is a comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be taken to deal with the anticipated transport impacts of the scheme and to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, principally through the implementation of a Travel Plan (TP). In some cases, the transport issues arising out of development proposals may not require a full TA to inform the process adequately and identify suitable mitigation. In these instances, a simplified report in the form of a Transport Statement (TS) may be submitted.
- 23.35 The coverage and content of a TS, TA or TP will vary significantly depending on the size and type of development they are required to support. Small scale development may require only a short and simple TS/TP, or even no formal assessment, whereas major developments will require the submission of a comprehensive TA and TP. Further guidance is included in the Department for Transport's 'Guidance on transport assessment'. Plans must also demonstrate how they are to be monitored and how mitigation measures can be increased if the plan falls short of its objectives.

Policy T9: Access Restrictions to More Polluting Vehicles

The Plan will support proposals that restrict motor-vehicular access, to improve air quality within the air quality management areas, particularly those in and adjacent to the City Centre.

- 23.36 York's first Low Emission Strategy (LES) was adopted by the Council in October 2012. The LES aims to tackle the ongoing air quality issues in the city and help deliver carbon reduction targets. The main focus of the LES is reducing emissions from transport, mainly through improved driving techniques, better vehicle maintenance and the use of low emission vehicles and fuels.
- 23.37 Objective 6 of the LES seeks to maximise sustainable transport and reduce localised air quality breaches through traffic demand management, smart travel planning and

potentially regulatory control. The main purpose of this objective is to deliver a series of additional LES measures targeted specifically at reducing emissions within the city's existing Air Quality Management Areas (AQMAs) and other areas of the city where air quality is of particular concern. The measures detailed under this objective include:

- Assessing the feasibility study of only allowing buses of a specified emission standard to enter a proposed low emission bus corridor in the city centre;
- implementing the recommendations of the city centre access and movement study including Low Emission Zone (LEZ) measures for buses if considered necessary / appropriate, and
- investigating the potential for a wider LEZ incorporating a wider range of vehicles.

Policy T10: Protection for Residential Areas

The Plan will, where there is a strong case and local agreement, support proposals that restrict vehicular access, except for emergency vehicles, local buses, taxis, private hire vehicles and traffic with an origin or destination in the residential area where the restrictions apply to enhance the streetscape, general environment and safety of residential areas that would otherwise suffer loss of amenity due to increases in traffic arising from development near to the residential areas affected. In particular such measures will be supported in the following locations:

- a) Acomb / Holgate / Westfield areas bounded by the A59, the B1224 and Beckfield Lane (subject to trip generation and transport assessment outcomes from York Northwest).
- 23.38 The area known as York Northwest, located immediately to the north and west of York City Centre, contains two major brownfield development areas the 'York Central' and the 'Former British Sugar/Manor School' sites. These sites could provide a combined developable area of around 79 hectares and development of this size will generate a significant amount of new traffic. The location of the sites, close to the existing residential areas of Acomb, Holgate and Westfield, could, unless suitable measures are put into place, result in much of this traffic utilising residential streets to gain access to and from the York Northwest area and, thereby, be detrimental to the general environment of Acomb, Holgate and Westfield.
- 23.39 Restricting through traffic in these areas will protect them against this and could lead them experiencing an improvement in their general environment.

Policy T11: City Centre Accessibility

The Plan will support any proposals, including but not limited to those listed below, to reduce congestion, improve the journey time reliability of public transport and conserve and enhance the historic and natural environment, streetscape, safety and general environment of the City Centre:

- i. extending the coverage of the Footstreets to include Fossgate; and
- ii. selective measures for Micklegate
- 23.40 Two recent studies *York New City Beautiful: Towards an Economic Vision (2010)* and *York City Centre Movement and Accessibility Framework (2011)* considered how York needed to redefine its transportation infrastructure and promote higher quality places and spaces, particularly in the city centre, in order 'to create a more attractive and accessible city'. Both studies made a series of statements or recommendations for improving the public realm in the City Centre, including:
 - the city's major development opportunities must be shaped by a new understanding of the elements that define York: the city rivers; the City Walls and gateways; the city's streets, places and spaces; the city as park; the Great Street; and York Central.
 - promote a continuous walking and cycling edge along both rivers in the city centre, and opportunities for new and enhanced spaces and squares.
 - design public realm that can facilitate a range of civic and cultural activities.
 - transform the inner ring road into a network of local streets, parkways and grand avenues.
 - enhance the pedestrian and cycle priority between the railway station and the city centre.
 - expand the network of footstreets to embody the historic core.
 - priority traffic routes allowing restricted access through the 'heart' [of the city] for buses, taxis and cyclists (and service vehicles outside footstreet operational hours). These streets should be reformatted to clearly signal that they are for restricted traffic only.
- 23.41 Many of the statements and recommendations contained in these studies have been taken forward in Policy T7 and T11.
- 22.42 The Reinvigorate York initiative indentifies schemes for turning Fossgate into a footstreet and intermediate improvements for Micklegate.

Policy T12: Safeguarded Routes and Sites

The following sites not otherwise stated in Policies T2, T3, T4 and T5, will be safeguarded for future transport infrastructure:

- options for potential freight consolidation centre(s) Designer outlet, or Elvington;
- Crighton Avenue/Wigginton Road junction;

- Piccadilly/Castle Mills Bridge junction;
- freight sidings at Hessay;
- Sterling Road (widening for cycling facilities); and
- Extending the A1237 enhancements (see also Policy T4) along the full length of the A1237 (including grade separated junctions and cycle separated junctions)
- 23.43 Although transport infrastructure and other measures to be implemented has been identified in policies T2, T3, T4, T5 and T12, land will need to be safeguarded for them, in order to protect them from other development that would otherwise prevent their delivery.

Policy Links

- Section 6 'York City Centre'
- Section 7 'York Central'
- Section 8 'Economy'
- Section 10 'Housing Growth and Distribution'
- Section 13 'Community Facilities'
- Section 15 'Universities'
- Section 18 'Green Belt'
- Section 20 'Climate Change'
- Section 21 'Environmental Quality'
- Section 25 'Infrastructure and Developer Contributions'

Alternatives

Location, layout and accessibility

- 1. Rely on National Planning Policy Framework (NPPF) to guide accessibility in relation to location/layout of new development
- 2. Provide generic local criteria to guide accessibility in relation to location / layout of new development
- 3. Provide detailed local criteria to guide accessibility in relation to location / layout of new development (this is our preferred approach)

Sustainable modes of transport

- 1. Local policies for new development to give priority to car-based transport
- 2. Local policies for new development to give equal priority to car-based and more sustainable forms of transport, such as public transport, walking and cycling
- 3. Local policies for new development to give priority to more sustainable forms of transport, such as public transport, walking and cycling (this is our preferred approach)

Providing transport capacity to accommodate growth

- 1. Increase existing road capacity to accommodate traffic generated by proposed level of growth
- 2. Provide new road capacity to accommodate traffic generated by new development (e.g. new roads)

- 3. Increase existing capacity for more sustainable modes of transport (walking cycling and public transport) to support proposed level of growth
- 4. Provide new infrastructure for sustainable modes of transport (walking cycling and public transport) to support new development (e.g. new rail stations, and strategic cycle routes)
- 5. Increase existing road capacity, provide new road capacity, increase existing capacity for more sustainable modes of transport and provide new infrastructure for sustainable modes of transport to support new development (this is our preferred approach)

Determining areas for development and associated transport needs.

- 1. Rely on NPPF policies to guide transport related development
- 2. Provide generic local criteria/site allocations to guide transport related development
- 3. Provide detailed local criteria/site allocations to guide transport related development (this is our preferred approach)

Demand management - car parking

- 1. Adopt a maximum level of car parking provision and apply them rigorously
- 2. Adopt another appropriate standards for parking provision and apply them with due regard to the size and nature of the development and local circumstances. (this is our preferred approach)

Demand management – travel planning

- 1. Require all new developments to consider demand management (e.g. travel plans)
- 2. Require only major development to consider demand management (e.g. travel plans) (this is our preferred approach)

Transport infrastructure to mitigate local impacts of development

- 1. Require all new developments to contribute to off-site transport infrastructure to mitigate the impacts of the development
- 2. Require only major development developments to contribute to off-site transport infrastructure to mitigate the impacts of the development (this is our preferred approach)

Question 23.1 This is our preferred approach to sustainable transport do you think this is appropriate or should one of the alternatives or a different approach be taken?

Question 23.2 Do you think the higher degree of transport infrastructure investment in the longer term over and above that already committed or programmed is required or should more low cost 'soft measures' be pursued?

Question 23.3 If you think the higher degree of transport infrastructure investment in the longer term

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over and above that already committed or programmed is required do you think it is deliverable and if so how can other agencies and organisations (e.g. scheme promoters or developers) work with the council to deliver it?

Section 24: Communications Infrastructure

National Planning Policy Framework

National Guidance says that:

- advanced, high quality communications infrastructure is essential for sustainable economic growth and that the development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services (Paragraph 42);
- Local Planning Authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband, aiming to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate (Paragraph 43);
- applications for telecommunications development should be supported by the necessary evidence to justify the proposed development. For a new mast or base station, evidence should be submitted to show that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure (Paragraph 45); and
- Local Planning Authorities must determine applications on planning grounds and should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure (Paragraph 46).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- suitably screened mobile phone masts should be acceptable in Green Belt close to communities they serve and that a strategy for the location of mobile phone masts should be developed taking account of avoiding sensitive locations; and
- advances in communication technology will allow more people to work from home rather than travelling to the office.

Key Evidence Base

• Infrastructure Delivery Plan (2013)

Local Context

The City of York Council is a member of two Local Enterprise Partnerships (LEP): York and North Yorkshire LEP and also the Leeds City Region LEP. The York and North Yorkshire LEP has decided that broadband implementation is a key priority and is setting up a task and finish group to develop opportunities for collaboration.

The Leeds City Region LEP has agreed to develop a broadband strategy for its area, which will include York. £17.8m Broadband Delivery UK funding has been allocated to North Yorkshire and York to provide broadband coverage to those areas not attractive to the open market. City of York Council is taking the appropriate steps to facilitate a collaborative and effective working relationship during (and post) the active York and North Yorkshire procurement process, to optimise the roll-out of broadband provision.

The continued growth in information and communication technologies has the potential to bring economic, social and environmental benefits to York. *The Council Plan 2011 – 2015 (2011)* identifies that high speed broadband coverage is a national objective, assisting businesses to increase the speed and security of information transfer and providing the opportunity for businesses to innovate. In meeting this challenge the Council will work with private sector providers to seek to achieve implementation of a high speed digital network.

The Infrastructure Development Plan (2013) identifies that there are two main fixed-line networks that provide telecommunications access to homes and businesses in York: Openreach (the main access network owned by BT); and Virgin Media (the cable television network). Most residential customers and small businesses access telephone and broadband services via the Openreach network, even if their services are purchased through another provider.

It is noted that telecommunications and broadband coverage in the urban areas of York is generally good and Openreach advise that network capacity will not generally be an issue that shapes or constrains the spatial options for development. Developments in technology (fibre cables), together with extensive ongoing investment in the core of the main networks mean that the capacity and capability of the networks continues to improve in response to demand.

In some instances, telecommunications infrastructure, particularly masts, can have a negative impact on its surrounding environment, such as the visually intrusive masts on the BT Hungate and Cedar Court hotel buildings. This highlights the importance of having planning policy in place to guide telecommunications development.

Preferred Approach

Policy CI1: Communications Infrastructure

Proposals for high quality communications infrastructure will be supported where:

- mobile communications infrastructure is located at an existing mast or transmission site, where it is technically and operationally feasible, unless it is particularly visually intrusive;
- ii. the development is of an appropriate scale and it is sited and designed to not have any adverse impact on safety and security of people and properties and minimise its impact on visual amenity;
- iii. it will be available for use as a shared facility where possible; and

iv. there are no significant or demonstrable adverse impacts that outweigh the benefits of the scheme, particularly in areas of sensitivity including the Green Belt, strays, green wedges, sites of nature conservation value, conservation areas, listed buildings and their setting and areas of visual importance including key views.

In the interest of visual amenity and improvements to public realm, consideration should be given to the removal of communications infrastructure, including street facilities (equipment cabinets etc), when it ceases to be of operational benefit. In particular the Council will seek the removal and relocation of any visually intrusive masts particularly in the City Centre, as and when the opportunity arises.

Where proposals fall under permitted developments rights, operators are encouraged to notify the Council of any communications infrastructure installations, such as mobile phone antennas.

- 24.1 With the development of new and advanced services the demand for new infrastructure is continuing to grow. The Council supports the enhancement of communications infrastructure whilst at the same time seeking to ensure that the visual and environmental impacts are minimised. Given the special character of York the siting, appearance and visual impact of any telecommunications infrastructure is key and is particularly important for any applications for prior notification of proposed development in respect of permitted development rights, for which criterion ii) and iv) will be applied. It should be noted that not all permitted development requires prior approval. This can range in some cases from the installation of additional antennas on an existing radio mast, to the development of a whole base station on a building, including equipment cabinets and a set of antennas. Whilst there is no longer a statutory requirement to carry out 'licence notifications', operators are encouraged to continue to notify the Council of the installation of mobile phone antennas.
- 24.2 Preference and encouragement will normally be given to mast and site sharing where this is technically possible. However the cumulative impact of additional infrastructure being added to an existing site will need to be taken into account as part of the planning application process. In the interest of visual amenity for example a balanced view may need to be taken between the visual intrusions of adding to existing facilities compared to a new site.
- 24.3 Where new equipment is proposed, which cannot be located on an existing mast or site, at its preferred location, due to technical and operational constraints, operators will be required to provide evidence that they have explored the possibility of utilising alternative existing sites. This is of particularly importance where the site falls within an area of sensitivity, such as the Green Belt strays, green wedges, sites of nature conservation value, conservation areas and areas of visual importance including key views, where developers will be requested to submit a feasibility study, carried out by a suitably qualified and independent professional, to justify the provision and location of the new facility. Proposals will be approved wherever possible unless the adverse impacts on the special character of York significantly and demonstrably outweigh the benefits.

24.4 Planning obligations may be used to ensure that new sites are available for future mast sharing subject to technical and operational constraints. The rapid pace of technological change within the industry means that fewer installations may be required in the future and so it is important that redundant installations are removed and the site fully restored (including aftercare). Such obligations may also be used to require the expeditious removal of equipment and installations once they cease to be operational. In particular the Council will seek the removal of the visually intrusive masts in the City Centre, such as those masts on the BT Hungate and Cedar Court Hotel buildings as when the opportunity arises. These masts currently have a detrimental visual impact on the York Central Historic Core Conservation Area and former North East Railway Headquarters which is a Grade II* Listed Building.

Policy Links

- Section 16 'Design and the Historic Environment'
- Section 25 'Infrastructure and Developer Contributions'

Alternatives

Communications Infrastructure

- 1. Rely on the National Planning Policy Framework to guide communications development
- 2. Provide a local policy to guide communications development (this is our preferred approach)

Question 24.1 This is our preferred approach to communications infrastructure do you think this is appropriate or should one of the alternatives or a different approach be taken?



This section looks at how the Council will make sure that developers build the right type of building in the right place whilst making sure that important parts of the environment aren't damaged. It also sets out how the Council can check whether the rules set out in this document are used and whether they work towards making York a better place.

Section 25: Infrastructure and Developer contributions

National Planning Policy Framework

National Guidance says that:

- investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:
 - o identify priority areas for economic regeneration, infrastructure provision and environmental enhancement (Paragraph 21);
- Local Authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities..... (Paragraph 31);
- plans and decisions should take account of whether the opportunities for sustainable transport modes have been taken up, depending on the nature and location of the site, to reduce the need for major transport infrastructure (Paragraph 32);
- Supplementary Planning Documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development (Paragraph 153);
- Local Plans should:
 - plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework (Paragraph 157);
- Local Planning Authorities should work with other authorities and providers to:
 - assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and
 - take account of the need for strategic infrastructure including nationally significant infrastructure within their areas (Paragraph 162);
- to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable (Paragraph 173);
- the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive

- returns to a willing land owner and willing developer to enable the development to be deliverable (Paragraph 174);
- where practical, Community Infrastructure Levy (CIL) charges should be worked up and tested alongside the Local Plan. The CIL should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place (Paragraph 175);
- it is important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan. Any affordable housing or local standards requirements that may be applied to development should be assessed at the plan-making stage, where possible, and kept under review (Paragraph 177);
- Local Planning Authorities should work collaboratively with other bodies to
 ensure that strategic priorities across local boundaries are properly co-ordinated
 and clearly reflected in individual Local Plans. As part of this process, they
 should consider producing joint planning policies on strategic matters and
 informal strategies such as joint infrastructure and investment plans
 (Paragraph 179); and
- Local Planning Authorities will be expected to demonstrate evidence of having
 effectively cooperated to plan for issues with cross-boundary impacts when their
 Local Plans are submitted for examination. Cooperation should be a continuous
 process of engagement from initial thinking through to implementation, resulting
 in a final position where plans are in place to provide the land and infrastructure
 necessary to support current and projected future levels of development
 (Paragraph 181).

You Told Us

Through the Local Development Framework process and Local Plan visioning workshops you've told us that:

- there is a need for a flexible approach to planning gain, that gives greater consideration to financial viability in the level and timing of payments;
- there is support for the clarity, certainty and wider applicability of CIL however others favoured retaining a s106 based approach, expressing concerns over potential delays in delivery associated with pooled monies and difficulties in delivering localised infrastructure. National biodiversity offsetting pilots were also mentioned by a consultee as a potential alternative to Section 106 and/or CIL;
- a number of specific infrastructure types are advocated, including road, rail and bus related, green energy, skills and education related and low emission / air quality related. More specifically some queries were raised as to what schemes would be put into place to improve local facilities and infrastructure. The ability to set local targets and standards was highlighted, and some Parish Council expressed a desire to administrate an element of expenditure in their respective areas;
- the Council should be realistic in what it can gain from Section 106 monies to ensure that development is viable. It was suggested that affordable housing is

- what is most important for the city. However, a contrary view put forward is that affordable housing requirements are stifling housing construction;
- Parish Councils rely on S106 monies to improve local facilities and improvement schemes;
- infrastructure, housing and employment all need to be interlinked, and
- a view put forward by some is that Section 106 contributions are totally unaffordable and negotiation is too costly and time consuming with little chance of success. S106 payments and requirements need to be back end loaded.

Key Evidence Base

- Topic Paper 1: Transport Impacts of Local Plan (existing Topic paper on the transport implications of the LDF reviewed and updated) (2013)
- City of York Local Plan Area Wide Viability Study (2013)
- City of York Playing Pitch Strategy (2013)
- City of York Local Transport Plan 2011-2031 (2011)
- 2010 Sub-National Population Projections

Local Context

For York to fulfil its role as a sub-regional economic centre and be a key part of the Leeds City Region it will need to generate approximately 16,100 additional jobs between 2012 and 2030. The housing target for the Plan period (Policy H1) is to provide at least 1,090 dwellings per annum – this minimum target would be commensurate with the level of employment growth forecast in the Plan period, addresses the current shortfall and represents an integrated approach to housing and employment growth. This would equate to a population growth of approx 40,000 people over the Plan period which equates to an annual growth of 2,300 people per annum. The effect of this growth will be to impose increasing demands on York's already highly constrained transport network to take it beyond its current capacity.

As well as providing the necessary infrastructure for a rise in the overall population, increased demand for community facilities and services linked to demographic change, such as an ageing population, means that in planning for our communities it is essential that the Local Plan helps to ensure that the community infrastructure needs of each neighbourhood and the cumulative infrastructure needs are met. These include: utilities (e.g. energy and water), healthcare, emergency services and other facilities.

This infrastructure will be delivered by a wide range of providers, including statutory providers (e.g. utility companies), the local authority, developers and other partner organisations. Up until recently the Council has sought (and pooled) contributions from developers, through Agreement under S106 of the Town and Country Planning Act 1990 to fund necessary local and wider infrastructure associated with development. However, changes to legislation, such the Part 11 of the Planning Act 2008 and the Community Infrastructure Regulations, 2010 relating to Community Infrastructure Levy (CIL) now require a very clear statement to be made regarding the contributions required (from developers) for strategic infrastructure and the contributions required to mitigate the direct local impacts of development.

The mechanisms for securing funding for strategic infrastructure (including the role of S106 contributions and CIL) are set out in a supporting Infrastructure Delivery Plan (IDP).

Preferred Approach

Policy IDC1: Infrastructure and Developer Contributions

New development will be supported by appropriate physical, social and economic infrastructure provision. New development will not be permitted unless:

- the infrastructure required to service the development is available, and
- the necessary infrastructure to meet the local and wider (strategic) demand generated by the development can be provided and coordinated.

The Council will seek contributions from developers to ensure that the necessary infrastructure is in place to support future development in York. Contributions will be sought to fund strategic infrastructure that helps to deliver the Vision, Spatial Strategy and Objectives of the Local Plan, as well as specific infrastructure that is necessary to deliver an individual site.

The required strategic infrastructure, the timescale for its delivery and the anticipated funding streams for its provision (including the role of S106 contributions and CIL) are set out in a supporting Infrastructure Delivery Plan.

- 25.1 This policy is concerned with ensuring that the physical, social and green infrastructure needed to support the amount and distribution of development proposed is delivered. It is critical that new development is supported by appropriate infrastructure to ensure the creation of sustainable communities. The Council is committed to the comprehensive delivery of the Local Plan and the National Planning Policy Framework. A key element of delivery will be to ensure that the infrastructure needed to support development is provided and funded.
- 25.2 Infrastructure will be funded from a mix of sources including Council budgets, national Government funding, funding from other public bodies and agencies, as well as developer contributions. Developers will be required to contribute to the provision of infrastructure necessary to mitigate the local impacts of their development and ensure their development achieves wider objectives of the Local Pan, in line with the principles of sustainable development. The Council will prepare a further planning document which will set out the mechanism through which developer contributions will be sought.
- 25.3 Planning obligations (including contributions) will be sought in accordance with Government policy. Recent legislation has resulted in some reforms to restrict the use of planning obligations coming into effect and others that will take effect from April 2014. For example, Part 11 of the Planning Act 2008 provided for the introduction of the Community Infrastructure Levy (CIL) and the Community

Infrastructure Regulations, 2010 set out the detail of how CIL will be used to pool contributions from a variety of new developments to fund infrastructure. The Council will consider whether it is appropriate to collect contributions on a city-wide or area basis in order to help fund certain elements of strategic infrastructure that will be required to deliver all future development or the development of a particular area of the City. However under the CIL regulations, the Council's ability to pool S106 contributions will be limited, post April 2014.

25.4 The implementation of the Local Plan will be supported by the Infrastructure Delivery Plan (IDP). The IDP identifies future infrastructure requirements in more detail and sets out when and how they will be delivered, as well as how they will be funded. The IDP also sets out the type and amount of developer contributions required toward, but not limited to, the provision of the types of site specific and strategic infrastructure listed below, with a principal focus on strategic infrastructure:

Create Jobs and Grow the Economy

low emission improvement measures

Get York Moving

- sustainable transport including pedestrian, cycle and public transport schemes;
- transport infrastructure schemes; travel behavioural change measures; travel plans; and appropriate parking provision;

Build Strong Communities/Get York Building

- affordable housing
- community facilities
- education
- sports pitches
- CCTV
- healthcare facilities
- emergency services
- utilities
- public realm improvements
- protection and improvement of the historic environment
- public art

Protect the Environment

- green infrastructure including public open space (including sports pitches)
- drainage and flood protection measures
- renewable energy schemes
- waste facilities
- land contamination
- environmental improvements.

- 25.5 For the 'Get York Moving' elements, preliminary transport modelling predicts that the number of trips undertaken on the highway network overall could increase by approximately 2.5% per year, on average, over the Local Plan period and could leading to significant increases in delay on it. The council will, therefore, work with developers and other organisations to deliver higher levels of investment in transport infrastructure and services, over and above that which is:
 - committed or programmed;
 - required to access development, or
 - required to mitigate the direct local impacts of development.
- 25.6 Strong emphasis will be placed on providing improvements to public transport and more active forms of transport, particularly as access to these forms of transport were key considerations in determining the accessibility of sites for their allocation within the plan. However, it is also acknowledged that major enhancements to the highway network will also be necessary.
- 25.7 Much of the infrastructure will be delivered in accordance with other policies in the Local Plan, for example Policy CF1 'Community Facilities', Policy ST2 'Strategic Public Transport Improvements,' and Policy GI5 'New Open Space', and relevant Supplementary Planning Documents (SPDs).
- 25.8 It is recognised that contributions should not prejudice the delivery of sustainable development that supports the Local Plan. If it is claimed that a development is unable to support the costs of contributions (other than those essential to allow the development to proceed) then this would be the subject of negotiations (see also Section 5). In such cases, the developer will have to demonstrate non-viability via an 'open book' approach. Normal development costs and the costs of high quality materials and urban design considerations are universally applicable and will not be allowed for in negotiations to reduce contributions.
- 25.9 Section 26 'Delivery and Monitoring' identifies the key delivery agencies and mechanisms for implementing the Local Plan policies. Delivery will be monitored throughout the plan period via the Annual Monitoring Report.

Alternatives

Infrastructure

- 1. Do not require physical, social and economic infrastructure to be in place prior to development
- 2. Require physical, social and economic infrastructure be in place prior to development (this is our preferred approach)

Developer Contributions

- 1. Do not require developers to contribute to strategic infrastructure development, use existing obligations method
- 2. Require developers to contribute to strategic infrastructure development on the basis of development type city-wide (this is our preferred approach to strategic infrastructure)

3. Require developers to contribute to strategic infrastructure development on the basis of development type by location (this is our preferred approach to specific infrastructure)

Question 25.1 This is our preferred approach to infrastructure and Developer contributions do you think this is appropriate or should one of the alternatives or a different approach be taken?

Section 26: Delivery and Monitoring

Delivery

York's Local Plan has been prepared by the Council but it is the spatial expression of the Without Walls Partnership's Strategy for York (SfY). The Local Plan will help to deliver the aims and objectives of the SfY and it will be critical to work with the Without Walls partners to deliver these common objectives. As well as reflecting the SfY objectives the Local Plan will have been prepared with the involvement of the public and a wide range of other stakeholders at various stages in its production. The stakeholders include statutory consultees such as Natural England and the Environment Agency; local community groups and organisations; developers and landowners; and public sector bodies and agencies. The delivery of the Local Plan will be dependent on the involvement of many of these organisations. The key ways of delivering the strategy are as follows.

Further Policy Development

26.2 For some Local Plan policies further detail will need to be set out in other supporting documents, such as supplementary planning documents (SPDs). The Council will prepare these documents with the involvement of key stakeholders and the wider public in accordance with the *Statement of Community Involvement (2007)*.

Private Developers

26.3 Most of the Local Plan objectives will be delivered through new private sector development. The Council will work with the private sector to ensure that development comes forward which fits with the vision and objectives of the Local Plan and to balance policy requirements with site viability.

Planning Applications

The Council will have a role in delivering the SfY through many of its Council functions such as education, leisure and waste. However, a key role will be as the local Planning Authority for the determination of planning applications. Planning decisions will be made by the Council in accordance with the vision, objectives and policies set out in the Local Plan and other supporting documents (e.g. the Strategic Flood Risk Assessment and SPDs). The public will have the opportunity to comment on applications in line with the processes set out in the *Statement of Community Involvement (2007)*.

Service Delivery

26.5 In preparing the Local Plan, the Council has considered the requirements of other public service providers. Delivering many of these services will be critical to delivering the Local Plan objectives. The Council will continue to work with these service providers in delivering the Local Plan. In some cases this will be done through the Without Walls Partnership.

Essential Infrastructure

- 26.6 An essential element of delivering the Local Plan will be the implementation of key pieces of infrastructure. Developers will, in addition to providing the infrastructure to service their development and mitigate their direct local impacts, be required to contribute to the provision of infrastructure necessary to ensure their development achieves wider Local Plan objectives, and is in line with the principles of sustainable development. Some elements of strategic infrastructure are considered to be essential to address the cumulative impacts of development across the city as a whole and, therefore, relate to every development that comes forward in the plan period. It may, therefore, be appropriate to collect contributions (or a levy) on a city-wide or area basis in order to help fund infrastructure that will be required to deliver all future development or all development in a particular area of the city, subject to the requirements and limitations of legislation
- 26.7 It will not be possible to fund, and hence deliver all essential infrastructure, particularly major schemes such as strategic transport projects, through developer contributions alone. Therefore, in addition to developer contributions some infrastructure will be delivered by the infrastructure provider through securing either public sector funding or private finance.
- 26.8 It is likely that all development will require a certain level of new infrastructure provision. However, certain elements of strategic infrastructure are considered to be essential to deliver the overall level, location and type of development identified in York's Local Plan. Essential strategic infrastructure is anticipated to fall within the following broad categories:
 - transport;
 - utilities:
 - health facilities:
 - emergency services;
 - affordable housing:
 - flood mitigation;
 - waste facilities;
 - education;
 - green infrastructure including open space; and
 - community facilities.
- 26.9 In consultation with infrastructure providers the Infrastructure Delivery Plan (IDP) will identify the essential infrastructure required to support the Local Plan and outline how this will be funded. Where developer contributions are required these will be sought in accordance with Policy IDC1 of this Plan. Further details on the level and type of contribution will be set out in a future planning document on infrastructure and contributions.

Monitoring

26.10 Preparation of the Local Plan is part of an ongoing process that must involve monitoring the success and progress of its policies to make sure it is achieving its

objectives and making necessary adjustments to the plan if the monitoring process reveals that changes are needed. This enables the Local Plan to maintain sufficient flexibility to adapt to changing circumstances.

- 26.11 It is essential that the Local Plan allows mechanisms to:
 - monitor the strategy's preparation and outcomes by reviewing its performance, effectiveness and relevance; and
 - manage its implementation by taking early action to overcome barriers to delivery, or reviewing the strategy to meet changing circumstances.
- 26.12 The Plan's general objectives are outlined in Section 3 'Vision' of the Local Plan. These inform a series of targets, on which the individual policies are based. The targets are shown at Table 26.1 below. Additionally, as the Local Plan has been developed, the policies and proposals have been assessed against key objectives and targets included in the Sustainability Appraisal, to assess their contribution towards promoting sustainable development.
- 26.13 A key requirement of the Planning and Compulsory Purchase Act 2004 was the production of an Annual Monitoring Report (AMR) which sets out the progress in moving towards a Local Plan (formerly Local Development Framework) and the implementation of policies. However, the Localism Act 2011 removed the requirement for local authorities to prepare and submit an AMR to Government, although local authorities still retain the overall duty to monitor issues relevant to the development and implementation of planning policies. Therefore, the AMR approach will still form the basis of the monitoring process for the Local Plan.
- 26.14 Since the withdrawal of guidance on local plan monitoring and the subsequent changes through the Localism Act, it is a matter for each planning authority to decide what to include in their monitoring reports, whilst ensuring that they are prepared in accordance with relevant UK and EU legislation. The Council is no longer required to report the former National Core Output Indicators, although it is important to ensure that data on key issues such as housing and employment can be reported on a consistent basis to enable comparison at regional and national level. Authority Reports (AR's) replace AMRs, which focus on what is most appropriate to the communities, in the interests of transparency.
- 26.15 Table 26.1at the end of this section outlines indicators for each policy, showing how progress against the objectives and targets will be measured. The table also indicates how each policy will be implemented and the partners involved in its delivery. It is centred on the monitoring undertaken through the Council's AR and its requirement to undertake monitoring of its policies.

Risks and Contingencies

- 26.16 In considering the delivery and monitoring of policies it is important to identify any risks that might impact on delivery and to consider what contingencies could be introduced to respond to these risks. The key risks are considered to be:
 - non-delivery of key development sites: this could be due to a lack of developer or landowner interest in developing a site for a particular use or issues with site viability or available funding;
 - delays in production of supporting planning documents: the implementation of some policies might be prevented if various SPDs and other studies are not prepared and adopted;
 - lack of sufficient funding: the delivery of the Local Plan is dependent on funding being available from both the private sector and public bodies;
 - non-delivery of essential infrastructure: this might occur as a result of funding not being available at the time the infrastructure is required. The IDP will consider the potential risks and contingencies associated with each type of essential infrastructure; and
 - failure to meet key targets: issues with funding and site viability may also mean that it is not possible to achieve Local Plan targets, for example on renewable energy or emissions. It may also be caused by the Submission of low quality information, such as poor sustainability statements, by applicants.
- 26.17 In response to non-delivery of specific sites, the Council would seek further engagement with landowners and developers to identify why development is not coming forward and to develop ways of overcoming any obstacles. At a more strategic level this could involve working with partners to consider further measures to make sites or areas more attractive to investors. Delays in the production of key planning documents might necessitate certain documents or studies to be prioritised. With regard to funding and the non-delivery of infrastructure, it may be necessary to explore alternative funding sources and ultimately to review the IDP. Failure to meet key targets, for example on sustainable design and construction, Green Infrastructure or urban design could be addressed through further engagement with key organisations such as English Heritage and the Environment Agency and through the development of further guidance such as SPDs.
- 26.18 The availability and delivery of sites will be monitored annually. This will enable allocations to be reviewed if targets are not being met. For example, the re-phasing of sites could bring sites forward or push them back in housing trajectory, as necessary, to ensure a continuous 5 year supply. If issues with delivering policies cannot be overcome through these measures then it would be necessary to review the Local Plan policies and the development levels contained within them. This would be primarily informed by the comprehensive monitoring information provided through the AMR.

Table 26.1 Delivery and Monitoring

Policy	Targets	Indicators (Local Indicators unless shown otherwise)	Key delivery partners	How will the policy be implemented?	Which Sustainability Appraisal objectives this policy meets (additional SA objectives may be met dependant on how each policy is implemented)
Section 4: Sustainable Development SD1:Sustainable Development	 Development to reflect the presumption in favour of sustainable development, as set out in the NPPF; Development to be in line with the sustainability statements set out in Policy SD1, which are further considered in subsequent chapters of the plan. 	As Section 4 (Sustainable Development) sets the overarching approach to development, the indicators for the other policies will be used to judge the success of the approach used to ensue sustainable development.	 City of York; Council (CYC) Developers; Landowners. 	Through all Local Plan policies.	1 to 15 inclusive

SS5:The Role of York's Green Belt SS6:Safeguarded Land					
Section 6: York City Centre	Provision of 12,000sq m office floorspace (B1a) at Hungate;	Amount of completed office floorspace at Hungate;	CYC;Developers;InfrastructureDelivery	Planning applications;Developer contributions.	3, 4, 5, 6, 7 and 9
YCC1:York City Centre	 Provision of up to 25,000sq m net retail (A1) at Castle Piccadilly. 	 Amount of completed retail floorspace at Castle Piccadilly. 	Partners.		
Section 7: York Central	Provision of around 450 dwellings;Provision of up to 80,000sq m of office	 Number of dwellings completed on York Central; 	CYC;Developers;York Central landowners;	Planning applications;Developer contributions.	1, 2, 3, 4, 5, 6, 7, 9, 12, 14 and 15
YC1:York Central Special Policy Area	(B1a).	 Amount of employment floorspace completed on York Central. 	 Infrastructure delivery partners. 		
Section 8: Economy	Provision of sufficient employment land and development to	 Total amount of additional employment floorspace by 	CYC;Developers;Landowners;Inward	Planning applications;Developer contributions.	2, 3, 4, 6, and 9
EMP1:Strategic Employment	provide 16,169 additional jobs; Delivery of	type (gross and net); Employment land	investors; Investment		

development in the strategic locations of EMP2: The fund of social care and social care and strategic locations and social care and siness and and fareas Sof within residential and social care and sectors: The number of annum; Sof within residential and social care	Locations	employment	available by type	Board;		
strategic locations identified in Policies additional additional education education education education education education establishments; (hectares) employment land and social care employment land that does not meet areas and ii) local the requirements of authority area; The number of authority area; Industrial premises and industrial premises and industrial premises on increase on reduced. In health and social care sectors; In predicted issues. In our previous monitoring year; In health and social care sectors; In performance of the office and leisure In Developers; In performance of the office and leisure In the performance of the performance of the office and leisure In the performance of the performance of the office and leisure In the performance of the perform		development in the	(in hectares);	 Higher and 		
identified in Policies additional education EMPT & EMPT & EMPE; Chectares) The composition of establishments; (hectares) The nearth in the health and social care employment land annumber of mumber of annumber of within residential premises which have a increase on reduced. Number of social care business and increase on reduced. Number of jobs oreated per annumber of within residential impact is increase on reduced. Number of jobs oreated per annumber of within residential increase on reduced. Number of jobs oreated per annumber of within residential increase on reduced. Number of jobs oreated per annumber of jobs in health and social care sectors; Number of jobs oreated per annumber of jobs in health and social care sectors; Number of jobs oreated per annumber of jobs in health and social care sectors; Number of incidences of reported issues. To maintain or Amount of impact the office and leisure Landowners: To maintain or Amount of impact the office and leisure Landowners:		strategic locations	 Amount of 	Further		
EMP1 & EMP2; employment land developed for and social care growth in the health and social care publyment land that does not meet areas and ii)local the requirements of authority area; the policy; ereated per business and industrial premises and inclasses on reduced. I Mumber of jobs and % inclasses on reduced. I Mumber of jobs in health and social care sectors; exported is no previous monitoring year; encluced. I Mumber of jobs in health and social care sectors; exported issues. I Demployment land developers; exponing industrial premises and inclasses on reduced. I Mumber of jobs in health and social care sectors; exported issues. I Demployment land developers; exponing improve the office and leisure exponences of improve the office and leisure exported issues.		identified in Policies	additional	education		
 Delivery of economic growth in the health and areas which have a within residential reduced. Number of jobs areas which have a reduced. To maintain or regression and social care sectors; Number of jobs improve the growth and social care sectors; To maintain or regression and social care sectors; Developed for delivery active partners; Businesses. Busines and elistus in partners. Businesses. Busines and elistus in partners. Businesses. Businesses. Businesses. Businesses. Businesses. Businesses. Businesses. Business	EMPZ:Provision of	EMP1 & EMP2;	employment land	establishments;		
growth in the health developed for and social care and social care and social care. 8. Losses of employment land that does not meet that does not meet that does not meet that does not meet the policy; • The number of business and industrial premises and within residential areas which have a harmful impact is nhealth and social care sectors; • To maintain or employment land and social care sectors; • The number of poss and % increase on previous in health and social care sectors; • To maintain or employment areas and listure of the improve the completed retail, e Developers; partners and leisure in partners and social care improve the completed retail, e Developers; partners is sectors; social care improve the completed retail, e Developers; applications.	Employment Land	 Delivery of economic 	(hectares)	 Infrastructure 		
and social care B1, B2 and B8; sectors; No loss of employment land that does not meet employment land that does not meet that does not meet areas and ii)local the requirements of business and industrial premises within residential areas which have a lobs and % harmful impact is monitoring year; Number of jobs in health and social care sectors; Number of incidences of reduced. Number of jobs in health and social care sectors; Number of incidences of reported issues. To maintain or employment land sectors; Number of jobs in health and social care sectors; Number of incidences of reported issues. To maintain or employment land sectors; Number of jobs in health and social care sectors;		growth in the health	developed for	delivery		
sectors; No loss of employment land that does not meet areas and ii)local the requirements of humber of jobs created per business and increase on reduced. In i) employment area; the policy; The number of increase on previous monitoring year; Number of jobs and % increase on previous monitoring year; Number of jobs in health and social care sectors; Number of jobs in health and social care sectors; To maintain or exported issues. To maintain or exported issues. Provious monitoring year; of reported issues. To maintain or exported issues. Provious monitoring incidences of reported issues. To maintain or exported issues. Provious monitoring incidences of reported issues.		and social care	B1, B2 and B8;	partners;		
 No loss of employment land employment land employment land that does not meet that does not meet that does not meet areas and ii)local that does not meet authority area; the policy; The number of authority area; the policy; The number of annum; industrial premises on within residential areas which have a harmful impact is norrease on reduced. Number of jobs and % increase on previous monitoring year; Number of jobs in health and social care sectors; Number of jobs in health and social care sectors; Number of jobs in health and social care sectors; Amount of reported issues. To maintain or completed retail, on Developers; applications. 		sectors;	Losses of	 Businesses. 		
employment land areas and ii) local that does not meet areas and ii) local the toes not meet areas and ii) local the requirements of authority area; the policy; The number of business and areas which have a harmful impact is increase on reduced. Number of jobs in health and social care sectors; Number of jobs in health and social care sectors; Number of incidences of repaint or Amount of improve the performance of the part of the provious area areas which have a harmful impact is increase on reduced. Planting that does not increase on reduced. Number of jobs in health and social care sectors; Planting that is a proving the performance of the performance of the proving a polications.		 No loss of 	employment land			
that does not meet areas and ij)local the requirements of authority area; the policy; The number of annum; industrial premises and increase on previous increase on previous increase on previous in health and social care sectors; To maintain or emported issues. To maintain or emported issues. To maintain or emported retail, believe improve the office and leisure in the authority area; applications.	Growth in the	employment land	in i) employment			
the requirements of the requirements of the policy; The number of business and business and importing year; Industrial premises within residential errors are as which have a harmful impact is norease on reduced. In the policy; In the per annum; In the policy; In t	Health and Social	that does not meet	areas and ii)local			
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• The number of annum; industrial premises and areas which have a harmful impact is reduced. • The number of annum; industrial premises • Number of jobs and % increase on reduced. • Number of jobs in health and social care sectors; • Number of incidences of reported issues. • Amount of completed retail, • Developers; performance of the office and leisure • Landowners:		the policy;	 Number of jobs 			
business and annum; industrial premises • Number of areas which have a harmful impact is reduced. Iss harmful impact is previous monitoring year; • Number of jobs in health and social care sectors; • Number of incidences of reported issues. • Amount of improve the improve the completed retail, performance of the office and leisure industrial indu		 The number of 	created per			
Land within residential premises • Number of within residential knowledge based areas which have a jobs and % increase on reduced. Iss monitoring year; • Number of jobs in health and social care sectors; • Number of incidences of reported issues. • Amount of completed retail, • Developers; applications.	EMDA-1 occ of	business and	annum;			
areas which have a jobs and % increase on reduced. Ss monitoring year;		industrial premises	 Number of 			
areas which have a jobs and % increase on previous monitoring year; reduced. Number of jobs in health and social care sectors; Number of incidences of reported issues. etail • To maintain or completed retail, improve the performance of the office and leisure etails.	Employment Land	within residential	knowledge based			
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reduced. previous monitoring year; Number of jobs in health and social care sectors; Number of incidences of reported issues. etail • To maintain or completed retail, improve the completed retail, performance of the office and leisure - Landowners:		harmful impact is	increase on			
monitoring year; • Number of jobs in health and social care sectors; • Number of incidences of reported issues. • Amount of office and leisure end leisure in performance of the office and leisure in the completed retail, office and leisure in the completed retail.	EMP5-Business	reduced.	previous			
reas in health and social care sectors; • Number of jobs in health and social care sectors; • Number of incidences of reported issues. • Amount of completed retail, bevelopers; applications. performance of the office and leisure • Landowners:	ביייון טיביין הייין טייין		monitoring year;			
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 Sectors; Number of incidences of reported issues. To maintain or completed retail, improve the completed retail, performance of the office and leisure of the office and leisure of the completed retail. Planning applications. 	Residential Areas		social care			
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completed retail, • Developers; applications.	Section 9: Retail	 To maintain or 	 Amount of 	• CYC;	 Planning 	2, 3, 4, 5, 6, 9, 13,
office and leisure • Landowners:		improve the	completed retail,	 Developers; 	applications.	14 and 15
		performance of the	office and leisure	Landowners;		

nt in Petailers.	A1	pace	net)		A2-A5	(gross				ick	o pe		AMR	S	to		y of	centre	umber,	mount	(ec	Du Du	ern of	nis	ts	ary	reas)
development in the City Centre;	completed A1	<u> </u>	(gross and net)	by location;		floorspace (gross	and net) by	location;	Town Centre	ea Health Check	Indicators to be	monitored	sy; through the AMR	where data is		<u>inc</u>	Diversity of	main town centre	uses (by number	type and amount	of floorspace)	Shopping	rents (pattern of	movements in	Zone A rents	within primary	shopping areas
City Centre, District Centres and local centres on key retail	health check indicators vear on	year these will include	vacancy rates,	floorspace turnover	market share and	retail rates);		Increase in retail	floorspace in the	primary shopping area	and in key edge of	centre locations	identified in the policy;		No large scale (over	200sqm) retail	development	permitted in out of	centre locations.								
R1:Retail	Hierarchy		B9.District	Centres. Local	Centres and	Neighbourhood	Parades				R3:York City	Centre Retail			- (H4:Out of Centre	Retailing										

		 Proportion of vacant street level property and length of time properties have been vacant Pedestrian flows (footfall) and Customer and residents views and behaviour. 			
Section 10: Housing Growth and Distribution H1:The Scale of Housing Growth H2:Existing	 Delivery of at least 21,936 dwellings in the period1st October 2012 to 31st March 2030; Delivery of 1,250 dwellings per annum; Maintaining a supply of deliverable housing sites to meet housing 	 Net additional homes provided; Supply of ready to develop housing sites; % of new houses completed at densities in the policy 	• CYC; • Developers; • Landowners.	 Planning application; Supplementary Planning Documents for Strategic sites; Developer contributions. 	12, 14 and 15
Housing Commitments H3:Housing	targets; • Achieve the density standards set out in the policy.				

Allocations					
H4:Density of Residential					
Development					
Section 11:	At least 70% of	/ sesnot of houses /	 CYC; 	Planning	1, 2, 5, 7and 9
Aiding Choice in	homes delivered	flats;	 Developers; 	applications;	
the Housing	over the plan period	 Net additional 	Housing	 Developer 	
Market	will be houses rather	gypsy, traveller	Associations;	contributions.	
	than flats;	and showpeople's	 Registered 		
	 Delivery of sites for 	pitches;	Social		
	53 additional	 Proportion of new 	Landlords;		
ACHM1:Balancing	permanent gypsy	homes meeting	Landowners;		
the Housing	and traveller pitches	Lifetime Homes	 Travelling 		
Market	by 2024/25;	Standard;	community;		
	 Delivery of sites to 	 Number and 	 Further and 		
	accommodate 21	location of new	Higher		
	permanent plots for	houses in multiple	education		
ACHM2:Housing	showpeople by	occupation;	establishments.		
Mix	2024/25;	 Number of new 			
	 100% of new homes 	specialist housing			
	built to Lifetime	schemes.			
	Homes standard;				
ACHM3:Gypsy,	 Maintain 				
Traveller and	concentrations of				
Showpeople	HMO's at no more				
Allocations	than 20% at the				
	neighbourhood level				
	and 10% at the				

	1, 2 and 5
	 Affordable Housing SPD; Annual Review of the Dynamic Viability Model; Use of planning obligations or conditions to secure affordable housing; Planning applications.
	 CYC; Developers; Housing Associations; Registered Social Landlords; Landowners.
	 Number of affordable homes delivered (gross); Gross affordable Housing Completions; Affordable housing mix broken down by 1, 2, 3 and 4+ beds; % of schemes delivering affordable
 Increase in the provision of specialist housing schemes such as accommodation for those with severe learning disabilities, physical disabilities and dementia; Increase in purpose built student accommodation. 	 Percentage of schemes achieving the dynamic target, and number of affordable homes provided; Delivery of Affordable Housing Supplementary Planning Document (SPD); Annual update of Dynamic Viability Model;
ACHM4:Sites for Gypsies, Travellers and Showpeople Housing ACHM5:Student Multiple Occupation	Section 12: Affordable Housing Housing

	2, 5, 6, 7 and 9			
	Developer contributions.			
	CYC;Developers;InfrastructureDeliveryPartners;Community	Groups.		
housing that meets the target set out in the Dynamic Viability Model.	 % of new facilities within 400m of a bus route; Loss of community 	facilities; Date of Built Sports Facilities Strategy and	אלונטון די ויייי	
 Percentage of schemes delivering more affordable housing than the required dynamic targets; Maintain an up to date and appropriate assessment of local housing need. 	All new community facilities to be in locations that are accessible by walking and cycling and a maximum of	five minutes (400m) walk away from a bus route offering a 15 minute frequency:	No planning applications to result in the overall loss of community facilities	established need;Maintain an up to date Built SportsFacilities Strategy
	Section 13: Community Facilities	CF1:Community Facilities	CF2:Built Sports Facilities	CF3:Childcare provision

	2, 3, 4, 5 and 6
	Sustainable Design and Construction SPD; Planning applications; Developer contributions.
	 CYC; Education providers; Developers.
	 Number of 16-18 year olds in education or training; Number of educational facilities that are available for use by the wider community.
and Action Plan to identify community sports provision needs.	 Meet the identified education, skills and training needs of children and young people, adults, families, communities and employers in modern education facilities; Reduce the number of primary and secondary schools with a deficiency in playing fields and pitches; Increase in those staying in further education and training up to 18 years; Reduce the number of 16 to 18 years; Reduce the number of 16 to 18 year olds who are not in education, employment or
CF4:Healthcare and Emergency Services	Section 14: Education, Skills and Training EST1:Preschool, Primary and Secondary Education Higher Education Access to Sports and Cultural Facilities on Education Education Sites

	1 to 15 inclusive			
	Planning applications.			
	CYC;Higher education establishments;	• Developers.		
	 Number of new on-campus bed spaces. 			
training; Increase the number of training opportunities for the existing workforce; Increase in the number of facilities on educational premises that are available for use by the wider community.	Increase in on- campus purpose built student accommodation	bedspaces.		
EST4:Targeted Recruitment and Training	Section 15: Universities	U1:University of York Campuses	U2:Heslington West	U3:Heslington East

U4:Lord Mayor's Walk					
U5:York St. John University Allocations					
Section 16:	 Review of York's 	 Progress on the 	• CYC;	York	2, 5, 8, 9, 13, 14
Design and the	archaeological	preparation of	 Developers; 	Streetscape	and 15
Historic	resource, updating	characterisation	English	Strategy and	
Fnvironment	The York	studies for key	Heritage.	Guidance;	
	Development And	strategic sites;	•	 Local Heritage 	
	Archaeology Study	 Progress on the 		List	
	(1991)' undertaken	preparation of		Supplementary	
DHE1:Design and	by Arup and the	Conservation		Planning	
Historic	University of York;	Area Appraisal		Document;	
Fnyironment	 Delivery of a Local 	for the Central		 Conservation 	
	Heritage List for York	Historic Core;		Area Appraisals;	
	Supplementary	 Progress of the 		 Heritage 	
	Planning Document;	City Centre Area		Statements;	
DHE2:Heritage	 Delivery of the 	Action Plan to be		 Historic 	
Assets	Historic Environment	monitored;		Environment	
	Characterisation	 Number of 		Record;	
	Project;	planning		 Developer 	
,	 All proposals for 	applications		contributions.	
DHE3:Landscape	strategic allocations	referred to			
and Setting	to be accompanied	English Heritage;			
	by detailed	 Number of 			

DHE4:Building Heights and Views DHE5:Streets and Spaces OHE6:Conservatio n Areas DHE7:Listed Buildings in Historic Locations DHE9:Advertisem	masterplanning, the use of design briefs and/or design codes; Ongoing programme of Conservation Area Character Appraisal and review of the City's Conservation Areas; Ongoing development of the York Historic Environment Record.	planning applications approved despite sustained objection from English Heritage; Number of buildings on the At Risk Register; 2 & 2* listed buildings; Number of Scheduled Ancient Monuments and the Number at risk; Number of Conservation Areas in York; % of Conservation Areas with an up to date character appraisal; % of Conservation	
ents in Historic Locations		published management	

DHE10:Security Shutters in Historic Locations					
DHE11:York City Walls and St Mary's Abbey ('York Walls')					
DHE12:Archaelog y					
DHE13:Historic Parks and Gardens					
DHE14:City of York Historic Environment Record					
Section 17:	 Work towards 	 Proportion of 	• CYC	• Green	2, 6, 8, 9, 13, 14

Green	achieving the open	Local Sites	• Developers:	Infrastructure	and 15
Infrastructure	space standards set	where positive	Natural	Strategy;	
	out in current	conservation	England;	 Tree Strategy 	
	evidence base;	management has	 Sport England: 	Planning	
	 No loss of 	been or is being	Community	Applications:	
GI1:Green	recreational open	implemented;	Groups.	• Developer	
Infrastructure	space provision for	 Change in areas 		contributions.	
	which there is	and population of			
	identified need, and	biodiversity			
	overall increase in	importance,			
GIZ:Biodiversity	provision of	including: loss			
	recreational open	and addition of			
	space;	priority habitats			
7.12.T	 Increase in the 	and species (by			
0.00	percentage of Sites	type); and			
	of Special Scientific	change in areas			
	Interests (SSSIs) in	designated for			
GI4:Open Space	favourable condition,	their intrinsic			
and Playing	or unfavourable but	environmental			
Pitches	recovering;	value including			
	 Increase in the 	SITES OT			
	number and	national			
GIS-New Onen	percentage of Sites if	regional, sub			
Space of the space	Importance Tor Notice Constitution	regional or local			
Opaca	Nature Conservation	significance;			
	(SINC) In Tayourable	 Amount of 			
	or miproving	eligible open			
GI6:Green		spaces managed			
Corridors		to Green Flag			
	woodialid of Veterali troes outside	award status;			
	ilees outside	% of recognised			

	protected areas, and	wildlife sites in	
	no net loss of trees	favourable	
GI7:Access to	overall;	condition in	
Nature	 Increase in the 	current Local	
	number and extent	Biodiversity	
	of recognised green	Audit;	
	corridors;	% of population	
	 Annual increase in 	with 20+ha of	
	trees and heritage	accessible	
	woodland;	woodland and	
	 Increase in number 	semi natural	
	of Local Authority	green space	
	managed parks and	within 4k of their	
	open spaces with	homes;	
	current Green Flag	% of population	
	award.	with 2ha+ area of	
		accessible	
		woodland and	
		semi natural	
		green space	
		within 500m of	
		their homes;	
		Condition of	
		RAMSAR, SPA,	
		SAC, SSSI and	
		LNR's;	
		Annual increase	
		in woodland (ha);	
		 Amount of new 	
		accessible open	
		space provided	
		as part of	

	residential		
	developments		
	(ha);		
	 Amount of new 		
	accessible open		
	space provided		
	in areas of		
	deficiency;		
	 Open space 		
	monitoring in line		
	with Open		
	Space, Sport and		
	Recreation Study		
	and distances to		
	open space		
	types;		
	 Number and 		
	extent of		
	recognised green		
	corridors;		

Section 18: Green Belt	To avoid inappropriate	% of applications approved in the	CYC;Developers;	Local Housing Needs	2, 14 and 15
GB1:Development in the Green Belt	development which would be seen as harmful to the Green Belt;	Green Belt that are compliant with Green Belt policy.	Landowners;Housing	Assessments; Planning applications.	
GB2:Development in Settlements "Washed Over" by the Green Belt	setting and special character of York.		Landlords.		
GB3:Reuse of Buildings					
GB4:"Exception" Sites for Affordable Housing in the Green Belt					
GB5:Major Developed Sites in					

בוום כוומנו					
Section 19: Flood	 No development 	Number of	• CYC;	Planning	9, 10, 13, 14 and
Risk	permitted in flood	planning	 Developers; 	applications;	15
Management	risk areas against	permissions	 Environment 	 Sustainable 	
	Environment Agency	granted contrary	Agency.	Design and	
	advice;	to Environment		Construction	
(All development to 	Agency advice		SPD;	
FR1:Flood Risk	have sustainable	on flooding and		 Developer 	
	drainage systems;	water quality		contributions;	
	 Surface water flows 	grounds;		 Flood Risk 	
, C. C. L.	from new	% of new		Assessments.	
rhz:Sunace	development	dwellings in flood			
Water	restricted to 70%	risk zones 2, 3a			
Management	existing (Brownfield),	and 3b;			
	100% existing	% of new			
	(Greenfield);	development			
,0+0/V/ Pai0, O. COL	 No new development 	incorporating			
FR3:Ground water	to have ground water	SUDS			
Management	or land drainage	(Sustainable			
	connected to public	Drainage			
	sewers.	Systems);			
		 Number of 			
		developments			
		(Brownfield and			
		Greenfield)			
		achieving the			
		targets for run off			
		rates;			
		No. of			
		developments			
		where ground			

		water or land drainage is connected to public sewers.			
Section 20: Climate Change	To increase the amount of renewable energy generation (wind and hydro) in	 Renewable energy capacity installed by type; CO₂ reduction 	CYC;Developers;RenewableEnergy	Sustainable Design and Construction SPD;	2, 7 and 11
CC1:Supporting Renewable Energy and Low Carbon	York in line with Renewable Energy Strategic Viability Study for York 2010;	rrom local authority operations; • Per capita	developers.	 Sustainability Statements; Sustainable Energy Statements: 	
Eriergy Gerieration	number of Sustainability and Sustainable Energy	emissions in the LA area; Planning to adapt		 Planning applications. 	
Construction	produced by applicants; • All new development to achieve the following; • New Build Residential Development: Code for Sustainable Homes Level 4; • Conversions of existing buildings	change.			
	to residential, to achieve BREEAM				

Eco-Homes 'Very	Good';	Minor Non-	residential	Developments:	BREEAM 'Very	Good' and	 Major Non- 	residential	Developments:	BREEAM 'Excellent;	 All development 	proposals of 10	dwellings or more or	non-residential	schemes over	1000m ² to integrate	Combined Heat and	Power and district /	block heating	networks

Section 21:	Meet national annual	 Amount of 	• CYC:	• Emissions	2. 8. 9. 10. 12. 13.
Fnyironmental	legal ON deem	מי מסויסויסיי		Accessments/St	U T T C C C T T
Quality	requirement at all	Annual Mean	Developers.	atements;	4 a a a
	relevant locations in	NO ₂		 Air Quality 	
	the City;	concentrations;		Impact	
EQ1:Air Quality	 Meet national annual 	 Amount of 		Assessments;	
	mean PM ₁₀ legal	reduction in		 Low Emission 	
	requirement at all	annual mean		SPD	
EOS-Monorario	relevant locations in	PM ₁₀		 Contamination 	
To international	the City;	concentrations;		Assessments;	
	 Improvements in air 	 % above / below 		 Planning 	
Quality	quality at relevant	legal		applications.	
	locations within Air	requirements for		- -	
	Quality Management	NO ₂ and PM ₁₀ ;			
EO3.1.200	Areas (based on five	 Number of Air 			
LGO. Laild	year averages),	Quality			
Contamination	ultimately leading to	Management			
	the revocation of all	Areas in the City.			
	Air Quality	•			
	Management Areas				
	in the City.				
Section 22:	Waste:	Waste:	• CYC;	 Joint Waste and 	9 and 11
Waste and		 Capacity of new 	 North Yorkshire 	Minerals Local	
Minerals	 The amount of waste 	waste	County Council;	Plan;	
	reused, recycled,	management	 Waste Service 	 Sustainable 	
	composted and	facilities by waste	Providers:	Design and	
Waste:	recovered in line with	planning	 Environment 	Construction	
	the targets set out in	authority;	Agency.	SPD;	
WIM1:Sustainable	City of York Council	 Amount of 		 Planning 	
Waste	Waste Management	municipal waste		applications.	
Management	Strategy and Waste	arising and		-	
	strategy tor England	managed by			

	Mana and the percentage waste waste waste house house per house compound in the recycle waste are a subsequent waste waste waste waste waste serve serve collections.	Managed type	and the	percentage each	managed type	represents of the	waste managed;	Residual	nousehold waste	per household		Percentage of	household waste	sent for reuse,	recycling and	composting;	Percentage of Pe	municipal waste	d filled;	The number of	waste sites that	are allocated and	subsequently	developed within	York;	% of households	resident in York	served by	Kerbside	collection of at	east one	
o b he lift gg - 1:		.2002	To meet the	European Landfill	Directive targets for	the amount of	biodegradable	municipal waste	(BMW) diverted fr	Landfill;	 If required, identify 	sites for waste	management	facilities through t	Joint City of York,	North Yorkshire a	North York Moors	Waste and Minera	Local Plan;		-	Minerals:		All IIIajoi	developments to	demonstrate good	practice in the use	reuse and recyclir	and disposal of	construction	materials in line w	national guidance
 To meet the European Landfill Directive targets for the amount of biodegradable municipal waste (BMW) diverted from Landfill; If required, identify sites for waste management facilities through the Joint City of York, North Yorkshire and Riber and Minerals All major developments to dewelopments to dewelopments to developments in the use, reuse and recycling and disposal of construction materials in line with national guidance; 	• To meet the European Landfill Directive targets of the amount of biodegradable municipal waste (BMW) diverted fr Landfill; • If required, identifi sites for waste management facilities through t Joint City of York, North York Moors Waste and Minera Local Plan; Minerals: All major developments to			Minerals:	:	WM2:Safeguardin	g Mineral	Resources and	Local Amenity																							

2, 3, 4, 5, 6, 7, 12, 14 and 15				Section 23: Transport
		authority.	and Minerais Locai Plan.	
		mineral planning	York Moors Waste	
		aggregates by	Yorkshire and North	
		recycled	York, North	
		secondary and	the Joint City of	
		 Production of 	extraction through	
		authority;	sites for mineral	
		planning	If required, identify	
		minerals	Plan;	
		aggregates by	and Minerals Local	
		primary won	York Moors Waste	
		 Production of 	Yorkshire and North	
		Minerals:	City of York, North	
			identified in the Joint	
		recyclables.	resources, as	
		least two	workable mineral	
		collection of at	proven economically	
		kerbside	future extraction of	
		in York served by	compromise the	

Transport Statements Transport Assessments Travel Plans Planning applications Developer contributions Public transport operator investment	Local Plan policies Local Transport Plan CYC Capital Programme	Local Plan policies Local Transport Plan Better Bus Area Fund	Local Plan policies Local Transport
Developers Public Transport Providers CYC	CYC Public transport operators Network Rail	CYC Network Rail Public transport providers	• CYC • DfT • Developers
Percentage of new developments in city centre/urban locations meeting the requirements of Policy T1. Percentage of new developments in city sub-urban locations and villages meeting the requirements of Policy T1.	Delivery of strategic public transport improvements.	Delivery of interchange improvements	Delivery of highway network capacity
All new development to meet the requirements of Policy T1.	All strategic public transport improvements listed implemented by target timescales.	Short –term public transport interchange improvements implemented by target timescales.	All strategic highway network capacity improvements listed
T1: Location and Layout of Development	T2:Strategic Public Transport Improvements	T3:York Railway Station and Associated Operational Facilities	T4:Strategic Highway Network Capacity

Plan CYC Capital Programme Developer contributions	 Local Plan policies Local Transport Plan Local Sustainable Transport Fund CYC Capital Programme Developer contributions 	Local Plan policies
	• CYC	• Developers
improvements	Delivery of strategic cycle and pedestrian network links and improvements	Percentage of new developments not prejudicing the reuse of disused public transport corridors or facilities where there is a reasonable prospect of the
implemented by target timescales.	All strategic cycle and pedestrian network links and improvements listed implemented by target timescales.	No development to prejudice the reuse of disused public transport corridors or facilities where there is a reasonable prospect of the uses listed in Policy T6 (i) being realised.
Improvements	T5:Strategic Cycle and Pedestrian Network Links and Improvements	T6:Development at or Near Public Transport Corridors, Interchanges and Facilities

	Local Plan policies Local Transport Plan	Transport Statements Transport Assessments Travel Plans	
	 CYC Developers Privately owned public car park owners 	• Developers • CYC	
uses listed in Policy T6 (i) being realised.	Percentage reduction in long- stay commuter car parking spaces in and around the city	Percentage of major development proposals (that can be reasonably expected to have an impact on the transport network) supported by a Transport Statement or by a Transport Assessment and Travel Plan, as appropriate	
	A reduction the number of long-stay commuter car parking spaces in and around the city centre	All major development proposals (that can be reasonably expected to have an impact on the transport network) must be supported by a Transport Statement or by a Transport Assessment and Travel Plan, as appropriate,	
	T7:Demand Management	T8:Minimising and Accommodating Generated Trips	T9:Access Restrictions to more Polluting

			5, 14 and 15			1, 2, 5, 6, 7 and 14		
	Local Plan	policies Local Plan policies	 Planning applications. 			 Infrastructure Delivery Plan; Plansing 	riallining applications;Developer	contributions (and or levy).
	· CYC	• CYC	• CYC;	s Providers; • Developers.		 CYC; Infrastructure 	Delivery Partners; Developers.	
	 Inclusion of 	Fossgate within the Footstreets Individual sites listed in Policy	T12 safeguarded • Number of telecommunication	s masts constructed.		 Amount of funds secured through developer 	contributions (and or levy) for: site	related infrastructure; Neighbourhood infrastructure and Strategic infrastructure for
	Extension of	Footstreets to include Fossgate All sites listed in Policy T12	safeguardedProvision of telecommunications	masts at shared sites.		 Delivery of all key infrastructure 	timeframe identified;	Secure all contributions and obligations required from development to provide the
Vehicles T10:Protection for	Residential Areas T11:City Centre	Accessibility T12:Safeguarded Routes and Sites	Section 24: Communications	Infrastructure	CI1:Communicatio ns Infrastructure	Section 25: Infrastructure	and Developer Contributions	IDC1:Infrastructure and Developer

Contributions	infrastructure	both on site and	
	required to service	off site	
	the development,	contributions;	
	mitigate its direct	 S106 planning 	
	local impacts and	obligations fully	
	meet the wider	complied within	
	demands generated	agreed timescales.	
	by it.		

Annex A: Glossary of Terms

Academies: are publicly funded independent schools, free from local authority and national Government control.

Affordable Housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Air Quality: The Air Quality Strategy for England, Scotland, Wales and Northern Ireland sets maximum objectives (targets) for the following pollutants: Benzene, 1-3 Butadiene, Carbon Monoxide, Lead, Nitrogen dioxide, Particles (PM10), Sulphur dioxide and Polycyclic aromatic hydrocarbons. These pollutants, which largely result from traffic and industrial processes, are monitored and the identified levels are used to measure air quality.

Allocated Site: Site identified in the Plan for a specific use.

Annual Monitoring Report (AMR): Part of the *Local Development Framework*, the Annual Monitoring Report will assess the implementation of the *Local Development Scheme* and the extent to which policies in *Local Development Documents* are being successfully implemented.

AONB: Areas of Outstanding Natural Beauty

Archaeological Sites: Evidence of the past development of our civilisation, including places of worship, defence installations, burial grounds, farms and fields, housing and sites of manufacture.

Article 4 direction: A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

Biodiversity: The different plants, animals and micro-organisms, their genes and the ecosystems of which they are a part.

Biodiversity Action Plan (BAP): A plan prepared by the Council and nature conservation organisations to reverse the decline in the variety of species of animals and plants.

Biomass: The shared description for the controlled release and use of the energy potential locked up in trees and plants – straw, reeds or willow - or created as a part of regularly recurring natural processes – the bi-products of the process of decomposition or the bacterial digestion of natural things i.e. sewerage, various farm wastes or decaying material such as garden clippings and/or other largely natural materials such as paper.

Building for Life: A tool comprising of 20 questions used for assessing the design quality of neighbourhoods. The criteria reflect the importance of functionality, attractiveness and sustainability in well-designed homes and neighbourhoods. It was developed by the Commission for Architecture and the Built Environment (CABE), with partners the Home Builders Federation, the Civic Trust and Design for Homes.

Brownfield Sites/Locations: Previously developed land that is, or was, occupied by a permanent structure (excluding agricultural or forestry building) and associated fixed surface infrastructure.

Burgage Plots: Medieval Building plots.

Carbon Emissions: Emissions to the atmosphere principally from the burning of fossil fuels.

Community Infrastructure Levy (CIL): Initiative proposed in the Planning Bill that would enable the Council to require a contribution to be sought from each dwelling provided and other forms of development towards a range of identified infrastructure and service provision.

Community Strategy: The plan which Local Authorities are required to prepare through community partnerships.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development Plan: As set out in Section 38(6) of the Act, an authority's Development Plan consists of the relevant *Regional Spatial Strategy* and the *Development Plan Documents* contained within its *Local Development Framework*.

Economic development: Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Eco-living: A lifestyle that attempts to reduce an individual's use of natural resources and personal resources by attempting to reduce their carbon footprint, including reducing their energy consumption.

Ecological networks: These link sites of biodiversity importance.

Ecosystem services: The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.

Free Schools: Are all-ability state-funded schools set up in response to parental demand.

GIS (**Geographical Information System**): GIS allows a variety of spatial information to be viewed in a map format. It is a system that uses one or more 'mapped'

information layers over Ordnance Survey base maps; (for example layers could include residential areas, shopping centres, roads etc).

Geodiversity: Is the variety of earth materials, forms and processes that constitute and shape the Earth. Relevant materials include minerals, rocks, sediments, fossils, soils and water.

Green Corridors: These 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.

Green Infrastructure: Green infrastructure is the physical environment within and between cities, towns and villages. It is a network of multifunctional open spaces including formal parks, gardens, woodlands, green corridors, waterways, street trees, nature reserves and open countryside.

Greenfield Sites/Locations: An area of land that has never been built upon.

Greenhouse Gases (GHG): A group of gases that absorb solar radiation, storing some of the heat in the atmosphere. The major natural greenhouse gases are water vapour, carbon dioxide, and ozone. Other greenhouse gases include, but are not limited to: methane, nitrous oxide, sulphur hexafluoride, and chlorofluorocarbons.

Gypsies and Travellers: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of showpeople or circus people travelling together as such.

Historic Environment/Assets: Refers to the historic buildings, streetscapes, landscapes and parks, which together form an important aspect of the character and appearance of York.

Landscape - means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.

Lifetime Homes: Are homes that incorporate design features that together create a flexible blueprint for accessible and adaptable housing in any setting. Lifetime homes increase choice, independence and longevity of tenure, vital to everyone's well-being.

Live/Work Unit: Defined as Use Class Sui Generis, it is the segregation of living and working accommodation in a single, self-contained unit. It is distinct from working from home as it involves the provision of purpose-designed workspace.

Local Plan: A document which, forms part of the *Development Plan* for a specified area. The Local Plan consists of a Written Statement and a Proposals Map. It sets out detailed policies and proposals for the development and use of the land within the District. Local Plans are prepared by local planning authorities at District level, following statutory procedures, including public consultation exercises and if

necessary, a Local Plan Inquiry. The Planning and Compensation Act 1991, requires that new Local Plans provide district wide coverage.

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Development Document (LDDs): The collective term in the Act for *Development Plan Documents, Supplementary Planning Documents* and the *Statement of Community Involvement*.

Local Development Framework (LDFs): The name for the portfolio of *Local Development Documents* required under the previous planning system, which is now superseded by the National Planning Policy Framework. It did consist of *Development Plan Documents, Supplementary Planning documents, a Statement of Community Involvement, the Local Development Scheme* and *Annual Monitoring Reports*. Together these documents formed the framework for delivering the spatial planning strategy for a local authority area and may also include local development orders and simplified planning zones.

Local Nature Reserves (LNRs): All LNRs are owned or controlled by local authorities and some, but not all, are SSSIs. Local authorities consult English Nature on all new proposals for LNRs in England.

Local Strategic Partnership: An over arching partnership of key stakeholders responsible for producing the Community Strategy for the city.

Local Transport Plan (LTP): A 5-year strategy prepared by each local authority for the development of local, integrated transport, supported by a programme of transport improvements. It is used as a bid to Government for funding transport improvements.

Mitigation measures: Actions to prevent, avoid or minimise the actual or potential adverse effects of a development, action, project, plan, policy etc.

National Planning Policy Framework (NPPF): The National Planning Policy Framework sets out the government's planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. This document sets out the requirement for local planning authorities to complete a *Local Plan*.

Showpeople Plot: Space required to accommodate one household on a Showpeople's yard. Typically a family pitch will provide space for a mobile home and touring caravan and space for maintenance of fairground rides.

Gypsy and Traveller Pitch: Space required to accommodate one household on a Gypsy and Traveller sited. One household may comprise three generations of

extended family living in several caravans. Typically a family pitch will provide space for a mobile home and touring caravan, space for parking, and an amenity block.

Neighbourhood Plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Out of centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town: A location out of centre that is outside the existing urban area.

Photovoltaic: Solar cells which directly convert sunlight into electricity, are made of semi conducting materials.

Pollution: Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Previously Developed Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Proposals Map: The adopted proposals map illustrates on a base map, (reproduced from, or based upon a map to a registered scale) all the policies contained in the *Local Plan*, together with any saved policies. It must be revised each time each new *Local Plan* is adopted, and it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted proposals map accompany submitted *Local Plan* in the form of a submission proposals map.

Public Realm: Anypublicly owned street, pathway, right of way, park, publicly accessible open space and any public and civic building and facility.

RAMSAR: The Convention on Wetlands, signed in Ramsar, Iran, in 1971, is an InterGovernmental Treaty which provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. There are presently 151 Contracting Parties to the Convention, with 1593

wetland sites, totalling 134.7 million hectares, designated for inclusion in the Ramsar List of Wetlands of International Importance.

Registered Social Landlords: Are Government-funded not-for-profit organisations that provide affordable housing.

Renewable Energy: Term used to describe energy that occurs naturally and repeatedly in the environment – e.g. energy from the sun, wind, water, land, plant material. Combustible or digestible waste materials are also regarded as renewable sources of energy.

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.

Showpeople's Yard: Local Authority or privately owned area of land, with permission of plots for the permanent accommodation of Showpeople.

Special Area of Conservation (SAC): SACs are areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.

Special Protection Areas (SPA): The Government is bound by the European Communities Council Directive of April 1979 on the Conservation of Wild Birds. Under this directive the Government has to designate Special Protection Areas to conserve the habitat of certain rare or vulnerable birds (listed under the directive) and regularly occurring migratory birds. It has to avoid any significant pollution or disturbance to or deterioration of these designated sites.

Sites of Special Scientific Interest (SSSIs): Sites of Special Scientific Interest are notified by English Nature because of their plants, animals, or geological or physiographical features. Most SSSIs are privately owned or managed. About 40% are owned or managed by public bodies such as the Forestry Commission, Ministry of Defence and The Crown Estate, or by the voluntary conservation movement.

Snickleways: Are a collection of small streets and footpaths.

Spatial Planning: 'Spatial' planning is a wider, more inclusive approach to considering the best use of land than traditional 'land-use' planning. Land-use planning has an approach that focuses on the regulation and control of land whereas spatial planning provides greater scope for the Council and other organisations to promote and manage change in the area.

Strategic Environmental Assessment (SEA): A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.

Strategic Flood Risk Assessment: Is a planning tool, which is used to assess flood risk within an area. It is designed to inform the spatial planning process of relevant issues of flood risk.

Sub-Regional City of York: Sub Regional Cities should be the prime focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities in the city.

Supplementary Planning Documents (SPDs): Provide supplementary information in respect of the policies in the *Local Plan*. They do not form part of the *Local Plan* and are not subject to independent examination.

Sui Generis: Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

Sustainability Appraisal (SA): Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for all local development documents.

Sustainable Communities: Sustainable Communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

Sustainable Drainage Systems (SUDS): Sustainable drainage is a concept that includes long term environmental and social factors in decisions about drainage. It takes account of the quantity and quality of run-off, and the amenity value of surface water in the urban environment. Many existing urban drainage systems can cause problems of flooding, pollution or damage to the environment and are not proving to be sustainable.

Sustainable energy: Energy which is replenishable within a human lifetime and causes no long-term damage to the environment or future generations.

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Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Wildlife corridor: Areas of habitat connecting wildlife populations.

Use Class: The Town and Country Planning (Use Classes) Order 1987 requires the type of use which is being determined in a planning application to be identified for instance A1 is classified as shops, B1 is business etc.

Annex B: Bibliography

Documents

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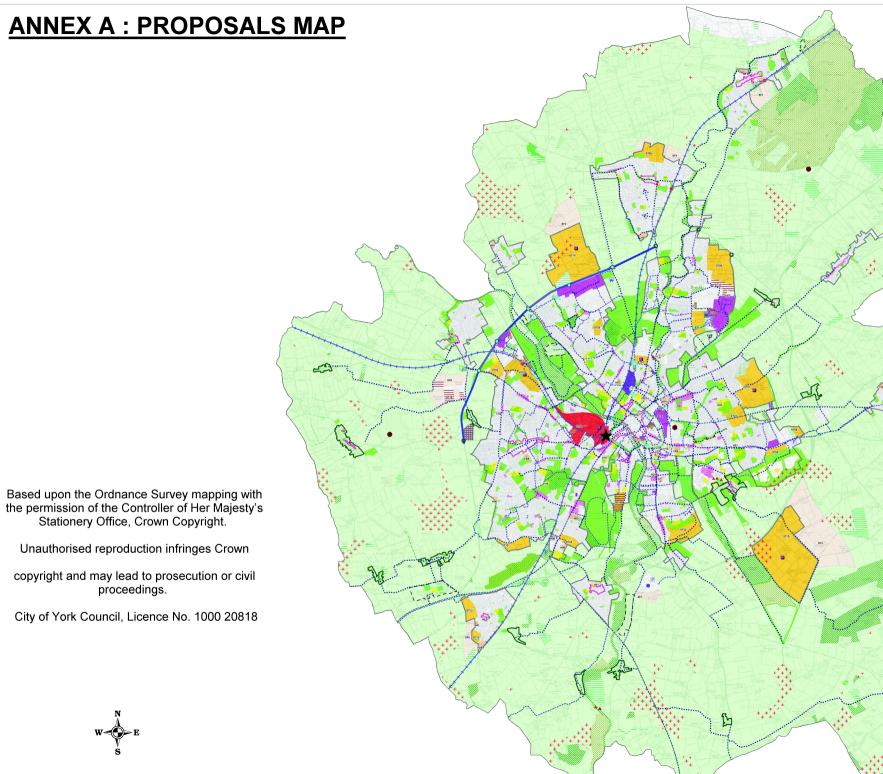
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NB: Text in BOLD delineates the preferred approach taken by the Local Plan Preferred Options and Alternatives Report (April 2013)

4	++	+	0	خ			_
KEA	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
l	likely		no clear link	insufficient information		likely	how it is implemented

Section 3: Spatial Vision and Outcomes

Lo	cal Plan Vision ((Obj	Local Plan Vision (Objectives) Compatibility Matrix		7	LOCAL PLAN VISION (OBJECTIVES)	ON (OBJECTIVES	(9	
SAC	SA OBJECTIVES			Create Jobs	Get York	Build	Built	Natural	Natural
				and Grow	Moving	Strong	Environ-	Environ-	Resources
				Economy		ities		1	Environ-
									mental
									Protection
Н	To meet the diverse	•	Deliver homes to meet the needs of the population in terms of quantity, quality;	0	0	‡	_	_	_
	housing needs of the	•	Promote improvements to the existing and future housing stock;						
	population in a	•	Locate sites in areas of known housing need;						
	sustainable way.	• •	Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Show people.						
2	Improve the health	•	Avoid locating development where environmental circumstances could negatively	+	+	‡	0	‡	‡
	and well-being of		impact on people's health;						
	York's population.	•	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.						
3	Improve education,	•	Provide good education and training opportunities for all;	+	0	‡	0	0	0
	skills development	•	Support existing higher and further educational establishments for continued success;						
	and training for an	•	Provide good quality employment opportunities available to all.						
	effective workforce.								
4	Create jobs and	•	Help deliver conditions for business success and investment;	‡	‡	+	_	_	_
	deliver growth of a	•	Deliver a flexible and relevant workforce for the future;						
	sustainable, low	•	Deliver and promote stable economic growth;						
	carbon and inclusive	•	Enhance the city centre and its opportunities for business and leisure;						
	economy.	•	Provide the appropriate infrastructure for economic growth;						
		•	Support existing employment drivers;						
		•	Promote a low carbon economy.						
5	Help deliver equality	•	Address existing imbalances of equality, deprivation and exclusion across the city;	+	‡	‡	0	0	0
	and access to all.	•	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.						
9	Reduce the need to	•	Deliver development where it is accessible by public transport, walking and cycling to	‡	‡	‡	+	+	+

		F			C							
KEA	Very positive impact	+ Ğ	+ Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	npact likely		negative impact	Positive or negative impact depending on	ative impact de	ending on
	likely	$\frac{1}{2}$		no clear IIIIk	msumcient mormation			likely		now it is impiemented	nennen	
Lo	Local Plan Vision (Objectives) Compatibility Matrix	Obje	ectives) Compa	itibility Matrix					OCAL PLAN VIS	LOCAL PLAN VISION (OBJECTIVES)	ES)	
SA	SA OBJECTIVES						Create Jobs and Grow the Economy	Get York Moving	Build Strong Commun- ities	Built Environ- ment	Natural Environ- ment	Natural Resources and Environ- mental Protection
	travel and deliver a sustainable integrated transport network.	• •	minimise the use of the car; Deliver transport infrastructure which Promote sustainable forms of travel;	minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel;	tainable travel options;							
		•	Improve congestion.									
7	To minimise	•	Reduce or mitigate gre	Reduce or mitigate greenhouse gas emissions from all sources;	all sources;			+		+	+	‡
	greenhouse gases that cause climate change		Plan or implement ada	Plan or implement adaptation measures for the likely effects of climate change; Provide and develon energy from renewable. Iow and vero carbon technologies:	ely effects of climate change	:: 0						
	and deliver a managed	•	Promote sustainable de	provide and develop energy from renewable, low and zero carbon recrimongles, Promote sustainable design and building materials that manage the future risks and	that manage the future risk	s and						
	response to its effects.	•	consequences of climate change;	te change;								
×	Conserve or enhance	•	Protect and ephance in	Adriere to the principles of the energy meratriny. Drotect and enhance international and nationally significant priority species and	anificant priority energies an	7		c	_	c	‡	‡
)	green infrastructure,	,	habitats within SACs, S	habitats within SACs, SPAs, RAMSARs and SSSIs;	giiiicaiit piioiity species air	3	_	o	-	o .		
	bio-diversity, geo-	•	Protect and enhance lo	Protect and enhance locally important nature conservation sites (SINCs);	ervation sites (SINCs);							
	diversity, flora and	• •	Create new areas or sit	Create new areas or site of bio-diversity / geodiversity value;	sity value;							
	high quality and		Improve connectivity of	Improve connectivity of green infrastructure and the natural environment; Drovido concertuaisios for nacedo to access the natural conircoment	ie natural environment;							
	connected natural	•	Provide opportunites	Provide Opportuintes for people to access the natural effyirofillient.	iral elivii oliilleliit.							
	environment.											
6	Use land resources	•	Re-use previously developed land;	loped land;			_	0	_	_	‡	‡
	efficiently and	•	Prevent pollution conta	Prevent pollution contaminating the land and remediate any existing contamination;	diate any existing contamir	ation;						
	guality.	•	Salegual a soil quality, illciudilig	Salegual d'soil quainty, illetiduilig tile best aild filost Velsatile agricultula faild. Protect or enhance allotments:	versatile agriculturarianu,							
		•	Safeguard mineral reso	Safeguard mineral resources and encourage their efficient use.	fficient use.							
10	Improve water	•	Conserve water resources and quality;	ces and quality;			1	0		0	‡	‡
	efficiency and quality.	•	Improve the quality of	Improve the quality of rivers and groundwaters.								
11	Reduce waste	•	Promote reduction, re-	Promote reduction, re-use, recovery and recycling of waste;	of waste;			0	1	0	0	‡
	generation and	•	Promote and increase resource efficiency.	resource efficiency.								
	increase level of reuse											
	and recycling.											
12	Improve air quality.	•	Reduce all emissions to	Reduce all emissions to air from current activities;				‡	_	0	0	‡
		•	Minimise and mitigate	Minimise and mitigate emissions to air from new development (including reducing	evelopment (including redu	cing						
		•	Support the developme	transport emissions through low emission technologies and tueis); Support the development of city wide low emission infrastructure:	gles and idels); infrastructure:							
		•	Support the developing	elit of city wide low elillssiol	IIIII asti uctule,							

Ελ	Very positive impact	+ Positive impact likely	O No significant offect /	- Incertain	Negative impact likely	ylekiy		toedari evitebed	Docitive or negative impact denending on	toy the impact der	on ding
K			no clear link	insufficient information	inegative in	pactimeny	likely		how it is implemented	nented	10 20 20 10 10 10 10 10 10 10 10 10 10 10 10 10
Lo	cal Plan Vision (Objectives) Co	Local Plan Vision (Objectives) Compatibility Matrix				מ	OCAL PLAN VIS	LOCAL PLAN VISION (OBJECTIVES)	(S:	
SA	SA OBJECTIVES				Б ф ф	Create Jobs and Grow the Economy	Get York Moving	Build Strong Commun- ities	Built Environ- ment	Natural Environ- ment	Natural Resources and Environ- mental Protection
		Improve air qu Avoid locating Avoid locating negative impac	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.	new designations; negatively impact on air quality; titing poor air quality where it could cupants/users; ort network to minimise the use of	result in the car.						
13	Minimise flood risk and reduce the impact of flooding to people and property in York.	Reduce risk of flooding. Ensure development loc Deliver or incorporate tl	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).	negatively impact on flood r urban drainage systems (Sul	risk; Ds).		0	_	0	‡	‡
14	Conserve or enhance York's historic environment, cultural heritage, character and setting.	Preserve or en Promote or en Preserve or en Preserve or en Of the City as ic	Preserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	ting of the historic city; ed heritage assets and their bute to the 6 Principle Chara	setting; cteristics		0	‡	‡	0	0
15	Protect and enhance York's natural and built landscape.	Preserve or enlProtect or enhPromote high of with the "lands	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.	s of landscape value an and rural landscape and ge Topic Paper.	In line		0	-	‡	‡	‡
Con	Conflicts	Where conflicts between resources on the other. new housing and econor in some cases compatible with respect to the locat associated with growth.	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. 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.	the SA objectives have been bejectives that relate to job of incompatible with SA objectives that the Local Plan objectives intertion of the Local Plan objectives and housing development and	identified this reation and b ctives 7, 10 an jectives withir nd the potent	s primarily relations stron da 11.	ates to the nees communities communities and proposals diverse and pos	ed for growth o are likely to le: of the Plan itse sitive impacts o	n the one hand ad to increased If. This particul n the built and i	and the need tr resource use as arly reflects un	conserve sociated with ertainties nent
Syn	Synergies	Those SA objectives Plan objectives on ir Local Plan objectives objectives (SA objectives were considered to I	is are particularly well sup- towing health, reducing the ating to economic develc 5 1, 2, 3, 4, 5 and 6) in pa- ompatible with those SA	ported by the Local Plan objectives include SA objective 2 (health) and SA objective 6 (transport) which reflects the emphasis of these eneed to travel and enhancing transport infrastructure. ppment, transport and building strong communities were identified as having a strong positive relationship with the socio-economic SA ricular whilst those Plan objectives relating to the protection and enhancement of the built and natural environment and resource use objectives covering environmental issues as well as health.	include SA ok sport infrastring communiti relating to th issues as well	ojective 2 (he ucture. ies were iden e protection as health.	alth) and SA ok tified as having and enhancem	jective 6 (trans g a strong posit nent of the buil	port) which ref ve relationship : and natural en	lects the empha	sis of these conomic SA esource use
Sun	Summary	Broadly, the Local Pl considered to be ver	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.	SA objectives. No very incor he Local Plan objectives.	npatible objec	ctives have b	en identified	during the asse	ssment and all o	of the SA object	ves were

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

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Local Plan Vision (Local Plan Vision (Objectives) Compatibility Matrix		01	CAL PLAN VISI	LOCAL PLAN VISION (OBJECTIVES)	s)	
SA OBJECTIVES			Get York	Build	Built .	Natural	Natural
		Grow	Moving	Strong	Environ-	Environ-	Resources
		the		Commun-	ment	ment	and
		Economy		ities			Environ-
							mental
							Protection
	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	e been identifi	ed this primarily	y relates to, or	the one hand,	the need for ϵ	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,	ver, any adverse	e effects may be	e mitigated, an	d tensions betv	veen the objec	ctives 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	incompatibility	is not necessa	rily an insurmo	untable issue, l	out one that n	nay need to be
	considered in the development and implementation of the policies that comprise the Plan.						

Section 4: Sustainable Development

Su	stainable	De	Sustainable Development			
SA C	SA Objective			Option 1: Rely on NPPF to guide sustainable development	Opti deve	Option 2: Provide local level policy to guide sustainable development.
1	To meet	•	Deliver homes to meet the needs of the	+ Permanent long term positive impact since it is assumed that	+	It is assumed that a local level policy on sustainable
	the diverse		population in terms of quantity, quality;	NPPF will help bring about the development of new housing,		development would guide development to the most
	housing	•	Promote improvements to the existing	associated with the presumption in favour of sustainable		sustainable locations, which would help to meet housing need
	needs of		and future housing stock;	development.		in a sustainable way. This would have permanent and positive
	the	•	Locate sites in areas of known housing			long term effects on this objective.
	population		need;			
	in a	•	Deliver community facilities for the			
	sustainable		needs of the population;			
	way.	•	Deliver pitches required for Gypsies and			
			Travellers and Showpeople.			
2	Improve	•	Avoid locating development where	+ Positive and permanent long term impacts on this objective,	‡	A local level policy to guide development would have a long
	the health		environmental circumstances could	since the NPPF requires development to be approved in		term and permanent significant positive impact on this
	and well-		negatively impact on people's health;	accordance with the principles of sustainable development.		objective, as development would be guided to the most
	being of	•	Improve access to openspace / multi-			sustainable locations and avoid any adverse health impacts.
	York's		functional openspace			This would be more effective than applying the general
	population	•	Promotes a healthier lifestyle though			principles of the NPPF.

KEA	Very positive impact	ve impact	Positive impact likely	No significant no clear link	icant (effect / Uncertain or insufficient information	Negative impact likely	Very negative likely	impact	Positive or negative impact depending on how it is implemented
		access t cycling) Improving Provide for resi Ensure contam unaccer	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.	ecurity pose						
м	Improve education, skills developme nt and training for an effective workforce	• Provogen educe cont educe cont educe cont educe cont educe cont educe cont educe e	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.	po	+	Under the NPPF there is support for development which promotes sustainable communities including educational and employment opportunities.		+ A speci educati througl	A specific policy would proveducation provision and protrough new development.	A specific policy would provide opportunities to support education provision and promote employment opportunities through new development.
4	Create jobs and deliver growth of a sustainable , low carbon and inclusive economy	Bucc succ succ of the policy of the policy of the policy of the proves o	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.	rkforce mic ure; ture		Using the NPPF to guide sustainable development will have permanent positive impacts on this objective since it will help to deliver employment opportunities through mixed use development, for example.	evelopment will have jective since it will help through mixed use	tris assignments of the second	umed that a lo pment would g able locations: able growth is rm positive im	It is assumed that a local level policy on sustainable development to the most sustainable locations and this would help to ensure that sustainable growth is created. This would have a permanent long term positive impact on this objective.
r	Help deliver equality and access to all	Add dep fort fort Prov Prov Prov dem Help	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.	uality, he city; cilities et	+ C C C C C C C C C C C C C C C C C C C	Using the NPPF to guide sustainable development will help to address issues of inequality across York, since the NPPF seeks to promote sustainable economic growth, to provide affordable housing and greater choice of housing, and the use of sustainable modes of transport. All of these measures will have a positive and permanent long term impact on this objective.	lp to eeks e use will	A local accoun would, impact:	A local level policy on sus account of local level issu would, therefore, be posi impacts on this objective.	A local level policy on sustainable development would take account of local level issues in relation to inequality. There would, therefore, be positive and permanent long term impacts on this objective.
9	Reduce the need to travel and deliver a sustainable	Delix acce and car; Delix	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which	king the nich	- « F O >	Using the NPPF to guide sustainable development will have significant and long term positive impacts on this objective. The NPPF promotes the use of public transport and that new developments should be accessible by public transport which would help in reducing the need to travel in York.		++ A local addres: of publ long te	level policy to s in detail the n ic transport, an rm and perman	A local level policy to guide sustainable development would address in detail the need to reduce travel and maximise use of public transport, and thereby have a significant positive, long term and permanent impact on this objective.

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Y	++		100	+	0		; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ;				
KE	Very positive impact likely	ive im	pact	Positive impact likely	No significant no clear link		effect / Uncertain or Negative impact likely insufficient information	ely Very likely	ry negative impact ely	Positive or negative impact depending on how it is implemented	
	integrated transport network	• •	support Promote Improve	supports sustainable travel options; Promote sustainable forms of travel; Improve congestion.	., ÷						_
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects		Reduce or mit emissions from the likely of the likely of provide and drenewable, lotechnologies; Promote sustimaterials that and conseque Adhere to the hierarchy.	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.	δ Ø	+	Relying on the NPPF to guide sustainable development would have positive impacts on this objective since the NPPF seeks to mitigate the adverse consequences of greenhouse gas emissions. On this basis there will be positive and permanent long term positive impacts on this objective.	ks eent	It is assumed that a development would greenhouse gas emi positive long term in	It is assumed that a local level policy on sustainable development would factor in the need to minimise greenhouse gas emissions and thereby have a permanent and positive long term impact on this objective.	1
∞	Conserve or enhance green infrastructu re, biodiversity, geodiversit y, flora and fauna for accessible high quality and connected natural environme nt		Protect and e nationally sign habitats within and SSSIs; Protect and e nature conser Create new an / geodiversity Improve conn infrastructure environment; Provide oppopaccess the na	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.	ss and Rs ant ant	+	Relying on the NPPF to guide sustainable development will have positive impacts on this objective, since the NPFF affords significant protection to the natural environment.	+	It is assumed that a local level development would take accood in relation to the natural enviry protection to the natural enviry sustainable development. Tog which protect the environmen permanent long term impacts.	It is assumed that a local level policy on sustainable development would take account of local level characteristics in relation to the natural environment, and afford significant protection to the natural environment as a consideration for sustainable development. Together with other SA objectives which protect the environment there would be positive and permanent long term impacts.	
o	Use land resources efficiently and safeguard their quality	• • • • •	Re-use previous Prevent pollutic and remediate contamination; Safeguard soil c and most versa Protect or enhe Safeguard mine encourage thei	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.	e land best ;	+	The NPPF requires that 'planning policies should encourage the effective use of land by re-using land that has been previously developed' and to 'remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land, where appropriate'. Therefore reliance on the NPPF will have positive and permanent long term impacts on this objective.	**************************************	It is assumed that a local level development would direct deverantable locations, which indeveloped land and safeguard also take account of local charawould therefore be significant term impacts on this objective.	It is assumed that a local level policy on sustainable development would direct development to the most sustainable locations, which include re-use of previously developed land and safeguard other land. Such a policy could also take account of local characteristics in this regard. There would therefore be significant positive and permanent long term impacts on this objective.	
10	Improve water	• •	Conserv	Conserve water resources and quality; Improve the quality of rivers and		0	No significant effect or clear link.	0	No significant effect or clear link.	or clear link.	

												I
£Α	Very positive impact	ve impact	+ Positive impact likely	O No significant		effect / Un	? Uncertain or	Negative impact likely	Verv n	negative impact	Positive or negative impact depending on	u
K				no clear link	1		t informatio	A paragraphy and a para			how it is implemented	5
	efficiency and quality	groun	groundwaters.									
11	Reduce waste generation and increase level of	Promote r recycling c Promote a efficiency.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	ry and 0		o significant o	No significant effect or clear link.		0	No significant effect or clear link.	or clear link.	
	reuse and											
12	Improve air quality	Reduce al activities;	Reduce all emissions to air from current activities;	rrent +	Rel	elying on the	Relying on the NPPF to guide sustainable development would have positive impacts on this objective. The NPPF seeks to		+	is assumed that a la	It is assumed that a local level policy to guide sustainable development would factor in the need to reduce the need to	0
		Minim from r	Minimise and mitigate emissions to air from new development (including producing transport emissions theorem)	o air	mit	itigate the ac ie use of sust	mitigate the adverse impacts of climate che the use of sustainable forms of transport.	mitigate the adverse impacts of climate change and promotes the use of sustainable forms of transport.	2 4 4	avel, to ensure that ansport and that de	travel, to ensure that maximum use is made of public transport and that developments are as sustainable as noseible. A local level policy could also take account of local	_
		low er	low emission technologies and fuels);	(S);					1 5	aracteristics in terr	characteristics in terms of air quality and thereby have	
		• Suppo low er	Support the development of city wide low emission infrastructure;	ide ide					ਕੁ	ositive and perman	positive and permanent long term impacts on this objective.	
		• Impro	Improve air quality in AQMAs and									
		• Avoid	prevent new designations; Avoid locating develonment where it	±								
		could	could negatively impact on air quality;	ıţ;								
		Avoid	Avoid locating development in areas of	as of								
		result	existing pool all quality where it could result in negative impacts on the health	alth								
		of fut	of future occupants/users;									
		• Promo	Promote sustainable and integrated transport network to minimise the use of	d use of								
		the car.	ŗ.									
13	Minimise	• Reduc	Reduce risk of flooding;	+	Ĕ,	ne NPPF requ	The NPPF requires that 'local planning authorities should		₹ :	local level policy to	A local level policy to guide sustainable development would	_
	nood risk	• Ensur	Ensure development location and design does not negatively impact on flood risk:	design 4 risk:	ag d	aopt prodetiv	daopt prodetive strategies to mitigate and dabt to climate change takina full account of flood risk ′ Therefore relving	ana adapt to cilmate k ' Therefore relving	5 8	rect development 1 oid locations at rist	direct development to the most sustainable locations and avoid locations at risk of flooding, taking account of local	
	the impact	• Delive	Deliver or incorporate through design	ign ign	o o	the NPPF to	on the NPPF to guide sustainable development would have	lopment would have	5	aracterisitcs. This	characterisitcs. This would therefore have a permanent	
	of flooding	sustail	sustainable urban drainage systems	o o	boş	ositive and pe	positive and permanent long term impacts on this objective.	acts on this objective.	ğ	sitive long term im	positive long term impact on this objective.	
	to people	(SdnS)										
	property in											
	York											
14	Conserve	• Preser	Preserve or enhance the special	+		ne NPPF affor	The NPPF affords protection to the historic environment and		++	local level policy to	A local level policy to guide sustainable development would	
	or ennance York's	chara.	character and setting of the historic city; Promote or enhance local culture:	c city;	rec	equires that ic e <i>conservatic</i>	requires that local plans should include "d positive strategy for the conservation and enjoyment of the historic environment".	requires that local plans should include 'a positive strategy for the conservation and enjoyment of the historic environment.	ē £	rect development \ ereby avoid advers	direct development to the most sustainable locations and thereby avoid adverse impacts on York's historic environment:	į.
	historic	• Preser	Preserve or enhance designated and	p	돌	nis requireme	his requirement will have positive and permanent impacts	d permanent impacts	3	Itural heritage, cha	cultural heritage, character and setting. This would have	<u> </u>
					1							ì

,	‡		+	0		٤	-		
KEA	Very positive impact likely	e impact	Positive impact likely	No significa no clear link	No significant effect no clear link	/ Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	environme	-uou	non-designated heritage assets and their	nd their	with re	with regards to protecting York's historic environment,	oric environment,	positive, long term	positive, long term and permanent impacts on this objective.
	nt, cultural	setting;	ng;	-	cultura	cultural heritage and character.			
	neritage, character	• Prese	Preserve or ennance those elements which contribute to the 6 Principle	ents					
	and setting	Char	Characteristics of the City as identified in	tified in					
15	Protect and	• Prese	Preserve or enhance the landscape	+ +	The	NPPF requires that the planning system should contribute	system should contribute	++ A local level policy t	A local level policy to guide sustainable development would
	enhance	inclu	including areas of landscape value	a)	to and	to and enhance the natural and local environment and to	environment and to	direct development	direct development to the most sustainable locations, which
	York's	• Prote	Protect or enhance geologically		seek to	seek to minimise pollution and other adverse impacts on the	adverse impacts on the	in itself would help	in itself would help contribute positively to this objective and
	natural and	impo	important sites;		local er	local environment. Reliance on the NPPF to guide sustainable	IPPF to guide sustainable	have long term and	have long term and permanent impacts. A local policy could
	built	• Prom	Promote high quality design in context	ntext .	develo	development would therefore have positive and permanent	ositive and permanent	also take account o	also take account of local characteristics in relation to the
	landscape	with	with its urban and rural landscape and in	e and in	long te	long term impacts on this objective.		natural and built lai	natural and built landscape and have a greater positive impact
		line v	line with the "landscape and Setting" within the Heritage Tonic Paner	ing"				than the NPPF.	
į						3		1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	+
Genera	erai			- v E G	Inere would in sustainable echave a positive positively on a	ild be a number of positive impacts in economic growth, provide affordat sitive strategy in relation to protectio on the majority of the SA objectives,	ts from using the NPPF to gr dable housing, encourage th tion of the environment, bc les,	uide sustainable developme ne use of sustainable transp oth built and natural. Reliar	Inere would be a number of positive impacts from using the NPPF to guide sustainable development. The NPPF seeks to bring about sustainable economic growth, provide affordable housing, encourage the use of sustainable transport, and stipulates that local plans should have a positive strategy in relation to protection of the environment, both built and natural. Reliance on the NPPF will therefore impact positively on the majority of the SA objectives,
Pref	Preferred Approach				he environm	ental impact of having a local I	level policy on sustainable d	evelopment is positive and	The environmental impact of having a local level policy on sustainable development is positive and would be a long term and permanent
	-			.= 0	impact. A loca circumstances	al level policy can take account	t of local environmental cha	racteristics in York and resp	impact. A local level policy can take account of local environmental characteristics in York and respond in detail and effectively to specific circumstances.
				₫ Ø (local level p	olicy to guide sustainable deve cations, taking account of the	elopment would help to ensi characteristics of the econo	ure sustainable growth, by my in York. This would the	A local level policy to guide sustainable development would help to ensure sustainable growth, by directing development to the most sustainable locations, taking account of the characteristics of the economy in York. This would therefore have positive impacts on the
				ע	economiy.				
				4 :=	local level p	olicy to guide sustainable deveolicy to guide sustains and positive impac	elopment would have positivet, and to help York grow sus	ve social impacts since it we stainably. Strong communii	A local level policy to guide sustainable development would have positive social impacts since it would help to ensure that future development in York had a long lasting and positive impact, and to help York grow sustainably. Strong communities would be fostered where local
				0	haracteristic	characteristics and issues specific to York can be taken account of	n be taken account of.		
Rec	Recommendations			F \$	here were no ording to tal	There were no adverse impacts identified from h wording to take account of any negative impacts	om having a local policy on a pacts.	sustainable development ai	There were no adverse impacts identified from having a local policy on sustainable development and therefore there is no need for the policy wording to take account of any negative impacts.
					,)			

SECTION 5: SPATIAL STRATEGY

KEA		e impac	+ Positive impact likely	O No significant effect	_	Uncertain or	Negative impact likely	Very negative impact		Positive or negative impact depending on
	likely			no clear link		insufficient information		likely		how it is implemented
F	The York Sub-Area	b-Are	ea							
SA	SA Objective			Option policy o	Option 1 Rely on NI policy option)	PPF to guide developmen	Option 1 Rely on NPPF to guide development in the York sub-area (no policy option)	Option 2: Prov York sub-area	rovide local le ea	Option 2: Provide local level policy to guide development in the York sub-area
Н	To meet	•	Deliver homes to meet the needs of the	the +	This option	This option would be expected to support the delivery of	pport the delivery of	++ This	s option is exp	This option is expected to help ensure that housing delivery
	the diverse		population in terms of quantity, quality;	lity;	housing w	housing which is likely to help meet identified need, in	identified need, in	me	ets identified r	meets identified need within the City of York. It is also
	housing	•	Promote improvements to the existing	ng	accordance	e with policy contained wi	accordance with policy contained within the NPPF. However,	con	sidered that a	considered that a localised approach will ensure that
	needs of	,0	and future housing stock;		reliance or	reliance on the NPPF to guide the quantum and location of	uantum and location of	pro	per account is	proper account is taken of the housing requirements of the
	the	•	Locate sites in areas of known housing		developme	development within the Sub Area would result in a lack of	ould result in a lack of	Wig	er Sub Area ar	wider Sub Area and beyond which is particularly pertinent
	in a	•	need; Doliver community facilities for the		distribution	strategic direction. In consequence, the volume and spati distribution of housing may be strongly market-led which	tile volume and spatial igly market-led which	gre	as of, for exam	given the strong relationship between the housing market areas of, for example, Leeds and Harrogate with York.
	sustainable	,	peliver community racinities for the population:		could lesse	could lessen the potential benefits associated with new	ssociated with new	Ipul	irectly, this wil	Indirectly, this will also help to ensure that, at the sub-
	way.	•	Deliver pitches required for Gypsies and	and	housing de	housing development (i.e. the right volume and type of	volume and type of	regi	ional scale, ho	regional scale, housing delivery supports economic growth.
			Travellers and Showpeople.		housing ma	housing may not be located in areas with greatest need).	with greatest need).	Ove	erall, this optio	Overall, this option has been assessed as having a
					There may	There may also be wider implications for areas beyond the	is for areas beyond the	sign	ificant positiv	significant positive effect on this objective.
					York Sub A	York Sub Area including, for example, Leeds whose housing	e, Leeds whose housing			
					markets ar	markets are strongly related to those of the Sub Area.	e of the Sub Area.			
					Overall, the	Overall, the option has therefore been assessed as having a	en assessed as having a			
					positive ef	positive effect on this objective.				
7	Improve	•	Avoid locating development where	+	The NPPF p	The NPPF provides strong policy on the promotion of healthy	the promotion of healthy	+ It is	expected that	It is expected that this option would help to ensure that the
	the health		environmental circumstances could		communiti	communities induding, for example, in respect of the	, in respect of the	bro	vision of healt	provision of health facilities and growth within the York Sub
	and well-		negatively impact on people's health;	::	integration	integration of housing and economic uses with community	c uses with community	Are	a are aligned.	Area are aligned. Further, a localised policy approach will
	being of	•	Improve access to openspace / multi-	.±	facilities ar	facilities and services, open space provision as well as on	ovision as well as on	hel	p to ensure tha	help to ensure that important linkages both within the City
	York's	_	functional openspace		pollution c	pollution control. Therefore, it is expected that these	pected that these	of Y	ork and exten	of York and extending to the Sub Area and beyond are
	population	•	Promotes a healthier lifestyle though	_	principles v	principles would underpin the location of new development	on of new development	mai	intained and e	maintained and enhanced thereby helping to ensure that
		10	access to leisure opportunities (walking /	ing /	under this	under this option, generating a positive effect in relation to	tive effect in relation to	hea	Ith facilities ar	health facilities are accessible. This option may is expected
		5	cycling)		this object	this objective. However, without local strategic direction	cal strategic direction	toh	ielp ensure tha	to help ensure that new development promotes healthier
		•	Improves access to healthcare;		opportunit	ies may be lost to ensure	opportunities may be lost to ensure that new development is	lifes	styles through	lifestyles through the provision of open space and networks
		•	Provides or promotes safety and security	urity	located in o	located in close proximity to health facilities and to create a	facilities and to create a	ofg	reen infrastru	of green infrastructure and through locating development
		-	for residents;		network of	network of green-space. Further, an un-coordinated	un-coordinated	e C	reas which en	in areas which encourage walking and cycling.
		•	Ensure that land		approach r	nay generate long term p	approach may generate long term pressure on existing nealth	OVO.	erall, the option	Uverall, the option has been assessed as having a positive ويوريخ عليه الماريخية الما
			contamination/pollution does not pose	ose	lacilities ar	lacilities and open space and prevent new lacilities being	it new lacilities being	פופ	enect on this objective.	ective.
		,	unacceptable risks to health.		located in 1	located in those areas within the Sub Area in greatest need.	b Area in greatest need.			
ო	Improve	•	Provide good education and training		There is cu	There is currently pressure on educational facilities in York	ational facilities in York	+ It is	expected that	It is expected that this option would help to ensure that the
	education,	5	opportunities for all;		due to risir	due to rising demand. Reliance on the NPPF to guide	he NPPF to guide	pro	vision of educa	provision of educational facilities and growth within the
	skills	•	Support existing higher and further		developme	development may undermine efforts to plan positively for	s to plan positively for	Yor	k Sub Area are	York Sub Area are aligned. Localised, strategic planning of
	developme	J	educational establishments for		increased	increased demand given the resulting uncertainty with	ig uncertainty with	the	York Sub Area	the York Sub Area would also help to enable the strategic
	nt and		continued success;		respect to	respect to where new development would be located across	would be located across	pric	orities of sub re	priorities of sub regionally important higher a further
	training for	•	Provide good quality employment		the Sub Ar	ea. Further, a reliance on	the Sub Area. Further, a reliance on the NPPF may mean that	edu	ication institut	education institutions including the University of York to be
	an effective		opportunities available to all.		opportunit	opportunities to support further and higher education in the	d higher education in the	img	lemented and	implemented and associated economic benefits to the City
	workforce				City (for ex	City (for example, through properly planned student	planned student	and	region realise	and region realised in the medium to long term. Overall,

L	:			C		C				
ΛΞ	**************************************	+000 mi 00	Alochi tocami ovitiood	O No cignific	offo taca			7,00/	_	Ocition of projection of the property of the project of the projec
KE	very positive impact likely	ve impact	Positive Impact likely	no significant effe no clear link	cant ener	or oncertain or insufficient information	Negative impact likely	very ne likely	very negative impact likely	Positive of negative impact depending on how it is implemented
					m; ac	accommodation) are lost. This has been assessed as having a minor negative effect on this objective.	been assessed as having a tive.		this option has be this objective.	this option has been assessed as having positive effect on this objective.
V	Create johe	- Holl	Help deliver conditions for his second	+		The Vork Sub Area is an important part of regional economy	ymodose legipal to tree	++	As noted in resne	As noted in respect of the assessment of Ontion 1 the York
	and doliver					This option would not necessarily detract investment from	otract investment from		Sub Area is serious	Sub Area is an important part of the regional economy and
	growth of a	sacces	Success and mivesument,	0,0	- -	the Cub Area Hawayer in not properly defining the role of	orly defining the role of		the City of York is	the City of Vork is the main economic driver in the City
	sustainable	oft-ref	Deliver a llexible and rejevant wor	200	>	Vork (as the main economic driver) and its connections with	and its connections with		Area as identified	Area as identified in the York Sub Area Study Specific
	low	IOT UNE	e luture;		- +	the wider Sub Area and heavend its economic notential may	and its confine cubilis with		policy coverage w	Area, as identified in the TOTA Sub Area Study. Specific policy coverage which proparty defines the role and
	wol ,	Delive	Deliver and promote stable economic) H	Ē 4	the wider out Area and beyond, its economic potential	suiding appropriate		poncy coverage v.	Willer properly defines the role and
	carbon and	growth;	: :		oe s	lessened for example, by not pro	oviding appropriate		economic prioriti	economic priorities for the City of York in this context is
	Inclusive	Enhan	Enhance the city centre and its		ă	premises in the correct locations. The approach under this	i ne approach under this		expected to supp	expected to support economic growth within the sub Area
	economy	obbor	opportunities for business and leisure;	ure;	do	tion may also act as a barrier to p	planning for the strategic		by, for example: I	by, for example: helping to ensure that suitable
		Provide	Provide the appropriate infrastructure	ture	jui	infrastructure required to support economic development.	economic development.		employment land	employment land and premises are provided alongside the
		for ecc	for economic growth;		Ē	Further, an absence of policy covering the role of York within	ing the role of York within		infrastructure rec	infrastructure required to accommodate development;
		Suppo	Support existing employment drivers:	is.	ţ	the Sub Area could undermine co-operation with	peration with		ensuring that dev	ensuring that development within and outside the City are
		• Promo	Promote a low carbon economy	ì	ne	neighbouring authorities including those within the Sub Area	those within the Sub Area		complementary t	complementary to each other and cumulative benefits
					an	and beyond and the realisation of the important and	he important and		realised; and incr	realised; and increasing accessibility to employment
					Ö	complimentary role these areas can play in the economic	play in the economic		opportunities wit	opportunities within the City through enhanced public
					7117	hassasse deed sed noithought leave of the region of the region.	hessessed heep assessed		transport provisic	transport provision Further policy provision may also help
					5 6	se having a pocitive offect on this objective	bioctive		deliver wider cros	deliver wider cross-houndary henefits hoth to other local
					3	maning a positive effect off time of	5			iss boardary benefits, boar to other local
									authorities withir	authorities within the Sub Area and beyond including, tor
									example, Leeds, ¿	example, Leeds, acting as conduit to co-operation on
									strategic econom	strategic economic matters and ensuring that development
									in York compleme	in York complements/enhances and does not undermine
									the economic per	the economic performance of areas such as Leeds. Overall,
									this option has be	this option has been assessed as having a significant
									positive effect on this objective.	this objective.
L	-101			Ť	-	City day	411141000000000000000000000000000000000		This action 1147	: c c; c c; c; c; c; c c; c c; c c; c c;
٠	Help - I:	• Addre	Address existing imbalances of equality,	rality, +		ne NPPF places a strong emphasis on accessibility and in	on accessibility and in	+	i nis option will n	I nis option will help ensure that York's economic role is
	deliver	depriv	deprivation and exclusion across the	Je	8	consequence this option is expected to generate benefits on	d to generate benefits on		fulfilled which in-	tulfilled which in-turn is expected to help generate
	equality	city;			Ξ	this objective. However, it is considered that this approach	dered that this approach		employment opp	employment opportunities and deliver key services and
	and access	Provid	Provide accessible services and facilities	ilities	WC	would potentially undermine the ability of the Plan to fully	bility of the Plan to fully		facilities that will	facilities that will help address deprivation across York and
	to all	for the	for the local population;		reč	realise York's economic role which may in-turn both impede	may in-turn both impede		beyond. Further,	beyond. Further, a localised policy approach may ensure
		Provide	Provide affordable housing to meet	ب	eci	economic growth and hinder the extent to which any benefits	tent to which any benefits		that important lin	that important linkages both within the City of York and
		demand:	:pt		fro	from new development address deprivation both within the	privation both within the		extending to the	extending to the Sub Area and beyond are maintained and
		• Help re	Help reduce homelessness:		Ċ	City, the Sub Area as a whole and beyond. Further, this	eyond. Further, this		enhanced thereb	enhanced thereby helping to ensure that York's role as a
		• Promo	Promote the safety and security for		do	option could result in development not being provided in	not being provided in		service centre is r	service centre is realised and accessibility to it increased.
		pluodu	neonle and/or property		acc	accessible locations (i.e. within York City Centre) or may result	k City Centre) or may result		This may be achie	This may be achieved, for example, through the provision
					Ë	in a lack of investment in transport infrastructure provision.	infrastructure provision.		of improved trans	of improved transport infrastructure that not only improves
					Ļ	is may mean that new services. fa	acilities and housing are		accessibility to the	accessibility to the City but unlocks development outside
					0	not accessible and could inhibit the ability of the Plan to	ability of the Plan to		the City boundary	the City boundary. Overall, this option has been assessed
					S	unlock development potential outside the City Centre.	ide the City Centre.		as having a positiv	as having a positive effect on this objective.
					No	Notwithstanding, given existing policy provision within the	icy provision within the		-	•
					A P	NPPF, this option has been assessed as having a positive	d as having a positive			
					eff	effect on this objective.				
9	Reduce the	Deliver	Deliver development where it is	+	- Th	he NPPF places strong emphasis on accessibility as well on	n accessibility as well on	- +	A policy approach	A policy approach that defines the role of York within the

L	-			-	C		2					
KEA	Very positive impact	ive impac	ŧ	Positive impact likely	No significant	cant effect	t / Uncertain or insufficient information	Negative impact likely	Very n likely	negative impact	Positive or negative impact depending on how it is implemented	5
	IIIXCI					<u> </u>			il Kely			1
	need to		accessik	accessible by public transport, walking	Iking	sns	sustainable transport. It can therefore be reasonably	fore be reasonably		wider York Sub A	wider York Sub Area will help to ensure that transport	
	travel and		and cyc.	and cycling to minimise the use of the	the	assı	assumed that new development under this option would be	nder this option would be		priorities are ide	priorities are identified and delivered alongside growth. As	٩s
	deliver a		car;			deli	delivered in accordance with these principles, generating a	principles, generating a		noted above, thi	noted above, this is expected to help enhance accessibility,	χ,
	sustainable	•	Deliver	Deliver transport infrastructure which	hich :	pos	positive effect on this objective. Notwithstanding, a lack of localised policy provision may affect the ability to plan	lotwithstanding, a lack of ct the ability to plan		Sub-Area and be	both within York as well as between the City and the wider Sub-Area and beyond Additionally, the ontion may help	i.
	transport	•	Promot	Supports sustainable traver options, Dromote custainable forms of travel:	, S	stra	strategically for (and attract investment towards) the	ment towards) the		unlock economic	Jubock economic development opportunities beyond the	
	network	•	Improve	Indicate sustainable forms of that	, כו'	pro	provision of new transport infrastructure and could lead to a	ucture and could lead to a		City boundary th	Gity boundary thereby reducing in-commuting. Through the	the
			_			less	less holistic approach to the planning of housing,	ing of housing,		identification of	identification of wider strategic priorities, this policy may	
						em	employment, services and facilities and by extension,	s and by extension,		facilitate co-ope	facilitate co-operation between the Council, other local	
						incr	increased travel. In this respect, it is also important to	is also important to		authorities and s	authorities and service provides thereby supporting the	
						rec	recognise the strong relationship with areas outside the York	with areas outside the York		delivery of strate	delivery of strategic transport infrastructure such as	
						gns .	Sub Area and the need for co-operation with areas such as	ration with areas such as		improvements to	Improvements to the Leeds-York-Harrogate rail line and	
						ree	Leeds to influence transport investment which may be	tment which may be		links to HS2. Ho	links to HS2. However, supporting growth within the City	
						nna	undermined by this option. Overall, this option has been	II, this option has been		may also increas	may also increase congestion and in this respect it is noted	ō
						asse	assessed as having a mixed positive and negative effect on	e and negative effect on		that congestion	that congestion delay is predicted to double by 2026.	
						this	this objective.			Overall, this opti	Overall, this option has been assessed as having a mixed	
										positive and neg	positive and negative effect on this objective.	
7	Lo	•	Reduce	Reduce or mitigate greenhouse gas	as +		Addressing and adapting to climate change is one of the core	e change is one of the core	+	As noted above,	As noted above, this option will help to ensure that	
	minimise		emissio	emissions from all sources;		plar	planning principles of the NPPF and in consequence it can be	d in consequence it can be		transport prioriti	transport priorities are identified and delivered alongside	
	greenhouse	•	Plan or	Plan or implement adaptation measures	asures	assı	assumed that new development under this option would be	nder this option would be		growth which is	growth which is expected to help enhance accessibility both	th
	gases that	_	for the	for the likely effects of climate change;	ange;	deli	delivered in accordance with these principles, generating a	e principles, generating a		within York as w	within York as well as between the City and the wider Sub-	۲
	cause	•	Provide	Provide and develop energy from		bos	positive effect on this objective. However, as noted above,	lowever, as noted above,		Area and beyond	Area and beyond. Additionally, the option may help to	
	climate	_	renewa	renewable, low and zero carbon		this	this option may affect the ability to plan strategically for (and	o plan strategically for (and		unlock economic	unlock economic development opportunities beyond the	
	change and	_	technologies;	logies;		attr	attract investment towards) the provision of new transport	rovision of new transport		City boundary th	City boundary thereby reducing in-commuting. This is	
	deliver a	•	Promot	Promote sustainable design and building	uilding	infr	infrastructure and could lead to a less holistic approach to the	less holistic approach to the		expected to help	expected to help reduce greenhouse gas emissions.	
	managed	_	materia	materials that manage the future risks	risks	plar	planning of housing, employment, services and facilities and	services and facilities and		However, suppo-	However, supporting growth within the City may also	
	response to		and con	and consequences of climate change;	nge;	by 6	by extension, increased travel and greenhouse gas emissions	greenhouse gas emissions.		increase congest	increase congestion and in this respect it is noted that	
	its effects	•	Adhere	Adhere to the principles of the energy	ergy					congestion dela√	congestion delay is predicted to double by 2026. Overall,	
		_	hierarchy.	hy.						this option has b	this option has been assessed as having a mixed positive	
										and negative eff	and negative effect on this objective.	
∞	Conserve	•	Protect	Protect and enhance international and	l and		The York Sub Area contains a number of environmental assets	ber of environmental assets	‡	As noted under t	As noted under the assessment of Option 1, the York Sub	
	or enhance		nationa	nationally significant priority species and	ies and	whi	which are likely to be afforded protection through policy	tection through policy		Area contains a ı	Area contains a number of environmental assets. This	
	green		habitat	habitats within SACs, SPAs, RAMSARs	ARs	Con	contained within the NPPF under this option. However, a no	this option. However, a no		option will ensur	option will ensure that these assets are conserved.	
	infrastructu		and SSSIs;	sls;		ilod	policy approach may hinder a strategic approach to the	tegic approach to the		Further, it is exp	Further, it is expected that the option would help promote	e)
	re, bio-	•	Protect	Protect and enhance locally important	rtant	plar	planning of green infrastructure and the conservation of	nd the conservation of		a strategic apprc	a strategic approach to planning for green infrastructure	
	diversity,	_	nature (nature conservation sites (SINCs);		imp	important assets that extend beyond the City of York	and the City of York		across York and	across York and the wider Sub Area. This may help to	
	geodiversit	•	Create	Create new areas or site of bio-diversity	rersity	noq	boundaries. Overall, this option has been assessed as having	as been assessed as having		ensure, for exam	ensure, for example, that linkages between assets are	
	y, flora and		/ geodiv	geodiversity value;		am	a minor positive effect on this objective.	ective.		maintained and	maintained and enhanced and new opportunities for	
	fauna for	•	Improve	mprove connectivity of green						habitat creation realised.	realised.	
	accessible		infrastr	infrastructure and the natural						This option is ex	This option is expected to support the delivery of growth	
	high quality		environment;	ıment;						within the City o	within the City of York and in consequence would be	
	and	•	Provide	Provide opportunities for people to	Q.					expected to help	expected to help reduce development within the open	
	connected		access t	access the natural environment.						countryside. Ov	countryside. Overall, the option has been assessed as	

Y			+ 4	0 :		<u>.</u>				
KE	Very positive impact likely	ve impact	Positive impact likely	No significant no clear link	ficant effect link	/ Uncertain or insufficient information	Negative impact likely	Very ne likely	negative impact	Positive or negative impact depending on how it is implemented
		-			•					
	natural environme nt								having a significa	having a significant positive effect on this objective.
O	Use land resources efficiently and safeguard their quality	Re-L Prev land cont cont . Safe and . Prot . Safe encc	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.	; .he ne best nd;	0 using may may partitions objections.	Whilst the NPPF encourages the effective use of land by reusing land that has been previously developed, this option may undermine attempts to redevelop Brownfield sites, particularly those within York City Centre and could result in increased development on Greenfield land. Overall, the option has been assessed as having a neutral effect on this objective.	ective use of land by redeveloped, this option lop Brownfield sites, entre and could result in ald land. Overall, the a neutral effect on this	+	As noted above, this option wouregional and sub-regional role. 'development being focused with in-turn could reduce the volume Greenfield land. Overall, this ha positive effect on this objective.	As noted above, this option would help York fulfil its regional and sub-regional role. This is expected to result in development being focused within the City Centre which in-turn could reduce the volume of development on Greenfield land. Overall, this has been assessed as having a positive effect on this objective.
10	Improve water efficiency and quality	• Con • Imp grou	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	ality;	0 This obje	This option is not expected to have a significant effect on this objective.	a significant effect on this	0	This option is not this objective.	This option is not expected to have a significant effect on this objective.
11	Reduce waste generation and increase level of reuse and recycling	• Prorecy	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	ery and	O This objection	This option is not expected to have a significant effect on this objective.	a significant effect on this	0	This objective. this objective.	This objective.
12	Improve air quality	Reda activity of from reducing the form reducing to the form of the form of the franction of the franction activity of the franction activity of the franction activity of the franction of the franction activity of the franctio	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	urrent to air f uugh els); wide l e it ality; aas of could health ed	strat prov less less less atter atter resp mod cons nega	As noted above, this option may affect the ability to plan strategically for (and attract investment towards) the provision of new transport infrastructure and could lead to a less holistic approach to the planning of housing, employment, services and facilities and by extension, increased travel and emissions to air. It may also undermine attempts to strategically address air quality issues including in respect of the City of York's AQMAs (e.g. by achievement of a modal shift to walking, cycling and public transport). In consequence, the option has been assessed as having a negative effect on this objective.	ect the ability to plan nent towards) the trutre and could lead to a g of housing, and by extension, r. It may also undermine quality issues including in (e.g. by achievement of a oublic transport). In assessed as having a	+	This option will hidentified and de expected to help well as between beyond. Addition economic developoundary thereb to help reduce er facilitate coordin infrastructure an issues. However also increase emidevelopment boi and in the longer Overall, this optit positive and negron in the longer of	This option will help to ensure that transport priorities are identified and delivered alongside growth which is expected to help enhance accessibility both within York as well as between the City and the wider Sub-Area and beyond. Additionally, the option may help unlock economic development opportunities beyond the City boundary thereby reducing in-commuting. This is expected to help reduce emissions to air. Further, the option would facilitate coordinated investment in strategic transport infrastructure and may help to address strategic air quality issues. However, supporting growth within the City may also increase emissions to air arising from new development both in the short term during construction and in the longer term as a result of increased congestion. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.

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KE	Very positive impact	ive impact	Positive impact likely	No significant effect no clear link	cant effe ak	ect / Uncertain or insufficient information	Negative impact likely	Very ne likely	negative impact	Positive or negative impact depending on how it is implemented
		of th	of the car.							
13	Minimise flood risk and reduce	• Redu • Ensu does	Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk;	design d risk;		Parts of the York Sub Area are subject to high levels of flood risk. The York Sub Area Study identifies that long term growth proposals may be impacted by the extent of flood risk within	ject to high levels of flood tifies that long term growth extent of flood risk within	+	This option is exp approach to plar which has been a	This option is expected to complement a catchment-wide approach to planning for flood risk across the York sub Area which has been assessed as having a minor positive effect
	the impact of flooding to people	Deliver sustaina (SuDs).	Deliver or incorporate through design sustainable urban drainage systems (SuDs).	ign Is	×	York and that in order to improve the resilience of the Sub Area to flooding, it will be important to adopt a catchment wide approach. Such a catchment wide approach may be indexes in the subject of th	the resilience of the Sub int to adopt a catchment : wide approach may be		on this objective.	
	and property in York				5 x 5 ±	undermined should a no policy approach be taken forward. However, it is recognised that the NPPF seeks to avoid development in areas at risk of flooding and in consequence the option has been assessed as having a neutral effect on	approach be taken forward. NPPF seeks to avoid oding and in consequence aving a neutral effect on			
					₽	this objective.				
14	Conserve	• Prese	Preserve or enhance the special	+		The York Sub Area contains a large number of historic built	e number of historic built	‡	As noted under t	As noted under the assessment of Option 1, the York Sub
	or ennance York's	• Pron	character and setting of the historic city; Promote or enhance local culture:	c city;	G 83	assets. Policy within the INPPF would be expected to help ensure their protection under this option although without a	uld be expected to help option although without a		Area contains a l Whilst it is expec	Area contains a large number or nistoric built assets. Whilst it is expected that the option would result in
	historic	• Presi	Preserve or enhance designated and	þ	st	strong strategic approach, opportunities to enhance these	unities to enhance these		development be	development being focused within the City of York which
	environme	-uou	non-designated heritage assets and their	d their	as	assets and to utilise them to promote wider economic growth	ote wider economic growth		increases the risl	increases the risk of assets being adversely affected by new
	nt, cultural		ing;		E 7	may be lost. Overall, the option has therefore been assessed	as therefore been assessed		development, or	development, on balance it is considered that this option
	neritage, character	Prese	Preserve or enhance those elements which contribute to the 6 Principle	ts		as naving a positive effect on this objective.	objective.		will ensure that to possible, enhance	will ensure that these assets are conserved and, where possible, enhanced. Further, it is also expected that the
	and setting	Char	Characteristics of the City as identified in	fied in					option will help	option will help ensure that wider economic benefits
		the	the Heritage Topic Paper.						including links to	including links to tourism are capitalised upon. This is likely
									to generate ecor	to generate economic benefits to the City of York, the Sub
									Area and beyond	Area and beyond. Overall, this has been assessed as having
									a significant posi	a significant positive effect on this objective.
15	Conserve	• Prese	Preserve or enhance the landscape	0		The main landscape designations relevant to the Sub Area are	relevant to the Sub Area are	+	Whilst this option	Whilst this option is expected to result in a focus of
	and	inclu	including areas of landscape value		÷	the York Green Belt and the Howardian Hills Area of	ırdian Hills Area of		development wit	development within York which has the potential to
	enhance	• Prot	Protect or enhance geologically		0	Outstanding Natural Beauty (AONB). The City of York's	B). The City of York's		undermine its im	undermine its important character, it is envisaged that a
	York's		important sites;		<u>.</u> د	townscape and strategic green wedges are also of significant	dges are also of significant		local policy will e	local policy will ensure that landscape and townscape is
	natural and	• Pron	Promote high quality design in context	text	⊆ ₹	Importance. Whilst the NPPF seeks to maintain landscape	ks to maintain landscape		maintained and	maintained and ennanced. Furtner, in tocusing
	landscape	With	With its urban and rural landscape and in line with the "landscape and Setting"	and In Ig"		character, opportunities may be lost under this option to landscapes including the urban area with its rural fringe.	ea with its rural fringe.		indirectly protect	development within the City Boundary, the Option may indirectly protect the landscape character of rural areas. In
		with	within the Heritage Topic Paper.	o O	<u> </u>	Further, there is a risk that under this option there may be	this option there may be		consequence, th	consequence, the option has been assessed as having a
			-		ء.	increased development beyond the City of York which could	e City of York which could		positive effect on this objective.	n this objective.
					5	undermine local landscape character in more rural areas.	ter in more rural areas.			
					0	Overall, the option has been assessed as having a neutral	sed as having a neutral			
,					ē :	errect on this objective.				
Ger	General			F >	his compo ork Sub A	This component of the spatial strategy considers two options for the York Sub Area namely: Rely on the NPPF York Sub Area (Option 1); and Provide local level policy to guide development in the York Sub Area (Option 2)	siders two options for the Yorl Hevel policy to guide developr	k Sub Are nent in th	a namely: Rely on ne York Sub Area (This component of the spatial strategy considers two options for the York Sub Area namely. Rely on the NPPF to guide development in the York Sub Area (Option 1); and Provide local level policy to guide development in the York Sub Area (Option 2).
					Ontion 1					
) Z	o significa	ant positive effects have been ide	entified in respect of this optic	on. The N	IPPF includes a rai	No significant positive effects have been identified in respect of this option. The NPPF includes a range of policy measures designed to, inter-
				В	lia, suppo	ort housing and economic develop	pment, protect and enhance t	he built a	ınd natural envirol	alia, support housing and economic development, protect and enhance the built and natural environment and address climate change. In

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KEA	Very positive impact likely	+ Positive impact likely	O No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	,,,,,,,		-				
			consequence, thi 1), health (Objec However, the Yo driver) and its co	s option has been assessed itive 2), employment (Object rk Sub Area is an important pr nnections with the wider Sul	as having a positive effect a ive 4), equality (Objective 5) art of the regional econom b Area and beyond, growth	cross several SA objectives , biodiversity (Objective 8) y and in not properly defini in the Sub Area may be rec	consequence, this option has been assessed as having a positive effect across several SA objectives including in respect of housing (Objective 1), health (Objective 2), employment (Objective 4), equality (Objective 5), biodiversity (Objective 8) and cultural heritage (Objective 14). However, the York Sub Area is an important part of the regional economy and in not properly defining the role of York (as the main economic driver) and its connections with the wider Sub Area and beyond, growth in the Sub Area may be reduced and opportunities to capitalise on
			benefits associat boundary, strate Region.	ed with development (e.g. st gic planning which is particu	trategic transport infrastruc larly pertinent given the strc	ture provision) undermined ong linkages the Sub Area F	benefits associated with development (e.g. strategic transport infrastructure provision) undermined. Further, this option may hinder cross boundary, strategic planning which is particularly pertinent given the strong linkages the Sub Area has with, for example, the Leeds City Region.
			The option is not (Objective 3), du air quality (Objec	The option is not expected to generate any significant negative effects. Mino (Objective 3), due to the potential for new development, if not properly planr air quality (Objective 12), as a result of potential increases in emissions to air.	ignificant negative effects. I elopment, if not properly I tial increases in emissions to	Vinor negative effects wer planned, to result in increa. o air.	The option is not expected to generate any significant negative effects. Minor negative effects were identified in respect of education (Objective 3), due to the potential for new development, if not properly planned, to result in increased pressure on educational facilities, and air quality (Objective 12), as a result of potential increases in emissions to air.
			The option was a (Objective 7) give approach to incr	n was assessed as having mixed pos 7) given, on the one hand, the strc to increase travel and congestion.	sitive and negative effects or	n objectives relating to trar aced on accessibility, and o	The option was assessed as having mixed positive and negative effects on objectives relating to transport (Objective 6) and climate change (Objective 7) given, on the one hand, the strong emphasis in the NPPF placed on accessibility, and on the other, the potential for a no policy approach to increase travel and congestion.
			Option 2 This option has b biodiversity (Obj	een assessed as having a sig ective 8) and cultural heritag efines the role and economi	nificant positive effect on ol e (Objective 14). This princi c priorities for the City of Yo	ojectives relating to housin, pally reflects the underlyin rk will support economic g	Option 2 This option has been assessed as having a significant positive effect on objectives relating to housing (Objective 1), employment (Objective 4), biodiversity (Objective 8) and cultural heritage (Objective 14). This principally reflects the underlying assumption that specific policy coverage which properly defines the role and economic priorities for the City of York will support economic growth in the City, the Sub Area and beyond
			given its role as t approach as pror services requirec and not hinder, t education (Objec	ole as the Area's main economic driver and important linkages to the Leeds City Region. It is also expected that a mc as promoted under this option would support the co-ordinated provision of housing, key (including green) infrastruct quired to accommodate growth, helping to ensure that development is located in accessible locations. It would also nder, the priorities of other local authority areas. Other positive effects have been identified in respect of health (O (Objective 3), equality (Objective 5), use of land (Objective 9), flood risk (Objective 13) and landscape (Objective 15)	iver and important linkages ald support the co-ordinater elping to ensure that develc athority areas. Other positin, b, use of land (Objective 9),	to the Leeds City Region. I 4 provision of housing, key pment is located in access. Refects have been identiflood risk (Objective 13) an	given its role as the Area's main economic driver and important linkages to the Leeds City Region. It is also expected that a more strategic approach as promoted under this option would support the co-ordinated provision of housing, key (including green) infrastructure and services required to accommodate growth, helping to ensure that development is located in accessible locations. It would also complement, and not hinder, the priorities of other local authority areas. Other positive effects have been identified in respect of health (Objective 2), education (Objective 3), equality (Objective 5), use of land (Objective 9), flood risk (Objective 13) and landscape (Objective 15).
			The option is not	The option is not expected to generate any significant or minor negative effects.	gnificant or minor negative	effects.	
			The option was a (Objective 7) and potential for a de	The option was assessed as having mixed positive and negative effects on (Objective 7) and air quality (Objective 12) given, on the one hand, the pot notential for a development within the City of York to increase consection.	sitive and negative effects or yen, on the one hand, the po	n objectives relating to trar otential for this option to ir n.	The option was assessed as having mixed positive and negative effects on objectives relating to transport (Objective 6), climate change (Objective 7) and air quality (Objective 12) given, on the one hand, the potential for this option to increase accessibility, and on the other, the notential for a development within the City of York to increase congestion.
Prefer	Preferred Approach		Environmer strategic ap potential for	Environmental Impact: The preferred option will help to conserve the City's important built and environmental assest strategic approach to enhancing these assets and capitalising upon the economic opportunities they present. How potential for negative effects on climate change and air quality due to increased congestion within the City of York.	otion will help to conserve the assets and capitalising upon change and air quality due	ne City's important built an the economic opportunitie to increased congestion w	onmental Impact: The preferred option will help to conserve the City's important built and environmental assets. It will also foster a segic approach to enhancing these assets and capitalising upon the economic opportunities they present. However, this is the intial for negative effects on climate change and air quality due to increased congestion within the City of York.
			Economic Ir and the Sub the Sub the Sub Are that develo	omic Impact: This option would define the role and economic priorities for the City of York, supporting the Sub Area. Further, policy provision may also help deliver wider cross-boundary benefits, both to oth sub Area and beyond including, for example, Leeds, acting as conduit to co-operation on strategic econdevelopment in York complements and does not undermine the economic performance of other areas.	fine the role and economic p sion may also help deliver w example, Leeds, acting as α and does not undermine th	oriorities for the City of Yor ider cross-boundary benef orduit to co-operation on some economic performance or	Economic Impact: This option would define the role and economic priorities for the City of York, supporting economic growth in the City and the Sub Area. Further, policy provision may also help deliver wider cross-boundary benefits, both to other local authorities within the Sub Area and beyond including, for example, Leeds, acting as conduit to co-operation on strategic economic matters and ensuring that development in York complements and does not undermine the economic performance of other areas.
			Social Imparkey infrastrestrestrestrestrestrestrestrestrestre	ct: A more strategic approacl ucture and services requirec This will help meet the needs	Social Impact: A more strategic approach as promoted under the preferred option would support the co-ordir key infrastructure and services required to accommodate growth and would help to ensure that developmen locations. This will help meet the needs of current and prospective residents and help to reduce deprivation.	eferred option would supp nd would help to ensure th residents and help to redu	Social Impact: A more strategic approach as promoted under the preferred option would support the co-ordinated provision of housing, key infrastructure and services required to accommodate growth and would help to ensure that development is located in accessible locations. This will help meet the needs of current and prospective residents and help to reduce deprivation.

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	tive impact	
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KEA	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Very negative impact Positive or negative impact depending on
I	likely		no clear link	insufficient information		likely	how it is implemented
Recor	Recommendations		The preferred op	The preferred option should include measures which:	es which:		
			Define the r	ole of York within the York S	Sub Area and the linkages o	f the Area to the Leeds City	Define the role of York within the York Sub Area and the linkages of the Area to the Leeds City Regions and York and North Yorkshire Sub
			Region				
			Set out, bro	Set out, broadly, where and how housing needs are to be met	ng needs are to be met		
			Include prov	ision for the protection and	d enhancement of built and	natural environmental asse	Include provision for the protection and enhancement of built and natural environmental assets within the City of York as well as linkages
			to assets be	to assets beyond the City's boundaries			
			Promote a s	trategic approach to transpo	ort, services and facilities pi	rovision taking into account	Promote a strategic approach to transport, services and facilities provision taking into account the need to address deprivation
			Recognise the second of t	Recognise the importance of York's educational institutions to the Sub Area and beyond	cational institutions to the	Sub Area and beyond	

Drivers of Growth

Alternatives relating to future housing and employment growth are considered in Sections 8-10

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

	Positive or negative impact depending on how it is implemented		may not be met in	caccific areas Overall	this pation has therefore	ulis option lias tilelelole	been assessed as naving	a positive effect only on	this objective.														This option would lead	to development being	located at the most	viable sites This could	recult in the increased		development of	Greenfield land (and	open space) as well as	development in	relatively inaccessible	locations sites. Further,	in prioritising viability	and deliverability, this	option could hinder	strategic planning and	delivery of green	infrastructure	astiaciale:		Overall, this option has	been assessed as having	a negative effect on this	objective.			
-	Positive or negative im how it is implemented		Firther		امتونانالمو	additional		authorities	y to be					t of the	ousing	hat could	hy +hic	oy unis	uaa.	ving a	itive effect	ve.	proach -	ected to	r new	that is well	cocciblo	cessible,	ositive	objective.	also likely	ater	ibility in	e to	ample, the	nt open	tained.	ing	to meet	Securence	sequence,	s peen	aving a	t on this					
	Very negative impact likely		housing need Eurther	ot soitiunities to	opportunities	accommodate additional	growth from	neighbouring authorities	would be likely to be	limited due to	environmental	constraints.		Taking account of the	scale of new housing	development that could	sid+ yd bottonans od	pe supported	option, it nas been	assessed as naving a	significant positive effect	on this objective.	A balanced approach	would be expected to	seek to deliver new	llew si tett than olevelo	development tilat is w	served alld ac	generating a positive	effect on this objective.	This option is also likely	to afford a greater	degree of flexibility in	location choice to	enable, for example, the	most important open	space to be retained.	whilst delivering	development to meet	needs Inconsequence	this ention ha	tnis option nas been	assessed as having a	positive effect on this	objective.				
		-	sessment		+	י י י י י	rordable	ed in all	markets areas within	the city – Central York,	Suburban York and York	ith the	ui þ	York. In	ree this	heen	or project or project or	foot on this	negative effect on this				The focus of this option +	on the protection and	entof	environmental assets	may indirectly help to	on dialibino	ealthier	lifestyles, particularly	through the protection	(and provision of new)	green infrastructure.	Further, in seeking to	improve accessibility	nt Tr	unacceptable levels of	and	pollution, this option	in age	ou age	id cycling,	g adverse	ր human	health arising from, for	ir quality.		Nonetheless, there is	also the potential for
	or Negative impact likely		Market Assessment	(AMUSCINA)	(Alvinicial)	dellionstrates triat	there is amordable	housing need in all	markets ar	the city – (Suburban	Villages, with the	largest need in	Suburban York. In	consequence, this	ontion has been	c possosse	assessed a	iegalive e	objective.			+ The focus	on the pro	enhancement of	environme	environme	iliay ilidii	promote healthier	lifestyles, p	through th	(and provi	green infra	Further, in	improve a	and prevent	unaccepta	congestion and	nollution	could encourage	codid ence	walking and cycling,	minimising adverse	impacts on human	health aris	example, air quality.		Nonethele	also the po
C	Uncertain or insufficient information		v nertinent given	the linkage between	es perweell	nousing market areas.	-	Overall, this option has been	assessed as having a	significant positive effect on	ive.												prioritising economic and	cial spatial principles, this	option would be expected	to public the health and	well-being of the population	on the population	(e.g. through ensuring that	new development is well	served by facilities and	services including open	space and is located so as to	encourage walking and	cycling). However, inherent	tensions may exist with this	approach with for example.	the need to deliver housing	and economic growth on	the one hand and the need	מונת מונת תוב וובבת	to protect open space and	avoid development in	locations that could have	adverse impacts on human	health (such as within	AQMAs) on the other.		On balance, this option has
	No significant effect / no clear link		narticular	tho linkag	tire illinage	III BIIICHOII	:	Overall, th	assessed a	significant	this objective.												+ - In prioritis	social spat	option wo	to enhanc	well-being	# I DO - I DA	(e.g. throu	new deve	served by	services in	space and	encourage	cycling). H	tensions n	approach	the need t	and econo	the one his	to sofort	to protect	avoid deve	locations t	adverse in	health (su	AQMAs) o		On balanc
		=																					ent where	ances could	ople's health:	cpace / multi-	space / muni-		style though	unities (walking /		hcare;	fety and security			0300 +00 3000	uves mot pose	alui.											
-	Positive impact likely																						Avoid locating development where	environmental circumstances could	negatively impact on people's health:	mprove accest to open space / milti-	ove access to open	iunctional open space;	Promotes a healthier lifestyle though	access to leisure opportunities (walking ,	;(Br	Improves access to healthcare;	Provides or promotes safety and security	for residents:	Ensure that land	contamination/nollition door not note	animationij ponutioi gantable zieke to be	unacceptable risks to nealth.											
	Very positive impact likely																						•	the health envir		•	· ·		population.	acce	cycling);	• Impr	• Prov	for re	•	- Elist		una											
	KEY																						2 Improve	the h	and well-	heing of	VorV.	5	hdod																				

	Positive or negative impact depending on how it is implemented		In prioritising viability and deliverability, this option could deliver growth that is not accessible to educational facilities. Further, the option may hinder strategic planning and delivery of educational services and facilities which has been assessed as having a negative effect on this objective.
L	Positive or negative im how it is implemented		nn 1, a act of the case of the
	negative impact		As under Option 1, a balanced approach would be expected to help ensure that new development is accessible to educational facilities and delivers educational facilities to meet needs including for student accommodation. Further, the option would be expected to provide opportunities to complement or support the City's institutions e.g. by supporting the Science City Sector. Overall, this option has been assessed as having a positive effect on this objective.
1	Very likely	o hinder the the the tof tal could result tetween the dover t of the e.g. to verse if quality) rity to vironmental this option sessed as ed positive e.g.	t within the In area and der to e e tal impacts. p to ensure ss are well skiting facilities. 3 growth, nay also ure on old places. ool places. ool places. h by availability te facilities
_	Negative impact likely	this option to hinder the delivery of new health services and the prioritisation of environmental protection could result in tensions between the need to avoid over development of the urban area (e.g. to minimise adverse impacts on air quality) and the priority to conserve environmental assets. On balance, this option has been assessed as having a mixed positive and negative effect on this objective.	This option could serve to focus new development within the existing urban area and villages in order to avoid adverse environmental impacts. This may help to ensure that new sites are well located to existing educational facilities. By restricting growth, the option may also reduce pressure on primary school places. However, the option could also restrict the provision of new facilities both by limiting the availability of sites to
	Uncertain insufficient information	as having a a and negative bjective.	uld be high ensure lopment is ducational is approach e sociociples it would ed to help ional facilities including for modation. Stimise to r support the nal e. by science City mple, by ortunities for high ensuring such that the such each of the such each ensuring the each ensuring the such each ensuring the ea
<u>~</u>	nt effect /	been assessed as having a mixed positive and negative effect on this objective.	This option would be expected to help ensure that new development is accessible to educational facilities. As this approach would prioritise socioeconomic principles it would also be expected to help deliver educational facilities to meet needs including for student accommodation. Further, the option would be likely to maximise opportunities to complement or support the City's educational institutions, e.g. by supporting the Science City Sector, for example, by providing opportunities for expansion.
o	No significant no clear link		aining +
+	Positive impact likely		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.
	Very positive impact likely		ettion, oppme and for ective corce.
+	≅ < KEλ		3 Improved education of the control

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

Positive or negative impact depending on	tea	objective.	In prioritising viability and deliverability, this option could deliver growth that is not accessible to services and facilities. Further, in not providing clear strategic direction, there is a risk that needed investment could be drawn away from deprived areas. This option could also hinder strategic planning and delivery of services and facilities which has been assessed as having a negative effect on this objective.
negative impact Positive or negative im	now it is implemen	environmental assets and their promotion to attract economic growth. Overall, this option has been assessed as having a significant positive effect on this objective.	A balanced approach would be expected to seek to deliver new development that is well served and accessible. Further, the option would be anticipated to help meet plan requirements for housing and economic development, enabling appropriate growth to be directed to areas in need. Overall, this option has been assessed as having a significant positive effect on this objective.
Very nega	ıkeıy	е в де се	‡
Negative impact likely			This option could serve, indirectly, to focus new development within the existing urban area and within some of the City's most deprived wards. Further, the option would help to prioritise the promotion of accessibility and sustainable modes of transport. However, in constraining growth the option is considered likely to hinder the ability of the Plan to meet community needs for housing and employment in particular which could undermine any positive effects on this objective. Further, by limiting the availability
,	tion		+
Uncertain or incurficient information	insumicient informa	However, under this option there may be inherent tensions in respect of the need to promote economic growth on the one hand and the need to conserve and enhance the built and natural environment (which plays an important role in attracting inward investment and is an important component of the local economy in its own right) on the other. Overall, this option has been assessed as having a significant positive effect on this objective.	A key driver of this option would be to help deliver equality and accessibility through the provision of housing, employment and services and facilities to meet community needs. In consequence, the option has been assessed as having a significant positive effect on this objective.
effect /		However, under thi there may be inher tensions in respect need to promote egrowth on the one the need to conservant environment attracting inward attracting inward investment and is a important componitle local economy right) on the other. Overall, this option assessed as having significant positive this objective.	A key driv would be equality a through th housing, e services a meet com conseque has been a a significa on this ob
O No significant	sar IINK		‡
Positive impact likely No si	NO CIE		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.
	-		Address ex deprivation city; Provide acc for the locs Provide aff demand; Help reduc Promote the people and pe
Very positive impact	iikeiy		deliver equality c equality c c and access or p p p p p p p p p p p p p p p p p p
KEA			v T p o c T

	Positive or negative impact depending on how it is implemented		This option is considered likely to lead to the delivery of a greater number of sites in locations that would increase the need to travel relative to the other options. Further, in prioritising viability and deliverability, this option could hinder strategic planning and delivery of transport infrastructure. Overall, this option has been assessed as having a negative effect on this objective.
-			A balanced approach would be expected to seek to deliver new development that is well served, accessible and supports the use of sustainable public transport. The option has therefore been assessed as having a positive effect on this objective.
	y negative impact ly		
	Negative impact likely Very	of sites to accommodate facilities and restricting larger developments at the edge or beyond the urban area, this option could also restrict the ability of new development to incorporate service provision. On balance, this option has been assessed as having a mixed positive and negative effect on this objective.	this option is likely to support the delivery of a more compact form of development within the existing urban area. This is likely to promote accessibility and the use of sustainable modes of transport. However, the option could lead to increased development pressure within the urban area and increased congestion. On balance, this option has been assessed as having a positive effect on this objective.
-	_		t t t t t t t t t t t t t t t t t t t
č	Uncertain or insufficient information		In prioritising economic and social spatial principles, this option would be expected to deliver a sustainable transport solution which includes development in accessible locations and investment in transportation infrastructure. However, infrastructure, However, infrastructure, However, and the need to deliver growth and the need to ensure that this growth does not significantly increase congestion within the City. Further, in order to meet needs outside the main urban area, this option could result in increased development in more unsustainable locations such as small settlements that lack an appropriate range of services.
	ificant effect /		h in prioritising e social spatial poption would k to deliver a sus transport solut includes develuacessible local investment in transportation infrastructure. Transportation infrastructure, tensions may e the need to de and the need to development in development in unsustainable as small settler lack an approp services.
0	Positive impact likely No significant no clear link		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.
+			Deliver development accessible by public that and cycling to minim car; Deliver transport information supports sustainable Promote sustainable Improve congestion.
‡	Very positive impact likely		Reduce the need to travel and deliver a sustainable integrated transport network.
	KEA		· ω

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KEA	Very positive impact	e impact	Positive impact likely	No significant	int effect /	Uncertain	,	Negative impact likely		negative impact	Positive or nega	Positive or negative impact depending on	uo
	likely			no clear link		insufficient information	ion		likely		how it is implemented	ented	
					Overall, the assessed a positive effortive objective.	Overall, this option has been assessed as having a positive effect on this objective.							
_	To minimise gases that cause climate change and deliver a managed response to its effects.	Redu Plan for th for th rene rene rene prom mate Adh hiera	Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy.	as ange; ange; risks nge; nergy	As noted above, in prioritising econom social spatial princi option would be eve to deliver a sustain transport solution includes developm accessible location investment in transportation investment in transportation infrastructure and helps minimise gre gas emissions. How tensions may exist the need to deliver and the need to urban area, this options small settlement in munsustainable locar as small settlement ack an appropriate services. An appropriate services. An appropriate services. An appropriate services and significantly increase greenhour emissions arising fradditional develop relative to the othe options. Overall, this option assessed as having	nnd ted ted ouse er, ween with sthat at that that that that that tha	+	The approach underpinning this option would be expected to seek to minimise greenhouse gas emissions. In this respect, and by constraining growth, this option is likely to reduce emissions relative to the other options. The option may also support the delivery of a more compact form of development within the existing urban area. This is likely to promote accessibility and the use of sustainable modes of transport. However, it should be noted that the option could lead to increased development pressure within the urban area and increased congestion and associated emissions to air. Overall, this option has been assessed as having a positive effect on this objective.	+	A balanced approach would be expected to seek to deliver new development that is well served, accessible and supports the use of sustainable public transport. Notwithstanding, meeting development needs will result in increased greenhouse gas emissions. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.	oach ted to ted to ted to at is well le and to of lic lic in house s having and on this	This option is considered likely to lead to the delivery of a greater number of sites in locations that would increase the need to travel, generating additional greenhouse gas emissions relative to the other options. Further, in prioritising viability and deliverability, this option could hinder strategic planning and delivery of sustainable transport infrastructure. Overall, this option has been assessed as having a negative effect on this objective.	dered d d o o o option ing iry of ort ort this
					negative e objective.	negative effect on this objective.							

	‡		+			2					_			_
KEA	Very positive impact likely	e impact	Positive impact likely	No significant effect no clear link	_	Uncertain or insufficient information		Negative impact likely	Very Iikely	negative impact	Positive or negative im how it is implemented	negativ	Positive or negative impact depending on how it is implemented	
														_
8	Conserve	•	Protect and enhance international and	- -	This option	This option would prioritise	‡	This option would	+	A balanced approach is	roach is	-	In prioritising viability	
	or enhance	_	nationally significant priority species and	pue	socio-econo	socio-economic principles		prioritise the protection		likely to support the	t the		and deliverability, this	
	green		habitats within SACs. SPAs. RAMSARs		above envir	above environmental ones.		and enhancement of		protection of ecological	cological		option could result in	
	infrastructu	. დ	and SSSIs ;		In consequence, it is	ence, it is		environmental assets.		assets and avoid	9		growth and sites being	
	re, bio-	•	Protect and enhance locally important		anticipated	anticipated that in seeking		In consequence, it has		significant adverse	erse		brought forward that	
	diversity,		nature conservation sites (SINCs);		to maximise	to maximise growth and		been assessed as		impacts on habitat or	itat or		adversely affect	
	geo-	•	Create new areas or site of bio-diversity	ity	meet comm	meet community needs, the		having a significant		species. However, in	ver, in		ecological assets.	
	diversity,	`	/ geo-diversity value;		option would have a	ld have a		positive effect on this		seeking to meet	+		Further, this option may	,
	flora and	•	Improve connectivity of green		negative effect on	Fect on		objective.		community needs and	eds and		hinder strategic planning	ρū
	fauna for		infrastructure and the natural		biodiversity.					deliver economic	<u>:</u>		and delivery of green	
	accessible	_ _	environment;							growth, the option may	tion may		infrastructure.	
	high quality	•	Provide opportunities for people to							result in more localised	ocalised			
	and	_ (0	access the natural environment.							adverse impacts on	s on		Overall, this option has	
	connected									biodiversity.			been assessed as having	ho
	natural												a negative effect on this	۲,
	environme									Overall, this option has	tion has		objective.	
	nt.									been assessed as having	as having			
										a mixed positive and	e and			
										negative effect on this	on this			
										objective.				
	Use land	•	Re-use previously developed land;	<u>. </u>	In prioritisir	In prioritising economic and	+	As noted above, this	+	This option is likely to	kely to		In prioritising viability	
	resources	•	Prevent pollution contaminating the		social spatia	social spatial principles, this		option would prioritise		deliver development	ment		and deliverability, this	
	efficiently	73	land and remediate any existing		option wou	option would be expected		the protection and		both within the urban	urban		option could result in	
	and	0	contamination;		to deliver d	to deliver development in		enhancement of		area, making use of	se of		increased development	
	safeguard	• S	Safeguard soil quality, including the best	est	accessible k	accessible locations. This is		environmental assets.		previously developed	padola		on Greenfield land	
	their	В	and most versatile agricultural land;		likely to help promote	p promote		Allied with the delivery		land, and (in order to	der to		relative to Options 1, 2	
	quality.	•	Protect or enhance allotments;		developme	development in the urban		of a more compact		meet needs) at			and 3. This has been	
		•	Safeguard mineral resources and		area and th	area and the redevelopment		form of development		Greenfield sites. This	s. This		assessed as having a	
		<u>"</u>	encourage their efficient use.		of Brownfield sites.	ld sites.		within the existing		has been assessed as	sed as		negative effect on this	
					However, so	However, seeking to meet		urban area, this option		having a mixed positive	positive		objective.	
					community needs and	needs and		is likely to encourage		and negative effect on	fect on			
					maximise e	maximise economic growth		the reuse of previously		this objective.				
					is likely to require the	equire the		developed land which						
					developme	development of substantial		has been assessed as						
					areas of Gre	areas of Greenfield land and		having a positive effect						
					in conseque	in consequence, this option		on this objective.						
					has been as	has been assessed as having								
					a negative (a negative effect on this								
					objective.									
10	Improve	•	Conserve water resources and quality;	ر. د : `	Effects on the	Effects on this objective are	‡	This option would	ر.	Effects on this objective	objective	خ	Effects on this objective	
	water	•	Improve the quality of rivers and		considered	considered to be uncertain		prioritise the protection		are considered to be	to be		are considered to be	
	efficiency	50	groundwater.		and will dep	and will depend on the		and enhancement of		uncertain and will	Vil.		uncertain and will	
	and quality.				location, sc	location, scale and type of		environmental assets.		depend on the location,	location,		depend on the location,	_

I Positive or negative impact depending on	plemented	scale and type of new development to be taken forward.	This option is not expected to have any significant effects on this objective.	This option is considered likely to lead to the delivery of a greater number of sites in locations that would increase the need to travel, generating additional emissions to air relative to the other options. Further, in prioritising viability and deliverability, this option could hinder strategic planning and delivery of sustainable transport infrastructure. Overall, this option has been assessed as having a negative effect on this objective.
negative impact Positive or r		scale and type of new development to be taken forward.	This option is not expected to have any significant effects on this objective.	A balanced approach would be expected to deliver new development that is well served, accessible and supports the use of sustainable public transport. Notwithstanding, meeting development in needs will result increased traffic and emissions to air and, potentially, development in locations with existing air quality issues. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.
Negative impact likely Very r	likely	In consequence, it has been assessed as having a significant positive effect on this objective.	This option is not expected to have any significant effects on this objective.	The approach underpinning this option would be expected to seek to enhance air quality. In this respect, by constraining growth this option is likely to reduce emissions relative to the other options. The option may also support the delivery of a more compact form of development within the existing urban area. This is likely to promote accessibility and the use of sustainable modes of transport. However, it should be noted that the option could lead to increased development pressure within the urban area including at locations with existing air quality issues, increased congestion and associated emissions to
: effect / Uncertain or	insufficient information	new development to be taken forward.	This option is not expected to have any significant effects on this objective.	As noted above, in prioritising economic and social spatial principles, this option would be expected to deliver a sustainable transport solution which includes development in accessible locations and investment in transportation infrastructure that helps minimise emissions to air. However, tensions may exist between the need to deliver growth and the need to does not significantly increase congestion within the City. Further, in order to meet needs outside the main urban area, this option could result in increased development in more unsustainable locations such as small settlements that lack an appropriate range of services. An approach that
+ 0 Positive impact likely No significant effect			Promote reduction, re-use, recovery and recycling of waste, Promote and increase resource efficiency.	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.
++ Very positive impact			Maste recy generation Pron and increase level of reuse and recycling.	

	Positive or negative impact depending on how it is implemented		Parts of York and its surrounding area are at significant risk of flooding. It is anticipated that this option will result in the development of Greenfield land which could increase surface water runoff and, in consequence, flood risk. However, until the location of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.	Under this option there may be an increase in development outside the main urban area which	could help to reduce pressure on heritage assets. However, in
L			nnd its 0 rea are at cof at this at this of d which surface nnd, in flood risk. I the w sidered to Further, it ected that ent would appropriate ention ormed by a this option been	proach is	rerse s wever, in
	negative impact		Parts of York and its surrounding area are at significant risk of flooding. It is anticipated that this option will result in the development of Greenfield land which could increase surface water runoff and, in consequence, flood risk. However, until the location of new development is known effects are considered to be uncertain. Further, it would be expected that any development expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.	A balanced approach is likely to support the protection of heritage assets and avoid	significant adverse impacts on this objective. However, in
:	Very	в С .	t on tron of t	+ uc	ln een
	Negative impact likely	been assessed as having a mixed positive and negative effect on this objective.	This option would seek to ensure that flood risk is managed as a priority. Further, the option is likely to constrain growth within the urban area, limiting the release of Greenfield sites. In consequence, the option has been assessed as having a positive effect on this objective.	This option would prioritise the protection and enhancement of York's built	environmental assets. In consequence, it has been assessed as having a
	or nation		+	‡	
<u>ċ</u>	/ Uncertain or insufficient information	development and increase the pressure for delivery of anew development within areas affected by existing air quality issues. Overall, this option has been assessed as having a negative effect on this objective	Parts of York and its surrounding area are at significant risk of flooding. It is anticipated that this option will result in the development of Greenfield land which could increase surface water runoff and, in consequence, flood risk. However, until the location of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed has therefore been assessed has shaving a neutral effect on this objective.	In prioritising socio- economic principles, this option could lead to an increased risk of adverse	effects on cultural heritage assets for example, as a result of increased
	ant effect	development the pressure f new developn areas affectec quality issues. Overall, this o assessed as ha negative effect	Parts of York a surrounding a significant risk it is anticipate option will res development land which co surface water consequence, However, unt of new develc known effects considered to Further, it wo expected that development incorporate al flood risk prev measures, inf FRA. Overall, has therefore as having a ne this objective.	In prior econon option	effects assets f result o
	No significant no clear link		o = ::	, ;;	· <u>F</u>
+	Positive impact likely No		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).	Preserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Preserve or enhance designated and	noscive of emance designated their non-designated heritage assets and their setting;
	impact		Reduce does nr does nr Sustain (SuDs).	Preser charac Promo	non-des setting;
‡	Very positive impact likely		Minimise flood risk and reduce the impact of flooding to people and property in York.	Conserve or enhance York's historic	environme nt, cultural heritage,
	KEA		£1 3	14	

	:						F				-		r
KEA	Very positive impact	/e impact	Positive impact likely	No significant	effect /	Uncertain		Negative impact likely		negative impact	Positive or nega	Positive or negative impact depending on	5
	likely			no clear link		insufficient information	uc		likely		how it is implemented	nented	\neg
	character and setting.	which Charac the He	which contribute to the Six Principle Characteristics of the City as identified in the Heritage Topic Paper.	fied in	development pressure within the City Centredue to the more substa development of sites outside the existing urlarea that could affect to setting and special chand of York. Under this option therespect of the need to promote economic groon the one hand and the one than cet to built and natural environment (vplays an important component the local economy in it right) on the other. Overall, this option has assessed as having a negative effect on this objective.	development pressure within the City Centre or due to the more substantial development of sites outside the existing urban area that could affect the setting and special character of York. Under this option there may also be inherent tensions in respect of the need to promote economic growth on the one hand and the need to conserve and enhance the built and natural environment (which plays an important role in attracting inward investment and is an important component of the local economy in its own right) on the other. Overall, this option has been assessed as having a negative effect on this objective.		on this objective.		seeking to meet community needs and deliver economic growth, the option may potentially increase pressure on some heritage assets. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.	ds and ic ion may ease se ion has is having e and on this	prioritising viability and deliverability, this option may also bring forward development that adversely affects assets as well as the setting and special character of York. Overall, this option has been assessed as having a negative effect on this objective.	and option ard sets g and York. This this
15	Protect and enhance York's natural and built landscape.	Preser includi Protec import Promo with it. line within	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.	text and in g"	In prioritising socio- economic principles, the option could lead to are increased risk of adver effects on landscape. I this option there may a be inherent tensions in respect of the need to promote economic gro on the one hand and the need to conserve and enhance the built and natural environment (v plays an important role attracting inward	hn prioritising socio- economic principles, this option could lead to an increased risk of adverse effects on landscape. Under this option there may also be inherent tensions in respect of the need to promote economic growth on the one hand and the need to conserve and enhance the built and natural environment (which plays an important role in attracting inward		This option would prioritise the protection and enhancement of York's built and natural environmental assets. In consequence, it has been assessed as having a significant positive effect on this objective.	+	A balanced approach is likely to support the protection and enhancement of landscape and townscape and avoid significant adverse impacts on this objective. However, in seeking to meet community needs and deliver economic growth, the option may potentially increase pressure on landscape	roach is t the avoid rse ever, in ds and ic ion may asse dscape	In prioritising viability and deliverability, this option may bring forward development that adversely affects local landscape character, visual amenity and the setting and special character of York. Overall, this option has been assessed as having a negative effect on this objective.	is nit the property of the pro

Very positive impact	+ Positive impact likely	O No significant effect /	incertain or	Negative impact likely	Verv negative impact	Positive or negative impact depending on
	A Court of the Cou		nt informatic	Negative in pace incly	- Cearly C	how it is implemented
		investmer	investment and is an		character.	
		the local e	the local economy in its own		Overall, this option has	tion has
		right) on the other.	he other.		been assessed as having	is having
		Overall, th	Overall, this option has been		a mixed positive and negative effect on this	e and on this
		assessed a negative e	assessed as having a negative effect on this		objective.	
General		This component economic spatial principles (Option	onent of the spatial strategy considers four options with respect to the facto spatial principles (Option 1); Prioritise environmental spatial principles (Option 3); and Prioritise viability and deliverability development (Option 4).	ders four options with respe tise environmental spatial p ind deliverability developme	ct to the factors which sha rinciples (Option 2); Take a int (Option 4).	This component of the spatial strategy considers four options with respect to the factors which shape growth, namely: Prioritise social and economic spatial principles (Option 1); Prioritise environmental spatial principles (Option 2); Take a balanced approach to the identified spatial principles (Option 3); and Prioritise viability and deliverability development (Option 4).
		Option 1 Reflecting the pri (Objective 1), em	the priority of this option on socio-economic spatial 1), employment (Objective 4) and equality and acce education (Objective 3) and transport (Objective 6).	-economic spatial principles equality and accessibility (C port (Objective 6).	, it has been assessed as h bjective 5). Positive effect	Option 1 Reflecting the priority of this option on socio-economic spatial principles, it has been assessed as having a significant positive effect on housing (Objective 1), employment (Objective 4) and equality and accessibility (Objective 5). Positive effects were also identified in respect of objectives relating to education (Objective 3) and transport (Objective 6).
		No significant negative effects environmental SA Objectives i cultural heritage (Objective 14 increased risk of adverse effec (relative to the other options)	gative effects were identifier A Objectives including climat (Objective 14) and landscap adverse effects and develop ther options).	d although more minor neg. te change (Objective 7), bioo e (Objective 15). This princi ment pressure on YorK's bu	ative effects have been ass liversity (Objective 8), lanc pally reflects the option's · ilt and natural environmen	No significant negative effects were identified although more minor negative effects have been assessed against the majority of the environmental SA Objectives including climate change (Objective 7), biodiversity (Objective 8), land use (Objective 9), air quality (Objective 12), cultural heritage (Objective 14) and landscape (Objective 15). This principally reflects the option's emphasis on growth which could lead to an increased risk of adverse effects and development pressure on York's built and natural environmental assets and increased emissions to air (relative to the other options).
		This option was a with this approac avoid developme	This option was assessed as having mixed positive and negative effects on health (Objective 2) with this approach with for, example, the need to deliver housing and economic growth on the avoid development in locations that could have adverse impacts on human health on the other	sitive and negative effects o ed to deliver housing and ec ave adverse impacts on hum	n health (Objective 2) whii onomic growth on the one an health on the other.	This option was assessed as having mixed positive and negative effects on health (Objective 2) which reflects the inherent tensions that may exist with this approach with for, example, the need to deliver housing and economic growth on the one hand and the need to protect open space and avoid development in locations that could have adverse impacts on human health on the other.
		Option 2 This option would assessed as havir (Objective 15). Puse (Objective 9)	Option 2 This option would prioritise the protection and assessed as having a significant positive effect (Objective 15). Positive effects were also iden use (Objective 9) and flood risk (Objective 13).	nd enhancement of York's b t on biodiversity (Objective nntified in respect of objectiv).	uilt and natural environme 8), water (Objective 10), cr res relating to transport (O	Option 2 This option would prioritise the protection and enhancement of York's built and natural environmental assets. In consequence, it has been assessed as having a significant positive effect on biodiversity (Objective 8), water (Objective 10), cultural heritage (Objective 14) and landscape (Objective 15). Positive effects were also identified in respect of objectives relating to transport (Objective 6), climate change (Objective 7), land use (Objective 9) and flood risk (Objective 13).
		This option was ridentified in responding and natural needs and delive	n was not considered likely to generate any significant negative effect against the SA objectives. However n respect of housing (Objective 1) and employment (Objective 4). An approach that prioritises the protec atural environmental assets could serve to restrict the quantum of new development and the ability of the deliver economic growth, particularly taking into account the environmental constraints of the Plan area.	erate any significant negative and employment (Objective serve to restrict the quantu arly taking into account the	effect against the SA obje : 4). An approach that prio m of new development an environmental constraints	This option was not considered likely to generate any significant negative effect against the SA objectives. However, minor negative effects were identified in respect of housing (Objective 1) and employment (Objective 4). An approach that prioritises the protection and enhancement of built and natural environmental assets could serve to restrict the quantum of new development and the ability of the Plan to meet housing needs and deliver economic growth, particularly taking into account the environmental constraints of the Plan area.
		This option was a (Objective 4) and	n was assessed as having mixed pos 4) and air quality (Objective 12).	sitive and negative effects o	n health (Objective 2), edu	This option was assessed as having mixed positive and negative effects on health (Objective 2), education (Objective 3), equality and access (Objective 4) and air quality (Objective 12).
		Option 3				

EX	++ Very positive impact	+ Positive impact likely	O No significant effect /	? Uncertain or	Negative impact likely	Very negative impact		Positive or negative impact depending on
К	likely		lear link	t informatic	Negative impact incit			how it is implemented
			Like Option 1, the equality and accedelivery of sufficientified in resp	is option was considered like sessibility (Objective 5) as a b. ient land to accommodate ti ect of health (Objective 2),	Like Option 1, this option was considered likely to have a significant positive effect on housing (equality and accessibility (Objective 5) as a balanced approach that applies equal weight to spat delivery of sufficient land to accommodate the City's housing and employment requirements or identified in respect of health (Objective 2), education (Objective 3) and transport (Objective 6)	ive effect on housing (es equal weight to spat yment requirements or transport (Objective 6).	Objective 1), en ial principles we rer the plan per	1, this option was considered likely to have a significant positive effect on housing (Objective 1), employment (Objective 4) and d accessibility (Objective 5) as a balanced approach that applies equal weight to spatial principles would be expected to enable the sufficient land to accommodate the City's housing and employment requirements over the plan period. Further positive effects were a respect of health (Objective 2), education (Objective 3) and transport (Objective 6).
			This option was i balanced approa change (Objectiv (Objective 15).	not assessed as having any s' ch under this option howevv e 7), biodiversity (Objective	ignificant negative or minor er, mixed positive and negat 8), land use (Objective 9), ai	negative effects on any ive effects were identif r quality (Objective 12)	of the SA Obje ied across seve , cultural herita	This option was not assessed as having any significant negative or minor negative effects on any of the SA Objectives. Reflecting the more balanced approach under this option however, mixed positive and negative effects were identified across several objectives including climate change (Objective 7), biodiversity (Objective 8), land use (Objective 9), air quality (Objective 12), cultural heritage (Objective 14) and landscape (Objective 15).
			Option 4 No significant po development. W requirements with consequence, eff been identified.	sitive effects have been ider /hilst this is likely to mean th thin the City of York, in not p fects on housing (Objective 1	ntified in respect of this optinat sufficient sites come forvoroviding clear strategic direct) and employment (Objectin	on. This option would or vard during the plan pection, there is a risk the vere assessed as	effectively let the riod to meet over the meet over the meet on the meet may not positive only.	Option 4 No significant positive effects have been identified in respect of this option. This option would effectively let the market dictate the location of development. Whilst this is likely to mean that sufficient sites come forward during the plan period to meet overall housing and employment requirements within the City of York, in not providing clear strategic direction, there is a risk that need may not be met in specific areas. In consequence, effects on housing (Objective 1) and employment (Objective 4) were assessed as positive only. No further positive effects have been identified.
			Reflecting the pr several objective landscape (Objec assets. Negative (Objective 5), tra strategic directio areas where inve	Reflecting the prioritisation of viability and deliverability under this several objectives were assessed as negative including biodiversity landscape (Objective 15) given the increased risk that developmen assets. Negative effects were also assessed against objectives rela (Objective 5), transport (Objective 6), climate change (Objective 7) strategic direction under this option would could result in develop areas where investment is needed (e.g., the City's deprived wards)	eliverability under this optio including biodiversity (Objean lrisk that development under against objectives relating to e change (Objective 7) and a ould result in development bity's deprived wards).	n which would outweig ctive 8), land use (Obje ir this option could affe health (Objective 2), e ir quality (Objective 12; seing located in relative	gh environment ctive 9), cultura ct the City's bui cducation (Obje.) which is prima ely inaccessible	Reflecting the prioritisation of viability and deliverability under this option which would outweigh environmental considerations, effects across several objectives were assessed as negative including biodiversity (Objective 8), land use (Objective 9), cultural heritage (Objective 14) and landscape (Objective 15) given the increased risk that development under this option could affect the City's built and natural environmental assets. Negative effects were also assessed against objectives relating to health (Objective 2), education (Objective 3), equality and access (Objective 5), transport (Objective 6), climate change (Objective 7) and air quality (Objective 12) which is primarily associated with the lack of strategic direction under this option would could result in development being located in relatively inaccessible locations and directed away from areas where investment is needed (e.g. the City's deprived wards).
Prefe	Preferred Approach		Environ e	nmental Impact: The prefer nmental assets, avoiding sig evelopment may place som pment that is well served, a	Environmental Impact: The preferred option would be expected to help protect and enhance the City's built and natural annivornmental assets, avoiding significant negative effects. However, in order to meet community needs and deliver econom new development may place some pressure on these assets. A balanced approach would be expected to seek to deliver new development that is well served, accessible and supports the use of sustainable public transport. Notwithstanding, meeting development needs will result in increased emissions to air which could affect air quality and climate change.	ed to help protect and of swever, in order to mer. A balanced approach w. Ise of sustainable publisich could affect air que nich could affect air que	enhance the Cit et community r ould be expect ic transport. No ality and climate	Environmental Impact: The preferred option would be expected to help protect and enhance the City's built and natural servironmental assets, avoiding significant negative effects. However, in order to meet community needs and deliver economic growth new development may place some pressure on these assets. A balanced approach would be expected to seek to deliver new development that is well served, accessible and supports the use of sustainable public transport. Notwithstanding, meeting development needs will result in increased emissions to air which could affect air quality and climate change.
			Econo York c driver suppo	mic Impact: The preferred o wer the plan period and will within both the Leeds City F rt the City's educational inst	conomic Impact: The preferred option is expected to meet the overall housing and fork over the plan period and will improve the viability and vitality of the City Centre driver within both the Leeds City Region and the York and North Yorkshire Sub Region upport the City's educational institutions e.g. by supporting the Science City Sector.	ne overall housing and eality of the City Centre, th Yorkshire Sub Region he Science City Sector.	employment lar , helping York fi n. The preferre	Economic Impact: The preferred option is expected to meet the overall housing and employment land requirements for the City of fork over the plan period and will improve the viability and vitality of the City Centre, helping York fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region. The preferred option may also complement or support the City's educational institutions e.g. by supporting the Science City Sector.
			Social comm comm new d	Impact: The preferred optio nunity needs including withir evelopment that is well serv	social Impact: The preferred option is expected to support the delivery of new housing and economic development to meet community needs including within the City's most deprived areas. A balanced approach would also be expected to seek to con munity needs including by sustainable modes of transport and walking and cycling.	delivery of new housir eas. A balanced appros by sustainable modes o	ng and economi ach would also of transport and	social Impact: The preferred option is expected to support the delivery of new housing and economic development to meet community needs including within the City's most deprived areas. A balanced approach would also be expected to seek to deliver new development that is well served and accessible including by sustainable modes of transport and walking and cycling.
Recor	Recommendations		None identified.					

0	2			_	
No significant effect / no clear link	Uncertain or insufficient information	· Negative impact likely	Very negative impact likely	Positive or negative im how it is implemented	Positive or negative impact depending on how it is implemented
-		-			
Option 1 Prioritise development		Option 2 Prioritise development	Option 3 Prioritise development		Option 4 Prioritise development
within and/or as an extension to the urban area and through the		within and/or as an extension to	within and/or as an extension to		within and/or as an extension to
provision of a sin)	vision in the villages subject evels of services	provision of new settler		sustainable transport corridors
Deliver homes to meet the needs of the ++ This option	n is expected to ++	The type and magnitude	++ As under Option		This option would
	overall housing	of effects associated with	2, this option we	plno	support the delivery of
Promote improvements to the existing requireme	ents for the City of	this option are likely to be	support the deli	very of	housing to meet the
and tuture housing stock; rork over to cate sites in areas of known housing However.	there is potential	in respect of Option 1.	nousing to meet	rne needs of	overall nousing needs of the City of York.
	ing a large	This option would	the City of York.	Under	However, as with Option
Deliver community facilities for the	n of new	support the delivery of a	this option it wo	nld be	1 , there is potential that
	ent within a new	larger quantum of	expected that the	e Sistematical distribution of the sistematical distribution of th	focusing a large
Deliver pitches required for Gypsies and	it could draw	nousing development in villages which would help	proportion of ne	using	proportion of new
City's sma	aller settlements.	to meet needs within	adjacent to the	ırban	adjacent to the existing
In this con	text, the North	these settlements.	area would be		urban area could result
Yorkshire	Strategic Housing	However, a more	substantially rec	uced to	in the needs of smaller
Market As	ssessment	dispersed approach could	support housing		settlements not being
AMASHMA SHIP) demonstrates	limit the range and type	provision in new	-	adequately met.
that there	is affordable	of sites available which	settlements whi	ch could of this	Further, an approach which is predicated on
areas with	in the	of affordable housing.	option to meet i	or criss	locating development
city – Cent	tral York,	Ò	some urban area	as and	along key transport
Suburban	York and York	Overall, this option has	smaller settleme	ents.	corridors may serve to
Villages, w	vith the largest	been assessed as having a	However, an apl	oroach 	restrict the range of sites
need in Su Notwithst	Jburban York. Sanding, an	significant positive effect on this objective.	incorporating be extensions and i	ith urban new	that could be taken forward for
approach	incorporating		settlements is lil	cely to	development and,
both urba	in extensions and		enable a range c	of sites	therefore, the mix of
a new set1	tlement may		(and, therefore,	a mix of	housing provided in
enable a r	ange of sites		housing in terms	of type,	terms of type, tenure
(and, then	efore, a mix of		tenure and size)	to be	and size.
ni gnisnon	terms of type,		brought torward		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
tenure and	d size) to be		tao sist	200	Overall, this option has
it would b	orward, ruither, se expected that		Overall, tills opt	oli ilas s having	a significant positive
the option	א would enable		a significant pos	tive	effect on this objective.
some mor	re limited growth		effect on this ob	jective.	
edd who was the contract of th	provisis settlen + + + + + + + + + + + + + + + + + + +	the urban area and through the provision of a single new settlement This option is expected to meet the overall housing requirements for the City of York over the plan period. However, there is potential that focusing a large proportion of new development within a new settlement could draw housing away from the City's smaller settlements. In this context, the North Yorkshire Strategic Housing Market Assessment (NYSHMA) demonstrates that there is affordable housing need in all markets areas within the city – Central York, Suburban York and York Villages, with the largest need in Suburban York. Notwithstanding, an approach incorporating both urban extensions and a new settlement may enable a range of sites (and, therefore, a mix of housing in terms of type, tenure and size) to be brought forward. Further, it would be expected that the option would enable some more limited growth	the urban area and through the provision of a single new provision of a single new provision of a single new to level settlement This option is expected to meet the overall housing requirements for the City of York over the plan period. However, there is potential that focusing a large proportion of new development within a new settlement could draw housing away from the City's smaller settlements. In this context, the North Yorkshire Strategic Housing Market Assessment (NYSHMA) demonstrates that there is affordable housing need in all markets areas within the city—Central York, Suburban York and York. Suburban York and York. Suburban Tork and york willages, with the largest need in Suburban York. Notwithstanding, an approach incorporating both urban extensions and a new settlement may enable a range of sites (and, therefore, a mix of housing in terms of type, tenure and size) to be brought forward. Further, it would be expected that the option would enable	the urban area and through the provision of a single new provision of a settlement to expected to trequirements for the City of York over the plan part focusing a large proportion of new development within a new proportion of new development could draw housing away from the City's smaller settlements. In this context, the North Norkshire Strategic Housing housing need in all markets areas within the housing need in all markets of suburban York and York (NYSHMA) demonstrates that there is affordable housing need in all markets areas within the edin Suburban York and York (Noth threat erange a may female a range of sites and settlement may enable a range of sites and settlement may enable a range of sites and size) to be brought forward. Further, it would be expected that the option would enable settlement.	the urban area and through the provision of the urban area and through the provision of a single new provision in the villages subject provision of new settlements to levels of services This option is expected to meet the overall housing and proportion of a single new proportion of new settlements or the City of rock over the plan period. However, there is potential that focusing a large proportion of new settlement could draw housing and from the city of settlement could draw housing and from the lousing need in all markets settlements. In this context, the North housing need in all markets settlements. Vorkshire Streage; Housing Norkshire Streage; Housing need in all markets settlement may ened in suburban York. Nowthirtstanding, an approach incorporating a need in suburban York. Nowthirtstanding, an approach incorporating both urban extensions and a new settlement may enable a range of sites and the option would enable a range of sites in the option would enable strange of sites and the option would enable strange of sites. This option are likely to be reduced to the original provided in the city of York. Under support the delivery of a proportion of housing development in housing and york or vorking stranger duality of this option that there is affordable to statements. Nowthirtstanding, an approach incorporating both urban could and size to be housing in terms of type, tenure and size to be housing in terms of type, it would be expected that it is option has the option would enable a range of sites the prior would enable a range of sites and yound enable a range of

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	Very positive impact likely	mpact	Positive impact likely	No significant no clear link		effect /	Uncertain insufficient information	or tion	Negative impact likely	Very likely	negative impact		ır negative mplemen	Positive or negative impact depending on how it is implemented	
						in smaller settlements.	ttlements.								
						Overall, this option has	option has								
						been assessed as significant positivon this objective.	been assessed as having a significant positive effect on this objective.								
-	• Improve		Avoid locating development where	re	+	Focusing development	velopment	+	Focusing development	+	- Relative to	Relative to Options 1 and	+	Focusing development	
-	the health	enviro	environmental circumstances could	pr :		within and	within and adjacent to the		within and adjacent to		2, this option would	on would		within and adjacent to	
.0 2	,		negatively impact on people's health;	alth;		existing urb	existing urban area may, in		the existing urban area		potentially	potentially direct less		the existing urban area	
_ /	being of		Improve access to openspace / multi-	-ijlni		the short te	tne snort term, adversely		and in Villages may, in the		development to\	development towards		along Key transport	
	roik s		runctional openspace Bromotog a hoolthior lifeatule the	4		recidente liv	anect the neath of existing		affect the health of		ul Dall alle.	urban areas and extensions This may		short term adversely	
_			Promotes a nealthler mestyle though access to leisure opportunities (walking /	ugn alking /		proximity to	proximity to development		existing residents living in		help to ave	help to avoid short term		affect the health of	
		cycling)	(2)	ò		sites and alc	sites and along transport		close proximity to		adverse impacts on	pacts on		existing residents living	
	•		mproves access to healthcare;			corridors including, for	luding, for		development sites and		health arising from	ing from		in close proximity to	
	•		Provides or promotes safety and security	security		example, in	example, in areas where		along transport corridors		construction	construction activity and,		development sites	
		for res	or residents;			there is existing health	ting health		including, for example, in		potentially	potentially, reduce traffic		particularly as the City's	
	•		Ensure that land			deprivation	deprivation or where air		areas where there is		congestion and	and		road network is affected	~
		contar	contamination/pollution does not pose	t pose		quality is all	quality is already an issue.		existing health		associated	associated air quality		by existing air quality	
		nnacc	unacceptable risks to health.			in the longe	in the longer term, new		deprivation or where air		Impacts In	Impacts in the longer		term new development	
						developmer	development may increase		quality is afready an issue.		term. However, it is	term. However, it is		term, new development	_
						could also a	could also adversely affect		development may		that this of	that this option would		traffic congestion which	
						human heal	human health due to air		increase traffic		increase in	increase in-commuting		could also adversely	
						quality impacts.	icts.		congestion which could		toward the	toward the City Centre		affect human health due	ďι
									also adversely affect		and conge	and congestion and in		to air quality impacts.	
						Subject to t	Subject to their location,		human health due to air		this respec	this respect, care would		-	
						development including	t including		quality impacts.		need to be taken to	taken to		Subject to the location of	5
						urban extensions and a	urban extensions and a		Subject to their leads		ensure that new	it new		sites and urban	*
						in the less of	in the less of energy result		dovolopmont including		copported	securements are well		may recult in the less of	≐
						which could affect the	affect the		urban extensions and		urban area via good	via good		open space which could	_
						promotion of healthy	of healthy		provision at villages may		public tran	public transport links and		affect the promotion of	
						lifestyles.	lifestyles. However, this		result in the loss of open		provision t	provision for walking		healthy lifestyles.	
						option is ex	option is expected to help		space which could affect		cycling.			However, in locating	
						ensure that new	new		the promotion of healthy					development along key	
						developmer	development is accessible		lifestyles. Further, under		Subject to	Subject to their location,		transport corridors and	
						to health fa	to health facilities and an		this option it is		developm	development including		within/adjacent to the	
						urban extension/new	sion/new		anticipated that there		urban exte	urban extensions and		urban area, this option is	.≥
						settlement	settlement approach may		would be additional		new settle	new settlements may		expected to help ensure	0.
						increase the	increase the feasibility of		growth within the existing		result in th	result in the loss of open		that new development is	.≌
						health care	health care and open space		urban area relative to		space whic	space which could affect		accessible to health	
						provision as	provision as part of new		Option 1 which could in-		the promo	the promotion of healthy		facilities and an urban	,

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Very positive impact	Positive impact likely	No significant effe no clear link	ect / Uncertain or insufficient information	or Negative impact likely	Very	negative impact Positive or negative im	Positive or negative impact depending on how it is implemented
				_			
		dev	development. Further, by	turn increase pressure on	une on	lifestyles. However,	extension approach may
		ens	enabling development	urban open space.		there may be	increase the feasibility of
		ont	outside the existing urban	-		opportunities to	health care and open
		are	area, this option may	Whilst new development	pment	incorporate new health	space provision as part
		pa	reduce pressure on urban	within/adjacent to urban	urban	facilities and open space	of new development.
		ď	open space.	area is likely to be		within urban extensions	It would be anticipated
				accessible to health	<u>ــــــــــــــــــــــــــــــــــــ</u>	and at new settlements	that this option would
		# #	It would be anticipated that	facilities and open space	space	although it would be	deliver the majority of
		‡	this option would deliver	and/or could incorporate	porate	expected that	new housing and
		the	the majority of new	new provision, new	>	accessibility to existing	economic development
		ğ	housing and economic	development at villages	lages	facilities would be	in highly accessible
		de	development in relatively	may be less well served	erved	reduced relative to	locations which may
		ээс	accessible locations (i.e.	and the scale of		Option 1 given the	promote walking and
		wit	within or adjacent to the	development in these	ese	increased focus on new	cycling although an
		gra	urban area) which may	locations is likely to be	o pe	settlement provision.	approach which
		bro	promote walking and	such that additional	-e		prioritises development
		cyc	cycling. Care will however	provision may not be	pe	Whilst new settlements	along key transport
		nee	need to be taken to ensure	viable and, further, could	, could	are likely to provide a	corridors could also
		tha	that any new settlement is	increase pressure on	uc	range of services,	encourage transport by
		affe	afforded a high degree of	existing facilities.		facilities and job	other modes.
		эсс	accessibility in this regard			opportunities, it is	
		th	through incorporating	Overall, this option has	ı has	anticipated that there	
		me	measures which promote	been assessed as having a	aving a	would be an increased	
		wa	walking and cycling.	mixed positive and		need to travel compared	
				negative effect on this	this	to those option which	
		ð	Overall, this option has	objective.		focus more development	
		pec	en assessed as having a			within or adjacent to	
		ć	mixed positive and			urban areas. Care will	
		Beu	negative effect on this			therefore need to be	
		igo	objective.			taken to ensure that new	
						settlements are afforded	
						a high degree of	
						accessibility in this regard	
						through incorporating	
						measures which promote	
						walking and cycling.	
						- : :	
						Overall, this option has	
						been assessed as having	
						a mixed positive and	
						negative effect on this	

		+ 0		`						
Very positive impact likely	npact	Positive impact likely	No significant effer no clear link	 t	Uncertain insufficient information	Negative impact likely	Very negative likelv	negative impact Positiv	Positive or negative im how it is implemented	Positive or negative impact depending on how it is implemented
(i)							(
education,	opportu	opportunities for all;		within/adja	within/adjacent to the	the implementation of	thei	the implementation of		the implementation of
skills	Support	Support existing higher and further		main urban area is	area is	Option 2 on this objective	this	this option are likely to		this options are likely to
developme	educati	educational establishments for		expected to	expected to help ensure	are likely to be similar to	be si	be similar to those		be similar to those
nt and	continu	continued success;		that prospe	that prospective residents	those identified in	iden	identified in relation to		identified in relation to
training for	Provide	Provide good quality employment		have good access to	access to	relation to Option 1.	Opti	Options 1 and 2. In		Option 1.
an effective	opportu	opportunities available to all.		educational facilities.	l facilities.	However, in directing new	direc	directing a greater		
workforce				However, t	However, there is a risk	development towards	prop	proportion of		
				that new d	that new development in	villages as opposed to a	deve	development to new		
				areas such	areas such as Clifton could	new settlement. this	sett	settlements. this option		
				further incr	further increase pressure	option could place further	may	may reduce pressure on		
				on existing	on existing educational	pressure on existing	Pariet	existing educational		
				facilities particularly	rticularly	educational facilities	facili	facilities within urhan		
				priman, cot	incarally 000	Eurthor downloamont at	i aci	acilicies wicillii dibaii		
				primary schools.	ools.	rui iller, development at	מובמ	s although cafe will		
				Notwithstanding, an	nding, an	Villages may not be of a	need	need to be taken to		
				approach II	approach incorporating	scale viable to support	ensn	ensure that development	Jt.	
				urban exte	urban extensions and a	new educational	part	particularly associated		
				new settler	new settlement would be	provision. In	with	with new settlements		
				likely to enable the	able the	consequence, this option	inco	incorporates/is		
				provision of new	fnew	has been assessed as	acce	accessible to educational		
				educationa	educational facilities as	having a mixed positive	facilities.	ties.		
				part of new	part of new developments.	and negative effect on				
				However, c	However, care will need to	this objective.	Over	Overall, this option has		
				be taken to	be taken to ensure that		peer	been assessed as having	bo	
				developme	development particularly		a 00	a positive effect on this		
				associated	associated with the new		obje	objective.		
				settlement	settlement is accessible to		`			
				educational facilities.	I facilities.					
				As noted under the	nder the					
				assessment against	: against					
				Objective 1	Objective 1, this option is					
				expected to meet the	meet the					
				overall housing	sing					
				requiremer	requirements for the City of					
				York over t	York over the plan period.					
				This will inc	This will include student					
				housing an	housing and the option is					
				therefore c	therefore considered likely					
				to support	to support the City's further					
				and higher	and higher educational					
				institutions	institutions. New economic					
				development	nt					
				within/adja	within/adjacent to the City					

	Positive or negative impact depending on how it is implemented	-	The type and magnitude of effects associated with this option are likely to be similar to those identified in respect of Options 1, 2 and 3. Under this option it would be expected that employment sites would be located in highly accessible locations which may increase the attractiveness of sites to inward investors. However, there is also a risk that in focusing development along key transport corridors this option could potentially limit the range of employment sites available.
l	Positive or negative im how it is implemented		‡
-	Very negative impact Positive likely	- -	The type and magnitude of effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2, enabling the development within the City Centre whilst providing a range of employment sites at new settlements.
	Very nega likely		‡
	Negative impact likely Ve		The type and magnitude of effects associated with this option are likely to be similar to those identified in respect of Option 1. This option would direct a larger quantum of economic growth toward villages which could limit the range and type of sites available relative to Option 1. Nonetheless, its effects on the economy would still be expected to be significant given the potential for development within the existing urban area and at urban extensions to drive growth.
	Negative	-	The type of effect this optic similar to the soft in respective properties of the soft in respectable to the soft in the development of the soft in th
	or		‡
2	Uncertain or insufficient information	Centre may also present opportunities to complement or support the City's institutions e.g. by supporting the Science City Sector. Overall, this option has been assessed as having a positive effect on this objective.	In focusing new economic development within/adjacent to the existing built up area, this option is expected to help improve the viability and vitality of the City Centre. Further, an approach which incorporates urban extensions and a new settlement is expected to help deliver a range of employment sites, supporting the expansion of indigenous businesses and attracting inward investment. This is likely to help York fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region. As noted above, new economic development within/adjacent to the City Centre may also present opportunities to complement or support the City's educational institutions e.g. by supporting the Science City
	nt effect /	Centre may also opportunities to complement or s City's institution supporting the S Sector. Overall, this opti been assessed as positive effect or objective.	In focusing new eco development within/adjacent to dexisting built up are option is expected timprove the viability of the City C Further, an approacincorporates urban extensions and a ne settlement is expeciployment sites, supporting the expa of indigenous busin and attracting inwa investment. This is help York fulfil its rokey economic drives both the Leeds City and the York and Na Yorkshire Sub Region As noted above, nee economic developm within/adjacent to a Centre may also pre opportunities to complement or sup City's educational institutions e.g. by supporting the Sciele
l	No significant no clear link		‡
c	No or		nomic eisure; ucture; ' '.'
4	Positive impact likely		Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Boeliver 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.
	pact		Help del success Deliver workfor workfor Deliver a growth; Enhance opportu Provide for econ Support Promote
7.7	Very positive impact likely	-	e and deliver growth of a sustainable carbon and inclusive economy
	KEA		4

	Positive or negative impact depending on how it is implemented		In focusing new development within and	aujacent to the existing urban area and along	key transport corridors,	help ensure that new	development is highly accessible. Like Options	1, 2 and 3, this option	would also be expected to locate development	within or in close	proximity to the City's	most deprived areas.	New development that is	within or in close	accessible to the existing	urban area is expected	to help enhance the	services and facilities	although there is a risk	that development could	increase pressure on	some services such as	primary school provision.	Notwithstanding, an	approach incorporating	urban extensions would be likely to enable the	provision of new
	negative impact		Like Options 1 and 2, this option would deliver	development in or within	close proximity to the	areas. However, in	directing potentially substantial growth away	from these areas towards	new settlements, positive effects on this aspect of	the objective may be	reduced relative to	Options 1 and 2. Similarly, positive effects	on the viability of existing	services and facilities	this option, although	pressure on some	facilities would be likely		Whilst this option would	deliver growth within and	adjacent to the existing	urban area which is	expected to benefit from	high levels of	accessibility, care will	need to be taken to ensure that new	settlements are afforded
	Negative impact likely Very		This option will deliver a + large proportion of new	development in or within	close proximity to the	areas including, for	example, Westfield, Guildhall, Hull Road and	Clifton wards. This option	would also direct a larger proportion of	development toward	smaller settlements	wnich may neip to address needs within	these areas, although	there is a risk that this	the delivery of affordable	housing given the range	and type of sites available		New development within	or in close proximity to	the existing urban area	and villages is expected to	help enhance accessibility	to, and the viability of,	existing services and	due to an anticipated lack	of site availability at
	or ation		+																								
č	nt effect / Uncertain or insufficient information	Sector. This is likely to help deliver a flexible and highly skilled workforce for the future of the City. Overall, this option has been assessed as having a significant positive effect on this objective.	This option will deliver a large proportion of new	development in or within	close proximity to the City's	including, for example,	Westfield, Guildhall, Hull Road and Clifton wards.	However, there is potential	that focusing a large proportion of new	development within a new	settlement could draw	nousing away from the City's smaller settlements	thereby reducing the	potential to address needs	although it would be	expected the option would	enable some more limited	settlements.		New development within	or in close proximity to the	existing urban area is	expected to help enhance	the viability of existing	services and facilities	although there is a risk that development could	increase pressure on some
	_	Sector. This is likely to help deliver a flexible and highly skilled workforce for the future of the City. Overall, this option has been assessed as having a significant positive effect on this objective.	Address existing imbalances of equality, ++ This option will deliver a deprivation and exclusion across the	city; Provide accessible services and facilities development in or within	for the local population; close proximity to the City's most dentitived areas		Help reduce homelessness; Westfield, Guildhall, Hull Promote the cafety and carrift, for Road and Clifton wards.		that focusing a large proportion of new	development within a new	settlement could draw	nousing away from the City's smaller settlements	thereby reducing the	potential to address needs within these areas	although it would be	expected the option would	enable some more limited growth in smaller	settlements.		New development within	or in close proximity to the	existing urban area is	expected to help enhance	the viability of existing	services and facilities	although there is a risk that development could	increase pressure on some

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	Very positive impact	e impact	Positive impact likely	No significant	icant effect /	Uncertain or	,	Negative impact likely	Very	negative impact	Positive or negative im	negative	Positive or negative impact depending on	
	lineiy			ווס כופשו	<u> </u>		2		IINCI		IIOW IC IS IIII	ם ב		
					services s	services such as primary		smaller settlements, this		a high degree of			educational facilities as	
					school provision.	ovision.		option is likely to lead to		accessibility to the main	e main		part of new	
					Notwithst	Notwithstanding, an		an increased		urban area and			developments.	
					approach	approach incorporating		concentration of growth		incorporate a suitable	table			
					urban ext	urban extensions and a		within the existing urban		range of services and	and		Overall, this option has	
					new settle	new settlement would be		area and at urban		facilities.			been assessed as having	
					likely to e	likely to enable the		extensions relative to					a significant positive	
					provision	provision of new facilities		Option 1 which could		Overall, this option has	on has		effect on this objective.	
					as part of new	new	<u></u>	increase accessibility		been assessed as having	having			
					developments.	ents.	_	further. New		a positive effect on this	on this			
								development may also		objective.				
					Being wit	Being within or in close	· <u>-</u>	increase service provision						
					proximity	proximity to the existing		although there is a risk						
					urban are	urban area, the majority of	_	that development could						
					new deve	new development is also	<u></u>	increase pressure on						
					expected	expected to benefit from	•	some services such as						
					high level	high levels of accessibility.	_	primary school provision.						
					However,	However, care will need to		Further, whilst economic						
					be taken 1	be taken to ensure that any		development and service						
					new settle	new settlement is afforded	_	provision at villages may						
					a high degree of	gree of		enhance accessibility to						
					accessibili	accessibility to the main	_	existing and prospective						
					urban are	urban area and incoproates	_	residents in these						
					a suitable	a suitable range of services	•	settlements,						
					and facilities.	ies.		development may not be						
					-			of a scale required to						
					On balanc	balance, this option has	•	support new facilities and						
					been asse	been assessed as naving a	•	services.						
					on this objective	iective		Overall this ontion has						
								been assessed as having a						
								positive effect on this						
								objective.						
_	Reduce the	 Deliver 	Deliver development where it is	+		As noted under the	+	New development within	1	Whilst new development		‡	As noted above under	
_	need to	accessi	accessible by public transport, walking	lking	assessme	assessment against		or in close proximity to		within or in close	c.		the assessment against	
_	travel and	and cy	and cycling to minimise the use of the	the	Objective 5, new	5, new		the existing urban area is		proximity to the existing	existing		Objective 5, in focusing	
_	deliver a	car;			developm	development within or in		expected to benefit from		urban area is expected to	ected to		new development within	_
-,	sustainable	Deliver	Deliver transport infrastructure which	hich	close pro	close proximity to the		high levels of accessibility.		benefit from high levels	l levels		and adjacent to the	
	integrated	suppor	supports sustainable travel options;	S;	existing u	existing urban area is		In this respect, due to an		of accessibility and new	nd new		existing urban area and	
_	transport	Promo	Promote sustainable forms of travel;	el;	expected	expected to benefit from		anticipated lack of site		settlements are likely to	ikely to		along key transport	
	network	Improv	Improve congestion.		high level	high levels of accessibility.		availability at smaller		incorporate some	•		corridors, this option is	
					Further, t	Further, there is likely to be		settlements, this option		services, facilities and	s and		expected to help ensure	
					opportunities to	ities to		is likely to lead to an		employment			that new development is	۲,

,	++	+	0	خ		-	_		
KE	Very positive impact likelv	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative im how it is implemented	Positive or negative impact depending on how it is implemented
			incorpora	incorporate the provision	increased concentration	opportu	opportunities, as this		highly accessible.
			of service	services and facilities as	of growth within the	option v	option would result in a		Further, there is likely to
			part of ne	part of new schemes	existing urban area and at	substan	substantial proportion of	U	be opportunities to
			thereby m	thereby minimising the	urban extensions relative	develop	development being	.=	incorporate the
			need to travel and	avel and	to Option 1 which could	located at new	at new	<u>.</u>	provision of services and
			development may	ent may	increase accessibility	settlem	settlements , away from	<u>—</u>	facilities as part of new
			stimulate	stimulate investment in	further. However, whilst	the mai	the main urban area and	S	schemes thereby
			public tra	public transport. However,	economic development	City Cer	City Centre, it is	_	minimising the need to
			it will be i	mportant to	and service provision at	anticipa	anticipated that it would	-	travel and development
			ensure th	ensure that any new	villages could reduce the	generat	generate a higher	_	may stimulate
			settlemer	settlement is accessible,	need to travel,	number	number of transport	.=	investment in, and the
			well serve	well served by public	development may not be	movem	movements compared to	ر	use of, public transport.
			transport	transport and incorporates	of a scale required to	Options	Options 1 and 2. In		
			a range of	a range of services and	support new facilities and	consedi	consequence, Option 3	_	New development is
			facilities.		services which could	has bee	has been assessed as		likely to generate
					increase the need to	having	having a negative effect	.=	investment in transport
			New deve	New development is likely	travel relative to Option1.	on this o	on this objective.	.=	infrastructure within the
			to genera	to generate investment in					urban area which could
			transport	transport infrastructure	New development is likely				help address existing
			within the	within the urban area	to generate investment in			.=	issues of congestion.
			which cor	which could help address	transport infrastructure				Further, balancing
			existing issues of	sues of	within the urban area				housing and
			congestio	congestion. Further,	which could help address			U	employment provision
			balancing balancing	balancing housing and	existing issues of			_	may help to reduce
			employm	employment provision may	congestion. Further,			_	levels of in (and out)
			help to re	help to reduce levels of in	balancing housing and			0	commuting
			(and ont)	commuting.	employment provision			4	As noted above, this
			However,	However, in the short term	may help to reduce levels			U	option is likely to help
			(during co	(during construction) and	of in (and out)			Ψ	encourage the use of
			once deve	once development is	commuting. However, in			<u>U</u>	public transport which
			complete	complete, there is likely to	the short term (during			_	may help reduce
			be an incr	an increase in	construction) and once			0	congestion although it
			congestio	congestion within the	development is complete,			S	should be noted that
			urban are	urban area under this	there is likely to be an			+	there is the potential
			option alt	option although this would	increase in congestion			-	that locating new
			also be ex	also be expected under	within the urban area			0	development along key
			baseline	baseline conditions and in	under this option,			-	transport corridors could
			this respe	this respect it is noted that	particularly given the			10	also serve to encourage
			congestio	congestion delay is	anticipated intensification			-	travel by car.
			predicted	predicted to double by	of development in this				
			2026.		area relative to Option 1.			U	Overall, this option has
					Directing some			ע	been assessed as having
			Overall, tl	Overall, this option has	development toward			(0	a significant positive

	Positive or negative impact depending on	how it is implemented	effect on this objective.	to car use thereby helping to alleviate greenhousing to accessible and by balancing job and housing provision) and encourage alternatives to car use thereby helping to alleviate greenhouse gas emissions. However, it should be noted that there is the potential and that locating new development along key transport corridors could also serve to encourage travel by car. The development of urban extensions and a new settlement may provide opportuities (in whe settlement may provide opportuities (in whe cartisment may opportunities)
	negative impact			As noted above, this option is expected to generate a higher number of transport movements compared to Options 1 and 2 which inturn could also increase greenhouse gas emissions relative to these options, particularly if new settlements are not well served by public transport. The development of urban extensions and new settlements may provide opportunities (in view of their anticipated scale) to incorporate renewable energy provision and decentralised energy supply which would help lower greenhouse gas emissions.
	Negative impact likely Very	likely	villages under this option may also limit opportunities for transport infrastructure investment relative to options that incorporate new settlements. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.	Dation 1, 3 new ent within or in imity to the ban area is to both reduce to travel (by hat new ent is accessible lancing job and rovision) and a alternatives to ereby helping to greenhouse gas I However, in erm (during on) and once ent is complete, ely to be an or congestion urban area option which e an adverse this objective. whilst economic ent and service at villages could ened to travel, ent may not be ened to travel, ent may not be
	or .	formation	o o	+
		i.	s sing	or in
C	_	insufficient information	ssessed as har re effect on thi ive.	ising new poment within proximity to th gurban area i ted to both rec ted to both rec ted to travel (b ng that new poment is acce // balancing job grovision) a rage alternative grovision) a rage alternative rag
•	nt effect /		been assessed as having positive effect on this objective.	development within or in close proximity to the existing urban area is expected to both reduce the need to travel (by ensuring that new development is accessible and by balancing job and housing provision) and encourage alternatives to car use thereby helping to minimise greenhouse gas emissions. However, in the short term (during construction) and once development is complete, there is likely to be an increase in congestion within the urban area under this option which could have an adverse effect on this objective. The development of urban extensions and a new settlement may provide opportunities (in view of their anticipated scale) to increase the conduction of their programment of urban extensions and a new settlement anticipated scale) to increase the conduction of their programment of thei
	nt effect /	no clear link insufficien	been assessed as har positive effect on this objective.	+ s ::
	nt effect /		been assessed as har positive effect on this objective.	+ s ::
	Positive impact likely No significant effect /		been assessed as har positive effect on this objective.	
	positive impact Positive impact likely No significant effect /		been assessed as har positive effect on this objective.	Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy.

Positive or negative impact depending on how it is implemented	scale) to incorporate renewable energy provision and decentralised energy supply which would help lower greenhouse gas emissions. On balance, this option has been assessed as having a positive effect on this objective.	Development within the existing urban area may help to encourage the redevelopment of brownfield land, avoiding adverse impacts on biodiversity and habitat loss, although it is recognised that brownfield sites can have high biodiversity value. Further, development of the scale envisaged at urban extensions is likely to provide opportunities to
negative impact Positive or negative im how it is implemented	a mixed positive and negative effect on this objective.	As under Options 1 and 2, this option is expected to help avoid adverse impacts on biodiversity and habitat loss through encouraging brownfield development and will provide opportunities to incorporate new green infrastructure and to enhance connectivity to existing assets. However, this option would involve the provision of urban extensions and the
Negative impact likely Very Ilkely	support new facilities and services which could increase the need to travel relative to Option1. The development of urban extensions may provide opportunities (in view of their anticipated scale) to incorporate renewable energy provision and decentralised energy supply which would help lower greenhouse gas emissions. However, it would be anticipated that such opportunities would be less under this option give the scale of development anticipated at smaller settlements. On balance, this option has been assessed as having a positive effect on this objective.	As under Option 1, this option is expected to help avoid adverse impacts on biodiversity and habitat loss through encouraging brownfield development and will provide opportunities to incorporate new green infrastructure and to existing assets. Like Option 1, this option would result in the loss of substantial areas of
rt effect / Uncertain or insufficient information	energy provision and decentralised energy supply which would help lower greenhouse gas emissions. On balance, this option has been assessed as having a positive effect on this objective.	Development within the existing urban area may help to encourage the redevelopment of brownfield land, avoiding adverse impacts on biodiversity and habitat loss, although it is recognised that brownfield sites can have high biodiversity value. Further, development of the scale envisaged at urban extensions and a new settlement is likely to provide opportunities to
Positive impact likely No significant no clear link		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.
KE Very positive impact likely		8 Conserve e Protect and e or enhance nationally signeen infrastructu and SSSIs; re, bio-diversity, geodiversity fauna for high quality high quality environment; and connected environment or matural environme nt

	:		C					-	
KΕλ	Very positive impact	Positive impact likely	No significant	effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negativ	Positive or negative impact depending on
K	likely	,	no clear link	,	t informatic			how it is implemented	nted
_	-			Ī	_			_	
				incorporate new green	new green	greenfield land which	creation of new		incorporate new green
				infrastructu	rastructure and to	could affect habitat and	settlements resulting in	ulting in	infrastructure and to
				enhance cor	hance connectivity to	species in both the short	the loss of substantial	tantial	enhance connectivity to
				existing assets.	ets.	term during construction	areas of greenfield land	ield land	existing assets.
						and once development is	which could have both a	ve both a	
				However, th	However, this option would	complete. Development	direct (e.g. loss of	of	However, this option
				result in the loss of	loss of	may also restrict	habitat) and indirect (e.g.	direct (e.g.	would result in the loss
				substantial areas of	areas of	opportunities for people	noise and emissions to	sions to	of substantial areas of
				greenfield la	greenfield land which could	to access the natural	air) impact on habitat	nabitat	greenfield land which
				have both a	have both a direct (e.g. loss	environment. However,	and species in both the	ooth the	could have both a direct
				of habitat) a	habitat) and indirect (e.g.	the scale of development	short term during	ng	(e.g. loss of habitat) and
				noise and e	noise and emissions to air)	at greenfield sites under	construction and once	id once	indirect (e.g. noise and
				impact on habitat and	abitat and	this option may be less as	development is		emissions to air) impact
				species in bo	species in both the short	a lack of site availability at		elopment	on habitat and species in
				term during	term during construction	smaller settlements is	of these sites may also	nay also	both the short term
				and once de	and once development is	likely to lead to an	restrict opportunities for	unities for	during construction and
				complete. [complete. Development of	increased concentration	people to access the	s the	once development is
				may also restrict	trict	of growth within the	natural environment.	ment.	complete. Development
				opportunitie	opportunities for people to	existing urban area and at			of these sites may also
				access the natural	atural	urban extensions.	In view of the scale	cale	restrict opportunities for
				environment.	<u>.</u>	Equally, however, this	greenfield land that may	that may	people to access the
						could lead to increased	be developed under this	nder this	natural environment.
				On balance,	On balance, this option has	development pressure at	option, it has been	nee	
				been assess	been assessed as having a	sites around the edge of	assessed as having a	ing a	On balance, this option
				negative effect on this	ect on this	the urban area which	significant negative effect	tive effect	has been assessed as
				objective. It should be	should be	have high biodiversity	on this objective. It	e. It	having a negative effect
				noted that potential	otential	value. Further,	should be noted that	d that	on this objective. It
				impacts on specific	specific	development at smaller	potential impacts on	ts on	should be noted that
				European, national and	ational and	settlements is likely to be	specific European,	an,	potential impacts on
				local designated sites	ated sites	in closer proximity to	national and local	cal	specific European,
				including re	including regional, district	European and national	designated sites including	s including	national and local
				and local gr	and local green corridors is	designated sites,	regional, district and local	t and local	designated sites
				uncertain at	uncertain at this stage and	increasing the potential	green corridors is	is	including regional,
				will be depe	will be dependent on the	tor adverse effects on	uncertain at this stage	s stage	district and local green
				location, sca	location, scale and type of	these assets (although	and will be dependent on	endent on	corridors is uncertain at
				new develo	new development should	this is currently	the location, scale and	ale and	this stage and will be
				this option be taken	oe taken	uncertain).	type of new development	velopment	dependent on the
				forward.			should this option be	on be	location, scale and type
						On balance, this option	taken forward.		of new development
						has been assessed as			should this option be
						having a negative effect			taken forward.
						on this objective. It			
						silodid be libred tilat			

	Positive or negative impact depending on	lied		Under this option it is	anticipated that a large proportion of new	development would be	focused within the	existing urban area	which may encourage	the reuse of previously	developed land.	However, it is also	would result in the loss	of extensive areas of	greenfield land	particularly to	accommodate urban	extensions. In	consequence, the option	nas been assessed as having a mixed positive	and negative effect on	this objective. It should	be noted that potential	impacts on agricultural	land and soil quality will	depend on the location,	scale and type of new	development should this	option be taken forward.	
ı	negativ	пріепте		+																										
-		now it is implemented		Whilst this option would	seek to focus new development within the	existing urban area it	would be expected to	result in the loss of a	substantial area of	greenfield land to	accommodate urban	extensions and new	settlements. The option	development away from	the existing urban area to	facilitate the provision of	new settlements further	undermining the re-use	or previously developed	land. In consequence, this option has been	assessed as having a	significant negative effect	on this objective.							
	negative impact			Whilst th	seek to 1 developi	existing	would be	result in	substant	greentie	accomm	extensio	serneme	develop	the exist	facilitate	new sett	undermi	or previo	iana. In this opti	assessec	significa	on this a							
		iikeiy																												
	Negative impact likely V		specific European, national and local designated sites including regional, district and local green corridors is uncertain at this stage and will be dependent on the location, scale and type of new development should this option be taken forward.	As under Option 1, it is	anticipated that a large proportion of new	development would be	focused within the	existing urban area which	may encourage the reuse	ot previously developed	land. Under this option	tnere may also be	opportunities to develop brownfield sites within	existing villages.	Whilst this option is likely	to result in the	intensification of	development within the	existing urban area	relative to Option 1, the option would still result in	the loss of extensive	areas of greenfield land	particularly to	accommodate urban	extensions. In	consequence, the option	has been assessed as	having a mixed positive	and negative effect on	this objective. It should be noted that potential
١	or	LIOII		+																										
C	Uncertain	msanncient imormation		Under this option it is	anticipated that a large proportion of new	development would be	focused within the existing	urban area which may	encourage the reuse of	ly developed land.	However, it is also expected	option would	result in the loss of extensive areas of	greenfield land particularly	to accommodate urban	extensions and a new	nt. In	consequence, the option	nas been assessed as	naving a mixed positive and negative effect on this	objective. It should be	noted that potential	impacts on agricultural land	and soil quality will depend	on the location, scale and	type of new development	should this option be taken			
	effect /			Under th	anticipa	develop	focused	urban aı	encoura	previous	Howeve	that the	extensiv	greenfie	to accon	extensic	settlement. In	consedu	nas beel	naving a	objectiv	noted th	impacts	and soil	on the lo	type of I	should t	forward.		
	No significant	ar IIIIK		+																										
d		no clear iink		land;	ing the ing	þ	ng the best	al land;	.S;	and																				
	Positive impact likely			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.																			
	impact			• Re-us	Preve	contai	• Safegu	and m		• Safegu	encon																			
:	Very positive impact	likely		Use land	resources	and	safeguard	their	quality																					
L	KEA			6																										

	Positive or negative impact depending on how it is implemented	נום וווחובווובמ		Effects on this objective are considered to be uncertain and will depend on the location, scale and type of new development to be taken forward.	This option is not expected to have any significant effects on this objective.	As with Options 1, 2 and 3, focusing growth within the urban area and at urban extensions may exacerbate existing air quality issues. Additionally, under this option development would be focused along key transport corridors, many of which suffer from existing air quality issues which could be exacerbated in the short term during construction and once development is complete. However, as noted above, prioritising new development within or in close proximity to
	Very negative impact Positive likely			Effects on this objective are considered to be uncertain and will depend on the location, scale and type of new development to be taken forward.	This option is not expected to have any significant effects on this objective.	the urban area and at urban extensions may exacerbate existing air quality issues although development within these locations may also reduce the need to travel (by ensuring that new development is accessible and by balancing job and housing provision) and encourage alternatives to car use thereby helping to alleviate emissions to air.
	Negative impact likely Ve		impacts on agricultural land and soil quality will depend on the location, scale and type of new development should this option be taken forward.	Effects on this objective are considered to be uncertain and will depend on the location, scale and type of new development to be taken forward.	This option is not expected to have any significant effects on this objective.	Similar to Option 1, prioritising growth within the urban area and at urban extensions may exacerbate existing air quality issues although development within these locations may also reduce the need to travel (by ensuring that new development is accessible and by balancing job and housing provision) and encourage alternatives to car use thereby helping to alleviate emissions to air. Under this option it is likely that growth within the urban area and at urban extensions would be intensified relative to
	or mation			٠.	٠.	+
	t info			ive are ertain he pe of be	oected nt ive.	As, all within within within tritising ban ban ban sting sting ban hin g a ban plant hin plant hin plant hin plant band sing single band band band band band band band band
۷	effect / Uncertain or insufficient information			Effects on this objective are considered to be uncertain and will depend on the location, scale and type of new development to be taken forward.	This option is not expected to have any significant effects on this objective.	Within York there are currently three AQMAs, all of which are located within the urban area. Prioritising growth within the urban area and at urban extensions may therefore exacerbate these existing air quality issues both in the short term during construction (e.g. due to emissions to air from plant and HGV movements) and once development is complete (e.g. due to increased congestion). However, development within these locations may also reduce the need to travel (by ensuring that
2	/			considered to be unc and will depend on the location, scale and ty new development to taken forward.	This option is not ext to have any significal effects on this object	currently three AQM of which are located the urban area. Prion growth within the ur area and at urban extensions may there exacerbate these existing and a sacerbate these existing and a sacerbate these existing construction (e.g. due emissions to air from and HGV movements once development is complete (e.g. due to increased congestion However, development is complete (e.g. due to increased congestion However, development is complete (e.g. due to increased congestion However, development is reawle (by ensuring it new development is new deve
-	o significant effect /			ė	٠.	+
<u>-</u>	Positive impact likely No significant effect / no clear link			Conserve water resources and quality; Puprove the quality of rivers and groundwaters.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	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.
-	No significant effect /	ייס מכמי		ė	٠.	+

Very positive impact likely	Positive impact likely	No significant	nt ef	fect / Uncertain	or tion	Negative impact likely	Very r	negative impact	Positive or negative im how it is implemented	negativ npleme	Positive or negative impact depending on	
		no clear link	ık	insufficient information			IINCIY	1			וופח	
			doi	job and housing provision)		the urban area,		development being	eing		corridors is expected to	
			and	encourage alternatives		development would be		directed away from the	rom the		both reduce the need to	
			5 t	to car use thereby helping to alleviate emissions to		could serve to reduce the		help alleviate existing air	is could xisting air		encourage alternatives	
			air.	air. However, it will be		need to travel as there		quality issues during both	uring both		to car use thereby	
			i d m i	important to ensure that		would be a greater		construction and once	d once		helping to alleviate	
			any	any new settlement is		proportion of		development is complete	complete		emissions to air,	
			ассе	accessible, well served by		development delivered		however, it is considered	onsidered		although it should be	
			qnd .	public transport and		centrally and new		likely that this option	ption		noted that there is the	
			פַּב	rporates a range of		development at villages		would generate a higher	a higher		potential that locating	
			serv	services and facilities in		could increase service		number of transport	sport		new development along	
			ord.	order to reduce the need to		provision in these		movements compared to	npared to		key transport corridors	
			travel.			locations. Equally,		Options I and	20		could also serve to	
			ć	201 20140		nowever, increasing		zgenerating nigner	Jeu.		encourage travel by car.	
			P of	Overall, tills option nas boon accosted as baying a		urban araa could furthar		particularly if pow	,		On balance this postion	
			Dec 2	mixed notitive and		ovacorbato ovicting air		particularly if flew	ow +00		ber been errented er	
			משלא של	ed positive and		cuality issues whilst there		settlements are a	בווסר איפוו		having a mixed nositive	
			יוֹם יוֹם	objective		romaine a rick that		transport)		יייין אייין	
			<u> </u>			development at villages if		u alisport.			this objective	
						development at vinages, in		overall this pation has	ion bac		uns objective:	
						could result in increased		been accessed as having	uon nas			
						travel.		a mixed positive and	and			
								negative effect on this	on this			
						Overall, this option has		objective.				
						been assessed as having a		,				
						mixed positive and						
						negative effect on this						
						objective.						
Redu	Reduce risk of flooding;	0	Part	rts of York and its	0	Parts of York and its	0	Parts of York and its	d its	0	Parts of York and its	
Ensn	Ensure development location and design	design	surr	surrounding area are at		surrounding area are at		surrounding area are at	a are at		surrounding area are at	
does	does not negatively impact on flood risk;	od risk;	sign	significant risk of flooding.		significant risk of flooding.		significant risk of	-		significant risk of	
Deli	Deliver or incorporate through design	sign	It IS	It is anticipated that this		It is anticipated that this		flooding. It is	1111		flooding. It is	
sust	sustainable urban drainage systems	ns	- ob	option will result in the		option will result in the		anticipated that this	culls		anticipated that this	
(SuDs).	15).		deve	development of greenfield		development of		option will result in the	t in the		option will result in the	
				wnich could increase		greenield land Willon		developinent of	1.1		development of	
			Sur	surrace water run off and,		could increase surface		greentield land which	wnich		greenfield land which	
				In consequence, 1100d risk.		water run oll and, in		could increase surrace	uriace d is		could increase surface	
			\$ £	nowever, until the location		Collisequerice, Illoou fisk. However Tintil the		consequence flood risk	Iu, III		consequence flood risk	
			2 2	or new development is		nowever, until the		However until the	ood risk.		Collsequence, nood risk.	
				considered to be uncertain		develonment is known		location of new	2		location of new	
			1	Complete to the control of the contr		officeting and considered to		double month in known	2,000		development is brown	

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	Very positive impact likely	e impact	Positive impact likely	No significant no clear link	cant effect nk	/ Uncertain or insufficient information	or ation	Negative impact likely	Very likely	negative impact	Positive or negative im how it is implemented	gative ir emented	Positive or negative impact depending on how it is implemented	
					expect	expected that any		be uncertain. Further, it		effects are considered to	sidered to	ef	effects are considered to	_
					incorp	development would incorporate appropriate		any development would		would be expected that	ted that	žŠ	be uncertaint. Further, it would be expected that	
					flood	flood risk prevention		incorporate appropriate		any development would	nt would	an	any development would	
					measni	measures, informed by a		flood risk prevention		incorporate appropriate	oropriate	ij	incorporate appropriate	
					FRA. C	FRA. Overall, this option		measures, informed by a		flood risk prevention	intion	flc	flood risk prevention	
					has the	has therefore been		FRA. Overall, this option		measures, informed by a	rmed by a	Ē	measures, informed by a	_
					assesse	assessed as having a		has therefore been		FRA. Overall, this option	his option	F.F.	FRA. Overall, this option	_
					neutra	neutral effect on this		assessed as having a		has therefore been	neen	hâ	has therefore been	
					objective	ve.		neutral effect on this		assessed as having a	ring a	as	assessed as having a	
								objective.		neutral effect on this	n this	# C	neutral effect on this objective	
	Conserve	Preserv	Preserve or enhance the special	+	-	Development within the	-	Under this option, it is	1	Option 3 would,		Ą	As under Options 1, 2	
	or enhance	charact	character and setting of the historic city;	c city;	existin	existing urban area, urban		envisaged that a greater		compared to Options 1	ptions 1	ar	and 3, development	
	York's	Promot	Promote or enhance local culture;		extens	extensions and a new		proportion of		and 2, potentially relieve	Illy relieve	*	within the existing urban	_
	historic	Preserv	Preserve or enhance designated and	ρι	settlen	settlement have the		development would be		pressure on heritage	ritage	ar	area and urban	
	environme	non-de	non-designated heritage assets and their	d their	potent	potential to generate a		located within and		assets within the urban	he urban	á	extensions have the	
	nt, cultural	setting;			substa	substantial impact on		adjacent to the existing		area by directing a large	ng a large	ğ	potential to generate a	
	heritage,	Preserv	Preserve or enhance those elements	ıts	York's	York's cultural heritage		urban area relative to		proportion of new	new .	SL	substantial impact on	
	character	which c	which contribute to the 6 Principle		assets.	assets. Negative effects on		Option 1. Development		development toward	oward	×	York's cultural heritage	
	and setting	Charact	Characteristics of the City as identified in	fied in	these 8	these assets and the		pressure in these		new settlements.	ts.	as	assets. Negative effects	
		the Her	the Heritage Topic Paper.		charac	character of York may be		locations could serve to		However, the need to	need to	ō	on these assets and the	
					both si	both short term and		increase the risk of		focus development at	nent at	ਹੈ.	character of York may be	Φ
					tempo	temporary, as a result of		adverse impacts on		new settlements	ts	ğ	both short term and	
					tempo	temporary disturbance		heritage assets and the		(alongside urban		. te	temporary, as a result of	_
					during	during construction, and		historic character and		extensions) could result	uld result	벨 -	temporary disturbance	_
					perma	permanent, as a result of		setting of the City. In		in the development of	nent of	ਰ ਹੈ	during construction, and	.
					me all	the direct loss of assets of		consequence, uns option		iand that currently	rilly	ă. 1	permanent as a result of	_
					Impact the Cit	Impacts on the setting of		nas been assessed as		protects or contributes to	itributes to	± 6	the direct loss of assets	,
						the City and its assets.		naving a negative enect		נווב אבנוווון סו נווב כונא.	ile city.	5 6	of the City and its assets	20
					Howev	However, in also directing		of this objective.		Overall, this option has	tion has	5	or the city and its assets Under this option it is	
					develo	development towards				been assessed as having	as having	ar	anticipated that a far	
					urban	urban extensions and a				a significant negative	gative	g	greater proportion of	
					new se	new settlement, this option				effect on this objective.	bjective.	n a	new development would	~
					may he	may help to relieve some						þę	be located within or	
					bressu	pressure on these assets.						ac	adjacent to the existing	
					Additic	Additionally, through						'n	urban area relative to	
					develo	development within the						ō	Options 1, 2 and 3 and in	_
					nrban	urban area, there may be						8	consequence the risk of	
					opport	opportunities to enhance						ac	adverse impacts on	
					the set	the settings of heritage						Ϋ́	heritage assets and the	
					assets	assets as well as access to						hi	historic character of the	

L				(-		I		1	l	
EX	Very positive impact	ve impact	Positive impact likely	O No significant	icant effect	/ Uncertain	ı Z	- Negative impact likely	Verv neg	negative impact	Positive or r	egative	Positive or negative impact depending on
K				no clear link	5	insufficient information					how it is implemented	plement	ed ed
					them.	them. Further, it is noted							City may be increased.
					Green F	Belt Appraisal study							Overall, this option has
					places :	places strong emphasis on							been assessed as having
					setting	setting and special							objective.
					charact	character of York and in consequence it can be							
					reason:	reasonably assumed that							
					allocate	allocated sites would not							
					have a effect i	have a significant adverse effect in this regard.							
					200	acitac sidt							
					On paig	On balance, this option has							
					mixed	mixed positive and							
					negative e	negative effect on this							
15	Protect and	• Preser	Preserve or enhance the landscape		+ This op	n is likely to	/ - +	As under Option 1, this	-	Whilst this option could	n could		As under Options 1 and
	enhance	includ	including areas of landscape value	C)	resulti	result in the substantial	<u> </u>	option is likely to result in		serve to reduce the	the		2, this option is likely to
	York's	• Protections	Protect or enhance geologically		develo	development of greenfield		the substantial development of		pressure on townscapes	nscapes		result in the substantial
	built	Promo	Important sites; Dromote bigh quelity design in context	tota	sites fro	sites from York's Green	J (1)	greenfield land and the		away from the urban	rban		greenfield land and the
	landscape	with it	Fromote ingil quality design in context with its urban and rural landscape and in	ntext and in	Belt. T	Belt. This could affect	. ·	removal of sites from		area, relative to Options	Options		removal of sites from
		line w	line with the "landscape and Setting"	ng"	landsca	landscape character		York's Green Belt which		1 and 2, this option is	ion is		York's Green Belt which
		within	within the Heritage Topic Paper.		includir	including the openness of		could affect landscape		likely to result in a	a,		could affect landscape
					the are	the area and importantly		character. Whilst this		greater proportion of	on ot		character. Whilst this
					from/to	from/toward Minster		option would not involve the development of a		development being	all o		option would not involve the development of a
					tower \	tower which is the key	_	new settlement, it may		greenfield land and the	nd the		new settlement, it may
					definin	defining feature of the		increase		removal of a larger	ger		increase
					skyline	skyline of York.		landscape/townscape		number of sites from	from		landscape/townscape
					Develo	pment may also	Ì	Impacts Within and		rork's Green Beit to	1 10		Impacts within and
					visual a	arrect townscape and the visual amenity of	0 _	adjacent to the existing urban area whilst		support new setti This could have a	nements.		adjacent to the existing urban area and result in
					residen	residential and recreational		development at villages		substantial impact on	ct on		more linear forms of
					recepto	receptors both in the short		could affect local		landscape character. In	cter. In		development which
					term de	term during construction		landscape character.		consequence, this option	is option		follow key transport
					and on	and once development is		3		has been assessed as	ed as		corridors and which
					complete	ite.		Notwithstanding, like		having a significant	ant		would be at odds with
					Howev	However, focusing		Option I, development within the existing urban		negative effect on this objective.	n tnis		the existing compact urban form of York. In
						0		D			_		

	nding on		has been assessed as having a negative effect on this objective. It is objective.	tise on 2); I Prioritise
	I Positive or negative impact depending on how it is implemented	5	consequence, this option has been assessed as having a negative effect on this objective. On this objective.	otion 1); Priorii services (Optio Option 3); and
1	I Positive or negative im how it is implemented		tions are ide	tlement (Op to levels of s ettlements (rtion 4).
			l of four opt	igle new set ges subject 1 on of new se orridors (Op
	Very negative impact likely		opment. A tota	orovision of a sin ision in the villag bugh the provisid able transport α
	Very likely	65	ve v	ough the p ough provi a and thro ey sustaina
	Negative impact likely		development within and adjacent to the existing unana area may present an adjacent to the existing unana area is expected to have allogic true. The printinities adverse impacts or indicase characters and assa approaches to the first on this objective. The province of the province of the approaches to the characters and that the openness of the approaches to the character of the approaches to the critical and that the openness of the approaches to the critical and registive effect on this objective. This objective characters and assapproaches to the character of the unana edge. In this is objective. This objective characters and are approaches to the character of the unana edge. In this objective continue to strongly influence the character of the unana edge. In this objective. This objective characters and registive effect on this objective. Development within the existing the area may existing the area may existing the area of the unana positive effect on this objective. Overall, this option has been assessed as having a migrative effect on this objective. Overall, this option has been assessed as having a migrative effect on this objective. Disconponent of the existing that the control of the colopment. A total of four options are identified, namely: Prioritise	development within and/or as an extension to the urban area and through the provision of a single new settlement (Option 1); Prioritise development within and/or as an extension to the urban area and through provision in the villages subject to levels of services (Option 2); Prioritise development within and/or as an extension to the urban area and through the provision of new settlements (Option 3); and Prioritise development within and/or as an extension to the urban area along key sustainable transport corridors (Option 4).
			gy conside	tension to tension to r as an exi tension to
	Uncertain or insufficient information		development within and adjacent to the existing urban area is expected to help minimise adverse impacts on landscape character and ease development pressure on important assets. It is also expected that the openness of the approaches to the City would be retained where possible and that the Green Wedges would continue to strongly influence the character of the urban edge. In this context, it is noted that the Approach to Green Belt Appraisal Study (2003) identifies these factors, amongst others, as defining the historic character and setting of York. Development within the existing urban area may present an opportunity to improve townscape which could have a long term positive effect on this objective. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.	iin and/or as an exi iin and/or as an exi ment within and/o iin and/or as an exi
	ant effect / k		development within adjacent to the exist urban area is expect help minimise adver impacts on landscap character and ease development pressure important assets. It expected that the of of the approaches to city would be retain where possible and Green Wedges would Green Wedges would continue to strongly influence the charact the urban edge. In the urban edge. In the urban edge. In the urban edge. In the urban edge on the context, it is noted the Approach to Green Bypraisal Study (200 identifies these fact amongst others, as the historic character setting of York. Development within existing urban area in present an opporture improve townscape could have a long te positive effect on the objective. Overall, this option I been assessed as ham mixed positive effect on the objective.	velopment with velopment with ioritise develop velopment with
I	O No significant no clear link	5	E d	d P de
	Positive impact likely			
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	KEA		General	

++ O ? - - - - Very positive impact Positive impact likely No significant effect / Uncertain or Negative impact likely Very negative insufficient insufficient information	1							
positive impact Positive impact likely No significant effect / Uncertain or Negative impact likely Very negative no clear link insufficient information		++	+	0	خ			
likely no clear link insufficient information	KEY	positive	ive impac	nt effec	certain	gative impact	negativ	Positive or negative impact depending on
		likely		no clear link	suffi		likely	how it is implemented

Option 1

Yorkshire Sub Region. As this option will deliver a large proportion of new housing and economic development in or within close proximity to the expected to meet the overall housing and employment land requirements for the City of York over the plan period and will improve the viability City's most deprived areas and is expected to enhance the viability of existing services and facilities and deliver new provision, it has also been assessed as having a significant positive effect on equality and accessibility (Objective 5). Further positive effects were identified in respect of and vitality of the City Centre, helping York fulfil its role as a key economic driver within both the Leeds City Region and the York and North This option has been assessed as having a significant positive effect on housing (Objective 1) and employment (Objective 4). The option is education (Objective 3), transport (Objective 5) and climate change (Objective 7).

(e.g. noise and emissions to air) impact on habitat and species in both the short term during construction and once development is complete. In new settlement, which would result in the loss of substantial areas of greenfield land, it may have both a direct (e.g. loss of habitat) and indirect No significant negative effects were identified in respect of this option. As Option 1 would involve the development of urban extensions and a consequence, the option has been assessed as having a negative effect on biodiversity (Objective 8).

heritage (Objective 14) and landscape (Objective 15). This principally reflects the benefits and potential adverse impacts associated with option's Mixed positive and negative effects were identified in relation to health (Objective 2), land use (Objective 9), air quality (Objective 12), cultural focus of new development both within and adjacent to the existing urban area and at a new settlement.

Option

As under Option 1, this option has been assessed as having a significant positive effect on housing (Objective 1) and employment (Objective 4) in there is a risk that development in these locations may not be of a scale required to support the provision of new facilities and services. Positive supporting the delivery of housing and economic development to meet the needs of the City of York. Effects against equality and accessibility (Objective 5) are, however, considered likely to be more minor as this option would direct a larger proportion of development toward smaller settlements which could restrict the delivery of affordable housing (given the range and type of sites available at these settlements). Further, pressure on existing educational facilities and result in new development in locations that increase the need to travel (i.e. villages). Further education(Objective 3) and transport (Objective 5) under Option 1 were considered to be more mixed as this option could place additional mixed positive and negative effects were identified in relation to health (Objective 2), land use (Objective 9), air quality (Objective 12) and effects were also identified in respect of climate change (Objective 7) although those positive effects assessed a being positive against landscape (Objective 15).

heritage assets and the historic character and setting of the City. In consequence, this option has also been assessed as having a negative effect extensions which would result in the loss of substantial areas of greenfield land and could therefore affect habitat and species in both the short biodiversity (Objective 8). Under this option, it is envisaged that a greater proportion of development would be located within and adjacent to the existing urban area relative to Option 1. Development pressure in these locations could serve to increase the risk of adverse impacts on term during construction and once development is complete. In consequence, this option has been assessed as having a negative effect on No significant negative effects were identified in respect of this option. Like Option 1, this option would involve the development of urban on cultural heritage (Objective 14).

Option 3

Like Options 1 and 2, this option has been assessed as having a significant positive effect on housing (Objective 1) and employment (Objective 4) in supporting the delivery of housing and economic development to meet the needs of the City of York. Positive effects were also identified in respect of objectives relating to education (Objective 3) and equality and accessibility (Objective 5).

Very positive impact Positive impact likely No significant effect / Uncertain or Negative impact likely Very negative impact Positive or negative in no clear link insufficient information Negative impact Negative impact Positive or negative in pact Positive or negative in pact Positive in pact	 ++	+	0	خ		***		
no clear link insufficient information likely how it is implemente	Very positive impact	sitive impact li	o significant effe	certain	gative impact lik	ery negative i	npact F	sitive or n
	likely		=	cient informatio		likely	_	it is implem

This option was also assessed as having a negative effect on transport as it would result in a substantial proportion of development being located The potential for significant negative effects have been identified in respect of biodiversity (Objective 8), land use (Objective 9), cultural heritage (Objective 14) and landscape (Objective 15). This primarily reflects the scale of development that would be required on greendfield sites within at new settlements, away from the main urban area and City Centre which may increase the need to travel. In view of the potential increase in Further mixed positive and negative effect were identified in respect of objectives relating to health (Objective 2) and air quality (Objective 12). the Green Belt under this option to accommodate new settlements and the potential for adverse impacts on ecology and landscape character. transport movements associated with this option, effects on climate change were considered to be more mixed relative to Options 1 and 2.

Option

delivery of housing and economic development to meet the needs of the City of York. In focusing new development within and adjacent to the existing urban area and along key transport corridors, this option is expected to help ensure that new development is highly accessible and in consequence it has also been assessed as having a significant positive effect on equality and access (Objective 5) and transport (Objective 6). Option 4 was also assessed as having a significant positive effect on housing (Objective 1) and employment (Objective 4) in supporting the Further positive effects were identified in respect of education (Objective 3) and climate change (Objective 7).

associated in particular with development on greenfield land. Further negative effects were also assessed against cultural heritage (Objective 14) and landscape (Objective 15) principally due to the potential for adverse impacts on the setting and special character of York as it is envisaged as This option was not assessed as having any potentially significant negative effects against any of the SA Objectives. As under the other spatial additional growth would need to be accommodated within the urban area whilst focusing development along key transport corridors could distribution options, minor negative effects were identified in relation to biodiversity due to the potential for adverse impacts on ecology result in more linear forms of development which would be at odds with the existing compact urban form of York.

Mixed positive and negative effects were identified in relation to health (Objective 2), land use (Objective 9) and air quality (Objective 12).

Preferred Approach

- and that the Green Wedges would continue to strongly influence the character of the urban edge. New development within or in close the provision of a new settlement and development at urban extensions and within the urban area may affect cultural heritage assets Environmental Impact: The preferred option would involve the development of urban extensions and a new settlement which would emissions to air) impact on habitat and species in both the short term during construction and once development is complete. Whilst and landscape character, focusing development within and adjacent to the existing urban area is expected to help ease development pressure on important assets. It is also expected that the openness of the approaches to the City would be retained where possible result in the loss of substantial areas of greenfield land, generating both a direct (e.g. loss of habitat) and indirect (e.g. noise and proximity to the existing urban area is expected to benefit from high levels of accessibility, minimising emissions to air.
- driver within both the Leeds City Region and the York and North Yorkshire Sub Region. The preferred option may also complement or **Economic Impact**: The preferred option is expected to meet the overall housing and employment land requirements for the City of York over the plan period and will improve the viability and vitality of the City Centre, helping York fulfil its role as a key economic support the City's educational institutions e.g. by supporting the Science City Sector.
- proximity to the City's most deprived areas and is expected to enhance the viability of existing services and facilities and deliver new provision. Development located within/adjacent to the main urban area is also expected to help ensure that prospective residents Social Impact: The preferred option will deliver a large proportion of new housing and economic development in or within close have good access to health and educational facilities.

The preferred option should include measures which:

Recommendations

Help ensure that the needs of smaller settlements are met.

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KEA	Very positive impact	Positive impact likely	No significant effect / Uncertain		or Negative impact likely	Very negative impact	Very negative impact Positive or negative impact depending on	
	likely		no clear link	insufficient information		likely	how it is implemented	
								ı
			Protect	Protect important open space and encourage new provision as part of new development.	d encourage new provision	as part of new development		
			Ensure	e that any new settlement is	s afforded a high degree of a	accessibility including measu	Ensure that any new settlement is afforded a high degree of accessibility including measures that promote walking and cycling and	
			noone	encourage public transport use.				
			Encou	Encourage renewable energy provision, particularly at larger sites and within the new settlement.	vision, particularly at larger	sites and within the new set	tlement.	
			Seek t	Seek to avoid development in locations affected by poor air quality.	ations affected by poor air c	quality.		
			• Avoid	Avoid development in locations that have high biodiversity and landscape value.	nat have high biodiversity ar	nd landscape value.		

Str	ategic Si	ite D	Strategic Site Development Principles			
SAO	SA Objective			Option 1 Rely on the National Planning Policy Framework to guide Strategic Site development.	Option 2 Prov development.	Option 2 Provide local level policy to guide Strategic Site development.
т	To meet the diverse housing needs of the population in a sustainable way.	• • • •	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople.	This option, alongside other Local Plan policy on housing, would be expected to support the delivery of housing at strategic sites to meet identified needs. This would be in accordance with the NPPE which seeks to deliver sustainable, inclusive and mixed communities. However, in not providing specific guidance on housing provision at strategic sites, opportunities may be lost to realise the full benefits to housing provision that strategic sites can deliver (e.g. by seeking to maximise the delivery of affordable housing. Overall, this option has been assessed as having a positive effect on this objective.		This option is expected to help ensure that housing delivery on strategic sites meets identified need. This approach may also offer additional flexibility relative to Option 1 to provide specific guidance on the mix of housing to be provided at strategic sites in terms of size, type and tenure which could, for example, maximise the delivery of affordable housing at such sites. Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.
2	Improve the health and well- being of York's population.	• • • • •	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open-space / multifunctional 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	The NPPF provides strong policy on the promotion of healthy communities including, for example, in respect of the integration of housing and economic uses with community facilities and services, open space provision as well as on pollution control. Therefore, it is expected that these principles would underpin development at strategic sites. However, without strong local direction opportunities may be lost to ensure that new development is integrated with existing facilities and green infrastructure. Further, an approach that relies on NPPF policy may generate long term pressure on existing health facilities and open space and could disincentivise the delivery of new facilities as part of strategic site		It is expected that this option would help to ensure that development at strategic sites incorporates appropriate open space and health facility provision and that such provision is phased alongside development and integrated with existing facilities. Further, a localised policy approach will help to ensure that proposals incorporate measures to encourage walking and cycling and ensure that health facilities are accessible. Overall, the option has been assessed as having a positive effect on this objective.

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KEA	Very positive impact likely	e impact	Positive impact likely No signal procession	No significant	effect / Uncertain or insufficient information	or	Negative impact likely	Very negative impact likely	ive impact	Positive or negative impact depending on how it is implemented
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		unacc	unacceptable risks to health.		Overall, this option has been assessed as having a mixed positive and negative effect on this objective.	en assessec xt on this ok	d as having a mixed bjective.			
8	Improve education, skills	• Provic	Provide good education and training opportunities for all; Support existing higher and further advantages of the statement for the stateme	+	The NPPF supports the delivery of educational facilities to meel the needs of the community. However, there is currently pressure on primary school places in some areas of York due to right demand. Reliance on the NPPF to an ideal development at	livery of edity. Howeve	The NPPF supports the delivery of educational facilities to meet the needs of the community. However, there is currently pressure on primary school places in some areas of York due to rising demand. Reliance on the NPPF to guide development at	+ It is e	expected that vision of educe tegic sites are	It is expected that this option would help to ensure that the provision of educational facilities and development at strategic sites are aligned (e.g. by ensuring that strategic sites
	ntand		continued success;		strategic stress may undermine efforts to plan positively for increased domained in the strategic strategi	nine efforts	strategic sites may undermine efforts to plan positively for	cont	ribute to educ	onto contribute to educational provision). Local policy guiding
	an effective	Provid	Provide good quality employment opportunities available to all.		account of impacts on educational facility provision. Further, a	cational fac	cility provision. Further, a	strat	tegic priorities	devenopment at surategic sites may also neip realise me strategic priorities of sub regionally important higher a
	worktorce.				reliance on the NPPF may mean that opportunities to support further and higher education in the City (for example, through	mean that on in the Ci	opportunities to support ity (for example, through	turtne York.	ner education :	turther education institutions including the University of York.
					ensuring that, where appropriate, sites delivery student	opriate, site This has he	es delivery student	Over	rall this ontio	Overall this omtion has been assessed as having nositive
					mixed positive and negative effect on this objective.	rills rids be	this objective.	effec	t on this obje	effect on this objective. There is the potential for effects on
					-		•	this (objective to b	this objective to be significant but this is subject to specific
		:			:	-	-		cy wording wh	policy wording which is currently uncertain.
4	Create jobs	• Help	Help deliver conditions for business	+	Strategic sites are likely to be play an important role in meeting	be play an I	Important role in meeting	+ This c	option presen	This option presents an opportunity to ensure, through the
	growth of a	• Delive	success and investment; Deliver a flexible and relevant workforce		economic growth objectives for the city of fork. Reliance on the NPPE as opposed to more locally specific	s for the Cr sposed to m	ore locally specific	provi	egic employm	provision of nocarry specific criteria, that development at strategic employment sites supports the delivery of wider
	sustainable	for th	for the future;		criteria may create more uncertainty with respect to the	ncertainty v	with respect to the	Plan	economic obj	Plan economic objectives and spatial strategy, helping the
	, low	Delive	Deliver and promote stable economic		potential for identified employment sites to meet local needs	ployment si	ites to meet local needs	City f	fulfil its role a	City fulfil its role as a key economic driver within both the
	carbon and	growth;	th;		and generate local employment opportunities. Further,	ment oppor	rtunities. Further,	Leed	s City Region	Leeds City Region and the York and North Yorkshire Sub
	inclusive	Enhar	Enhance the city centre and its		opportunities could be lost to ensure that strategic sites deliver	to ensure t	that strategic sites deliver	Regic	on. This may	Region. This may be achieved by, for example, including
	economy.	oddo	opportunities for business and leisure;		the range and type of premises that will help support the	nises that w	vill help support the	guida	ance on the ty	guidance on the type of sectors that will be supported by
		Provice	Provide the appropriate infrastructure		realisation of the York Economic Strategy (e.g. by facilitating	nomic Strate	egy (e.g. by facilitating	deve	lopment at st	development at strategic sites, infrastructure requirements
		for ec	for economic growth;		faster growth in advanced manufacturing, science and research,	manufactuı	ring, science and research,	and e	explicit wordin	and explicit wording which reflects the need to support the
		oddns •	Support existing employment drivers;		financial and professional services, and tourism and leisure	services, and	id tourism and leisure	Wide	r York Econor	wider York Economic Strategy. This approach may also help
		• Prom	Promote a low carbon economy.		sectors) and are supported by appropriate infrastructure.	і ву арргорі	riate intrastructure.	della	er developme or accommy (6	deliver development at strategic sites that supports a low carbon economy (e.g. by including requirements for
					Notwithstanding, one of the core planning principles of the	e core plan	ning principles of the	rene	wable energy	carbon economy (e.g. by including requirements for renewable energy provision at strategic sites).
					NPPF is to proactively drive and support sustainable economic	and suppo	ort sustainable economic			
					development and in consequence, it would be expected that	quence, it w	would be expected that	Over	all, this option	Overall, this option has been assessed as having a positive
					reliance on the NPPF to guide development at strategic	ide develop	oment at strategic	effec	t on this object	effect on this objective. There is the potential for effects on
					employment sites would have a positive effect on this objective.	ave a positiv	ive effect on this objective.	this o	objective to be	this objective to be significant but this is subject to specific
								policy	y wording wh	policy wording which is currently uncertain.
5	Help	Addre	Address existing imbalances of equality,	+	Guidance contained within the NPPF seeks to ensure that	the NPPFs	seeks to ensure that	+ This a	approach is lik	This approach is likely to help ensure that housing and
	deliver	depri	deprivation and exclusion across the		development supports inclusive communities and places a	usive comn	nunities and places a	econ	omic develop	economic development at strategic sites meets specific local
	equality	city;			strong emphasis on accessibility. In consequence, a policy	ibility. In cc	onsequence, a policy	need	ls, helping to ϵ	needs, helping to address imbalances of equality and
	and access	Provide	Provide accessible services and facilities		approach that relies on the NPPF (as well as other Local Plan	NPPF (as w	well as other Local Plan	debri	ivation across	deprivation across York. Further, through the adoption of
	to all.	for th	for the local population;		policy) to guide development at strategic sites is expected to	ent at strate	egic sites is expected to	loca	level policy to	local level policy to guide development at strategic sites
		• Provid	Provide affordable housing to meet		have a positive effect on this objective. Notwithstanding,	iis objective	e. Notwithstanding,	there	e may be an o	there may be an opportunity to maximise community
		demand;	and;		opportunities may be lost to provide more locally specific	to provide r	more locally specific	pene	ints arising irc	penents arising from such schemes (e.g. by requiring the on-

				0		-			
SOS	Very positive impact	pact	Positive impact likely	No significant effe	ant effect /	Uncertain or incufficient information	Negative impact likely	Very negative impact	t Positive or negative impact depending on how it is implemented
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	• •	Help re Promot people	Help reduce homelessness; Promote the safety and security for people and/or property.	JC	guidance and acces maximises developm	guidance on, for example, affordable housing, service provision and accessibility that reflects local circumstances and which maximises the benefits that could be derived from development at strategic sites.	housing, service provision cumstances and which derived from	site provision o development i affect, existing strategic comn	site provision of services and infrastructures, ensuring that development is well connected to, and does to adversely affect, existing provision, and requiring contributions to strategic community infrastructure and services off site).
					Overall, the	Overall, this option has been assessed as having a positive effect on this objective.	d as having a positive	Overall, this operall, this of effect on this of this objective to policy wording	Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.
Reduce the need to travel and	•	Deliver accessik and cyc	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the	king the	The NPPF sustainabl that devel	The NPPF places strong emphasis on accessibility as well on sustainable transport. It can therefore be reasonably assumed that development at strategic sites under this option would be	accessibility as well on e be reasonably assumed ider this option would be	+ This option wil development a public transpo	This option will provide an opportunity to ensure that development at strategic sites is well connected to existing public transport and, where appropriate, delivers necessary
deliver a sustainable	•	car; Deliver	car; Deliver transport infrastructure which	hich	delivered positive e	delivered in accordance with these principles, generating a positive effect on this objective. Notwithstanding, a lack of	inciples, generating a withstanding, a lack of	improvements development v	improvements to infrastructure, promotes mixed use development which reduces the need to travel and
Integrated transport	•	support Promot	supports sustainable travel options; Promote sustainable forms of travel;	s; el;	ensure wi	localised bolicy provision may affect the ability of the Plan to ensure with certainty that strategic development is well and the control of	ne ablirty of the Plan to evelopment is well	encourages we sites may also	encourages wanking and cycling. Specific policy on strategic sites may also enable guidance to be provided covering car
	•	Improv	mprove congestion.		to existing infi development.	connected to existing public transport, utilizers improvements to existing infrastructure and promotes mixed use development.	t, denvers improvements es mixed use	parking standa and contributi infrastructure.	parking standards (which can nelp manage traver uchinality and contributions to off-site strategic transport infrastructure.
					Overall, the	Overall, this option has been assessed as having a positive effect on this objective.	d as having a positive	Overall, this or effect on this or this objective t	Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.
	•	Reduce	Reduce or mitigate greenhouse gas	+ SI	Addressin	Addressing and adapting to climate change is one of the core	nange is one of the core	+ Under this opt	Under this option detailed guidance on sustainable design
minimise greenhous	minimise greenhouse	emissio Plan or	emissions from all sources;	Seringe	planning p	planning principles of the NPPF and in consequence it can be assumed that new development at strategic sites under this	n consequence it can be rategic sites under this	and renewable	and renewable energy provision at strategic sites could be provided including, for example, in respect of the potential
gases that		for the	for the likely effects of climate change;	ange;	option wo	option would be delivered in accordance with these principles,	nce with these principles,	for district hea	for district heating systems. In this context it is noted that
	•	Provide	Provide and develop energy from		generatin	generating a positive effect on this objective. However, reliance	jective. However, reliance	The Renewabl	The Renewable Energy Strategic Viability Study advises that
climate change and	75	renewable, lo	renewable, low and zero carbon bechnologies:		on the NP specific st	on the NPPF could mean that opportunities to encourage specific standards of sustainable design and on site renewable	ınıtıes to encourage gn and on site renewable	CHP and distric	CHP and district heating should be explored on several of York's key development opportunities. Further, as noted
deliver a	•	Promot	Promote sustainable design and building	uilding	provision	provision are missed. Further, as noted above, a lack of	ed above, a lack of	above, this op	above, this option will provide an opportunity to ensure
managed		materia	materials that manage the future risks	risks	localised p	localised policy provision may also affect the ability of the Plan	ect the ability of the Plan	that developm	that development at strategic sites reduces the need to
response to	0	and cor	and consequences of climate change;	ige;	to ensure	to ensure with certainty that strategic development is well	development is well	travel and pro	travel and promotes sustainable modes of transport which
its effects	•	Adhere to	Adhere to the principles of the energy	ergy	connected to existing	connected to existing public transport, delivers improvements to existing infrastructure and promotes mixed use	t, delivers improvements es mixed use	will in-turn rec	will in-turn reduce emissions.
		liler arci	<u>.</u>		developm	development, which could reduce emissions.	issions.	Overall, this op	Overall, this option has been assessed as having a positive
								effect on this o	effect on this objective. There is the potential for effects on
					Overall, th	Overall, this option has been assessed as having a positive	d as having a positive	this objective 1	this objective to be significant but this is subject to specific
					effect on 1	effect on this objective.		policy wording	policy wording which is currently uncertain.
Conserve	•	Protect	Protect and enhance international and	+ +	The NPPF	NPPF includes strong policy which seeks to protect, and	h seeks to protect, and	+ As under Optic	As under Option 1, it is expected that this option will ensure
or enhance	d)	nationa	nationally significant priority species and	es and	where ap	where appropriate deliver net gains in, biodiversity. It can be	n, biodiversity. It can be	that nature co	that nature conservation assets are conserved and
green		habitat	habitats within SACs, SPAs, RAMSARs	4Rs	assumed 1	assumed that new development at strategic sites under this	rategic sites under this	enhanced. Ho	enhanced. However, this approach is expected to help

ending on	ments a :ture , that nced and positive effects on specific	xpected to	pment at all plans and a solution espect of uDS). This and a sumption and and and a solution and a solutive	trategic Homes) aste and naterials, tainable waste
I Positive or negative impact depending on how it is implemented	ensure that development at strategic sites complements a strategic approach to planning for green infrastructure across York. This may help to ensure, for example, that linkages between assets are maintained and enhanced and new opportunities for habitat creation realised. Overall, the option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.	This option does not identify or allocate strategic sites and in consequence, effects on this objective are not expected to be significant.	The provision of detailed local guidance on development at strategic sites is expected to help ensure that development does not adversely affect water quality. Relative to Option 1, guidance could be more locally specific (e.g. in respect of surface water run off rates and requirements for SuDS). This approach may also provide an opportunity to include specific guidance which seeks to reduce water consumption (e.g. by requiring the incorporation of water efficiency measures). Overall, the option has been assessed as having a positive effect on this objective.	This approach may enable the setting of specific, strategic site standards (e.g. under the Code for Sustainable Homes) which promote the sustainable management of waste and resource use (e.g. through the use of sustainable materials, the incorporation of facilities which enable the sustainable management of waste and the on-site provision of waste
negative impact	ensure that development at strategic sites c strategic approach to planning for green inf across York. This may help to ensure, for ex linkages between assets are maintained and new opportunities for habitat creation reali Overall, the option has been assessed as har effect on this objective. There is the potenti this objective to be significant but this is sub policy wording which is currently uncertain.	This option does not ic in consequence, effect be significant.	The provision of detaile strategic sites is expectedoes not adversely affecting undance could be mosurface water run off ra approach may also proving specific guidance which (e.g. by requiring the in measures). Overall, the option has effect on this objective.	This approach may enal site standards (e.g. und which promote the sust resource use (e.g. throuthe incorporation of fact management of the incorporation of fact management of the incorporation of fact waste a fact was the incorporation of fact was the f
Very likely		0	+	+
Negative impact likely	nce with these principles, bjective.	are strategic sites and in e are not expected to be	of resources such as water in be assumed that new this option would be rinciples, generating a	e of resources and the de other Local Plan e effect on this objective.
7 Uncertain or insufficient information	option would be delivered in accordance with these principles, generating a positive effect on this objective.	This option does not identify or allocate strategic sites and in consequence, effects on this objective are not expected to be significant.	The NPPF supports the efficient use of resources such as water as well as ensuring their quality. It can be assumed that new development at strategic sites under this option would be delivered in accordance with these principles, generating a positive effect on this objective.	The NPPF encourages the efficient use of resources and the minimisation of waste which, alongside other Local Plan policies, is expected to have a positive effect on this objective.
effect /	option wo	This option consequer significant.	The NPPF as well as developm delivered positive e	The NPPF minimisat policies, is
O No significant no clear link		0	+	+
+ O O O O O O O O O O O O O O O O O O O	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.	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.	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.
npact		Re-u Prey land cont Safe and Prot encc		
Very positive impact likely	infrastructu re, bio- diversity, geo- diversity, flora and fauna for accessible high quality and connected natural environme	Use land eresources efficiently and safeguard their quality equality	• water • efficiency and quality	Reduce • waste generation • and increase level of
KEA		6	01	11

negative impact Positive or negative impact depending on how it is implemented	Overall, this option has been assessed as having a positive effect on this objective.	The provision of local policy guidance on development at strategic sites would be expected to cover environmental impacts which may include air quality. Further, as noted above, this option will provide an opportunity to ensure that development at strategic sites reduces the need to travel and promotes sustainable modes of transport which will in-turn reduce emissions. Overall, this option has been assessed as having a positive effect on this objective.	Local policy on development at strategic sites could include guidance on flood risk. The requirement for specific strategic site guidance would be dependent on the extent of guidance contained in other parts of the Plan and the nature of strategic sites taken forward.	This approach would be expected to help ensure that York's heritage assets are a key consideration in taking forward development at strategic sites. It would provide an opportunity to ensure that proposals take full account of the local context (e.g. by protecting views of York Minster) and may help to encourage the enhancement of assets. Overall, this option has been assessed as having a positive effect on this objective. There is the potential for effects on this objective to be significant but this is subject to specific policy wording which is currently uncertain.
Very likely		+	+	+
O No significant effect / Uncertain or Negative impact likely insufficient information		The NPPF states that local authorities should sustain compliance with and contribute towards EU limit values or national objectives for pollutants and that planning decisions should ensure that any new development in AQMAs is consistent with the local air quality action plan. However, as noted above, a lack of localised policy provision may affect the ability of the Plan to ensure with certainty that strategic development is well connected to existing public transport and, where appropriate delivers improvements to infrastructure and promotes mixed use development which reduces the need to travel (and associated emissions). Taking into account the NPPF and the expectation that other Local Plan policy will seek to reduce air quality impacts and promote sustainable transport, this option has been assessed as having a positive effect on this objective.	This option does not identify or allocate strategic sites and in consequence, effects on this objective are not expected to be significant. Notwithstanding, the NPPF supports flood risk mitigation and in consequence, this option has been assessed as having a positive effect on this objective.	The NPPF, allied with other Local Plan policy, would be expected to help ensure that development at strategic sites protects heritage assets. However, despite the strong protection afforded to heritage assets within the NPPF, reliance on national planning policy to guide development (and other Local Plan policy) at strategic sites may undermine opportunities to ensure that heritage is given sufficient weight in the consideration of development proposals and, moreover, that development reflects the local context. Further, without a strong strategic approach, opportunities to enhance heritage assets and to utilise them to promote wider economic growth may be lost.
O No significan no clear link		+	+	+
++		 e air 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. 	• • •	nce character and setting of the historic city; Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the Six Principle Characteristics of the City as identified in the Heritage Topic Paper.
Very p		quality.	Minimise flood risk and reduce the impact of flooding to people and property in York.	Conserve or enhance York's historic environme nt, cultural heritage, character and setting.
KEA		12	13	14

Y	‡		+ 6	0	/ 10-35- 10-02		N = 11 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		
KE	Very positive impact likely	e impact	Positive impact likely	No significa no clear link	No significant effect / no clear link	Uncertain insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
					Overall, th	Overall, this option has been assessed as having a positive effect on this objective.	d as having a positive		
15	Conserve	• Preser	Preserve or enhance the landscape		+ The NPPF s	NPPF seeks to protect and enhance landscape character	ice landscape character	+ This approach w	This approach would be expected to help ensure that York's
	and	includ	including areas of landscape value;		ld osle pue	also places strong emphasis on high quality design. It can	igh quality design. It can	landscape/town:	landscape/townscape is a key consideration in taking
	enhance	• Protec	Protect or enhance geologically		be assume	be assumed that new development at strategic sites under this	t strategic sites under this	forward develop	forward development at strategic sites. It would provide an
	York's	impor	important sites;		option wo	option would be delivered in accordance with these principles,	nce with these principles,	opportunity to e	opportunity to ensure that proposals take full account of the
	natural and	Promc	Promote high quality design in context	rtext	generating	; a positive effect on this ok	generating a positive effect on this objective. However, despite	local context (e.g	local context (e.g. by protecting views of York Minster) and
	landscape	with it	with its urban and rural landscape and in	and In	the NPDE	the strong protection amorphisms ballostable and design within the NDDE reliance on pational planning policy to guide	uscape and design within	character and to	may nelly to encourage the eminimement of landscape character and townscape (e.g. through linking development
	lalluscape.	iine w within	line with the Tandscape and Setting within the Heritage Topic Paper.	S L	developme	the Mrrr, reliance of fractional planning points to galace development at strategic sites may undermine opportunities to	ng policy to galde ndermine opportunities to	with the wider g	cial accel and cownscape (e.g. timougn mining development with the wider green infrastructure network).
					ensure tha	ensure that landscape is given sufficient weight in the	ent weight in the		
					considerat	consideration of development proposals and, moreover, that	sals and, moreover, that	Overall, this opti	Overall, this option has been assessed as having a positive
					developm	development reflects, and where possible enhances, local	sible enhances, local	effect on this ob	effect on this objective. There is the potential for effects on
					landscape	scape character.		this objective to	this objective to be significant but this is subject to specific
	-			1		1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		policy wording w	policy wording winch is currently uncertain.
General	eral				I nis component (Policy Framework	of the spatial strategy consi- cto guide Strategic Site dev	iders two options covering d /elopment (Option 1); and Pr	evelopment at strategic si rovide local level policy to	Inis component of the spatial strategy considers two options covering development at strategic sites, namely: Rely on the National Planning Policy Framework to guide Strategic Site development (Option 1); and Provide local level policy to guide Strategic Site development (Option 2).
								•	
					Option 1				
					No significant pos	itive effects have been ide	ntified in respect of this opti	ion. The NPPF includes a r	No significant positive effects have been identified in respect of this option. The NPPF includes a range of policy measures designed to, inter-
					alla, support nou.	sing and economic develop	ment, protect and ennance	tne bullt and hatural envil	alla, support nousing and economic development, protect and ennance the built and natural environment and address climate change. In concernance, this parties have been accessed as baying a pacitive affect across the majority of the SA Objectives. However, not providing locally
				-,	specific policy to	s option has been assessed quide development at strat	egic sites may affect the abi	lity of the Plan to ensure t	consequence, this option has been assessed as naving a positive effect across the majority of the SA objectives. However, not providing local specific policy to guide development at strategic sites may affect the ability of the Plan to ensure that proposals fully reflect the local context
					e.g. in respect of	the natural and built envir	onment) and, further, oppor	tunities to maximise the	(e.g. in respect of the natural and built environment) and, further, opportunities to maximise the potential benefits that could arise from
					development (e.g	in respect of the provision	n of affordable housing, loca	I services and facilities etc	development (e.g. in respect of the provision of affordable housing, local services and facilities etc) could be lost. In this context, mixed
					positive and nega	tive effects on health (Obje	ective 2) and education (Obj.	ective 3) were identified w	positive and negative effects on health (Objective 2) and education (Objective 3) were identified which primarily reflects the potential that
					rellance on the N the delivery of ne	reliance on the NPPF may generate long term pressure on existing the delivery of new facilities as part of strategic site development.	m pressure on existing healti ខ្ញic site development.	n tacilities, open space an	reliance on the NPPF may generate long term pressure on existing health facilities, open space and primary schools and could disincentivise the delivery of new facilities as part of strategic site development.
					No significant ne{	sative or negative effects ha	No significant negative or negative effects have been identified during the assessment.	ne assessment.	
				•	Option 2 This option has be	en assessed as having a pc	ositive effect across the maic	ority of the SA Objectives.	Option 2 This option has been assessed as having a positive effect across the maiority of the SA Objectives. Local policy covering development at
					strategic sites wo	uld reflect the overarching	Plan objectives for sustainal	ble development and help	strategic sites would reflect the overarching Plan objectives for sustainable development and help ensure that proposals take full account of
					נחשהר: המחודות והיה והיה והיה והיה והיה היה היה היה הי	Further, this option could bich sites are located and b	heip to maximise the potent	ual benenus unau may be c ial to generate significant	the local context. Fut thet, this option could help to maximise the potential behelits that may be defined from hew development to the local communities in which sites are located and havond. This has the notemental to generate significant positive offerts across several SA phiertiviss
					ncluding in respe	ct of housing (Objective 1),	, education (Objective 3), em	ngi to generate significant oployment (Objective 4), t	communicam which sites are located and beyong. This has the potential to generate significant bosinive effects across several on objectives including in respect of housing (Objective 1), education (Objective 3), employment (Objective 4), transport (Objective 6), climate change
					(Objective 7), bio	diversity (Objective 8), cult	ural heritage (Objective 14)	and landscape (Objective	(Objective 7), biodiversity (Objective 8), cultural heritage (Objective 14) and landscape (Objective 15), although this is subject to the scope of
					specific policy wo	icy wording which is currently uncertain.	icertain.		
				-	The option is not	expected to generate any	is not expected to generate any significant or minor negative effects.	effects.	
Prefe	Preferred Approach			•	Environmen	tal Impact: The preferred o	option will help to conserve a	and enhance the City's im	Environmental Impact: The preferred option will help to conserve and enhance the City's important built and environmental assets and

++O?IkelyVery positive impactPositive impactNo significant effectUncertainOr Negative impact likelyVery negative impactPositive or negative impact depending on negative impact in negative impact depending on negative impact in negative impact i	1							
Very positive impact Positive impact likely No significant effect / Uncertain or Negative impact likely Very negative impact Positive or negative impact depending Inkely Inkely No clear link Insert or negative impact depending Inkely I		++	+	0	?			
likely no clear link insufficient information likely how it is implemente.		positive imp	itive impact lik	significant effe	certain	gative impact lik	ery negative in	sitive or negative impact depending
		likely		=	sufficient informatio		likely	it is implemente

,	++	+	0	خ	-		
KEA	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear link	insufficient information		likely	how it is implemented
			has the pot	ne potential to reduce resource use and emissions to air.	se and emissions to air.		
			Economic In	npact: The preferred option	presents an opportunity to	ensure that development a	Economic Impact: The preferred option presents an opportunity to ensure that development at strategic employment sites supports the
			delivery of v	wider Plan economic object	ives and spatial strategy, he	siping the City fulfil its role a	delivery of wider Plan economic objectives and spatial strategy, helping the City fulfil its role as a key economic driver within both the
			Leeds City R	Leeds City Region and the York and North Yorkshire Sub Region.	rth Yorkshire Sub Region.		
			Social Impac	ct: The preferred option is e	xpected to help ensure that	t housing delivery on strateg	Impact: The preferred option is expected to help ensure that housing delivery on strategic sites meets identified need and is
			aligned with	aligned with the provision of community facilities and services.	ty facilities and services.		
Recom	Recommendations		In drafting detaile	In drafting detailed policy wording, consideration should be given to:	ation should be given to:		
			Identifying s	Identifying specific affordable housing requirements on strategic sites, if appropriate.	requirements on strategic si	tes, if appropriate.	
			Ensuring that	Ensuring that development is well connected to existing community services and facilities including green infrastructure.	ected to existing communit	y services and facilities inclu	Iding green infrastructure.
			Requiring th	ne provision of community fa	acilities, services and infrast	tructure to meet local comn	Requiring the provision of community facilities, services and infrastructure to meet local community as well as strategic needs.
			Aligning poli	Aligning policy wording with the vision/objectives of the York Economic Strategy.	objectives of the York Econ	omic Strategy.	
			Requiring de	Requiring development to promote sustainable modes of transport including walking and cycling.	tainable modes of transpor	t including walking and cycli	ng.
			Including gu	Including guidance relating to car parking standards, if appropriate.	ng standards, if appropriate		
			Requiring cc	Requiring contributions to strategic transport infrastructure, if required.	nsport infrastructure, if requ	uired.	
			Requiring sp	oecific standards of design ir	ncluding in respect of the pr	ovision of renewable energ	Requiring specific standards of design including in respect of the provision of renewable energy infrastructure, if appropriate.
			• Including loc	Including locally specific principles which reflect the characteristics of York's natural and built environment	th reflect the characteristics	of York's natural and built	environment

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

	+	0		<u>ر</u>					Ĺ	l	
Very positive impact likely	Positive impact likely	No significant no clear link	nt effect /	Uncertain or insufficient information		Negative impact likely	Very ne likely	negative impact	Positive or negative im how it is implemented	gative impa emented	Positive or negative impact depending on how it is implemented
			meet identifie consequence, has been asser having a posit this objective.	meet identified needs. In consequence, this option has been assessed as having a positive effect on this objective.	8 5 5 6	consequence, this option has been assessed as having a negative effect on this objective.		stage, this option may restrict future flexibility to respond to changes in circumstances such as updated housing requirement forecasts and could result in sites that would not be developable or deliverable in the future being allocated which may undermine the ability of future plans to meet housing needs. This has been assessed as having a negative effect on this objective.	may cibility to es in the as casts and es that elopable hich may sility of eet his has having a	by ex of Plancian Pla	by extension, the ability of Plan reviews to respond to changes to the socio-economic and environmental baseline. In consequence, the option has been assessed as having a positive effect on this objective.
Avoid locating environment negatively im Improve accefunctional op Promotes a hacess to leis cycling) Improves accemply improves acceptaing For residents; Ensure that Is contamination unacceptable	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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.	ee 0 Idh; Julti- Jalking / Pose	This option would co to restrict developm within the Green Bel accordance with poli contained within the This will encourage development within urban area which inlikely to help ensure new development is accessible to health facilities. Further, th option may help to pland from development in accessible to health facilities. Further, the option may help to pland from development that fulfils an open si function (for example City's Green Wedges thereby supporting hifestyles. Notwithst in identifying the prin purpose of the Green the option may resul exclusion of a larger land from the Green (relative to Option 2) may (depending on it perform an open son servers)	This option would continue to restrict development within the Green Belt, in accordance with policy contained within the NPPF. This will encourage development within the urban area which in-turn is likely to help ensure that new development is accessible to health facilities. Further, the option may help to protect land from development that fulfils an open space function (for example, the City's Green Wedges), thereby supporting healthy lifestyles. Notwithstanding, in identifying the primary purpose of the Green Belt, the option may result in the exclusion of a larger area of land from the Green Belt (relative to Option 2) which may (depending on its use) perform an open space		Under Option 2, it is assumed that the volume of land excluded from the Green Belt would be less (relative to Option 1). This would help to ensure that Green Belt which performs an open space function would be retained. This approach may also result in an increase concentration of development within the existing urban area. However, whilst this could protect open space within the Green Belt from development, increased development, increased development pressure may lead to a loss of urban open space which could have an adverse effect on this objective. Overall, the option has been assessed as having a neutral effect an this objective.	+	Excluding sites from the Green Belt to meet long term growth requirements may help to ensure that the Green Belt endures beyond the plan period. This could serve to protect important areas open space, facilitating healthy lifestyles. However, site allocation could potentially increase pressure for development on these sites, resulting in the loss of open space earlier, although this is currently uncertain. Given the inherent uncertainties in forecasting future land requirements, this option could result in land being unnecessary excluded from the Green Belt and could potentially affect the ability of future policy to respond changes in	art the set long lirements re that dures are to protect oppose protect oppose re, site otentially for the loss lier, arrently the nites in alded from debeing acould the ability respond could so soption as a special oppose.	the Green to protect areas of o facilitatin lifestyles. longer ter the plan p potential Green Bel serves an function t without a replacem could hav effect on I Notwithst Option wc greater de flexibility Option 3 been asse positive e objective.	Safeguarding land within the Green Belt may help to protect important areas of open space, facilitating healthy lifestyles. However, in the longer term (i.e. beyond the plan period) there is potential for safeguarded Green Belt land which serves an open space function to be lost which, without adequate replacement provision, could have a negative effect on health. Notwithstanding, this option would afford a greater degree of flexibility relative to Option 3 and overall it has been assessed as having a positive effect on this objective.

Positive or negative impact depending on how it is implemented		Under this option, land could be safeguarded to meet longer term educational needs. Relative to Option 3, this option also has the potential to provide a greater degree of flexibility in respect of site choice in the future and, by extension, the ability of Plan reviews to respond to changes in the socio-economic and environmental baseline. This has been assessed as this objective.	Under this option, land could be safeguarded to meet longer term employment needs. Relative to Option 3, the has the potential to provide a greater degree
negative		+	+
negative impact Positive or negative im how it is implemented	need for additional open space, undermining the ability of future plans to promote healthy lifestyles. Further, should allocated sites no longer be appropriate (due to changes in the baseline), it may be necessary to review Green Belt boundaries which presents the risk of loss of additional open space. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.	This option will enable the allocation of sites to meet long term development needs which may include educational facilities. However, the allocation of sites now could undermine the future ability of the Council to respond to changes in circumstances beyond the plan period which could include, for example, the need for additional educational facilities. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.	Under this option sites would be excluded from the Green Belt to meet longer term development needs (i.e. beyond the plan period) including for employment and in
Very likely		+ \ 1	+
Negative impact likely		This option is not expected to have a significant effect on this objective.	This option would give equal weight to all Green Belt purposes identified within the NPPF. This could limit the volume of land made available for economic development in
or		0	
effect / Uncertain or insufficient information	function (although this is not a specific Green Belt purpose) in the longer term. Overall, this option has been assessed as having a neutral effect on this objective.	This option is not expected to have a significant effect on this objective.	In identifying a primary purpose of the York Green Belt (to preserve the setting and special character of York), this option could enable a greater degree of flexibility with respect to
Ħ		0	+
mpact Positive impact likely No significant no clear link		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.	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
++ Very positive impact likely		rong me rive se e	obs - of a - of
Very po		Improve education, skills developme in t and training for an effective workforce	Create jobs and deliver growth of a sustainable , low carbon and inclusive
KEA		m	4

	Positive or negative impact depending on how it is implemented	of flexibility in respect of site choice in the future and, by extension, the ability of Plan reviews to respond to changes in the socio-economic and environmental baseline. In consequence, the option has been assessed as having a positive effect on this objective.	Under this option, land could be safeguarded to meet longer term needs for services and facilities as well as housing (including affordable provision). This has been assessed as having a positive effect on this objective.
	gative i		+
-		consequence, the option has been assessed as having a positive effect on this objective. Notwithstanding, in allocating sites at this stage, this option may restrict future flexibility to respond to changes in circumstances such as updated employment land requirements forecasts and other economic conditions and could result in sites that would not be developable or deliverable in the future being allocated which may undermine the ability of future plans to accommodate economic growth. This has been assessed as having a negative effect on this objective.	This option may enable the allocation of sites to meet long term development needs including in respect of community facilities and services. However, the allocation of sites now could undermine the future ability of the Council to respond to changes in circumstances and community needs beyond the plan period. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.
	negative impact	consequence, the option has been assessed as having a positive effect on this objective. Notwithstanding, in allocating sites at this stage, this option may restrict future flexibility to respond to changes in circumstances such as updated employment land requirements forecasts an other economic conditions and could result in sites that would not be developable or deliverable in the future being allocated which may undermine the ability of future plans to accommodate economic growth. This has been assessed as having a negative effect on this objective.	This option may enable the allocation of sites to meet long term development needs including in respect of community facilities and services. However, the allocation of sites now could undermine the future ability of the Counc to respond to changes in circumstances and community needs beyond the plan period. Overall, this option has been assessed as having a mixed positive and negative effection.
	Very likely		+
	Negative impact likely	the longer term (relative to Option 1) meaning that objectives for economic growth are not met. In consequence, this option has been assessed as having a negative effect on this objective.	As under Option 1, Green Belt policy will help focus new development within the urban area which in- turn is expected increase accessibility. Under this option it is expected that less land would be excluded from the Green Belt (relative to Option 1). Whilst this could in theory increase the concentration of development within the existing urban area (thereby enhancing the accessibility of development), it is
-	or		+
2	Uncertain or insufficient information	land that could be excluded from the Green Belt. This may in-turn increase the extent of land that could be taken forwarded for economic development to meet needs in the longer term (relative to Option 2). In consequence, this option has been assessed as having a positive effect on this objective.	Green Belt policy will help focus new development within the urban area which in-turn is expected increase accessibility. It is assumed that this option would potentially facilitate the exclusion of a larger area of land from the Green Belt to meet the development needs of York (relative to Option 2). This approach may therefore provide greater scope (relative to Option 2) to meet affordable housing needs and deliver community facilities and
	ant effect / k	land that coul from the Gree may in-turn in extent of land taken forward economic dev meet needs in term (relative In consequenc has been asse having a posit this objective.	Green Belt policy focus new develow within the urban a which in-turn is estimated that this assumed that this would potentially the exclusion of a area of land from Belt to meet the development need (relative to Option approach may the provide greater so (relative to Option meet affordable h needs and deliver community facilities.
	No significant no clear link		+
-	Positive impact likely No	opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy.	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.
	t	opport. Support Provide	Address deprivati deprivati city; Provide a for the lo Provide a demand; Help redi Promote people ai
	ve impac	• • •	
11	Very positive impact	есопошу	Help deliver equality and access to all
	KEA		N

	Positive or negative impact depending on how it is implemented	
-	Very negative impact Positive or likely how it is in	
	Negative impact likely Ve	considered more likely that this approach would restrict development coming forward in the longer term to meet needs. Overall, the option has been assessed as having a mixed positive and negative effect on this objective.
Č.	ificant effect / Uncertain or link insufficient information	services in the longer term. The development of land excluded from the Green Belt could (subject to their location) mean that relatively inaccessible sites come forward and may draw development away from the urban area, reducing accessibility. Overall, this option has been assessed as having a positive effect on this objective.
+	Positive impact likely No significant no clear link	

														Π.	_
,	‡		+	0		(**	0	-		1					
KE	Very positive impact likely	pact	Positive impact likely	No significant no clear link	r	effect / L	Uncertain insufficient information		Negative impact likely	Very r likely	negative impact	Positive or negative im how it is implemented	egative lement	Positive or negative impact depending on how it is implemented	
					ਰ ਹ	objective.					effects in this regard are	ard are		proposals known effects	ts
											considered to be uncertain. Notwithstanding this	uncertain. this		in this regard are considered to be	
											option could potentially	utially		uncertain. Overall this	
											affect the ability of future	of future		option has been assessed	eq
											policy to respond to	to		as having a positive effect	ect
											changing circumstances	tances		on this objective for the	e +
											such as public transport	nsport		duration of the plan but	ב ב
											provision and in	aoition.		an uncertain errect in the longer term	e
											could have an adverse	yerse			
											effect on this objective in	ective in			
											the longer term. Overall,	Overall,			
											the option has been	en			
											assessed as having a mixed	ng a mixed			
											positive and negative effect on this objective.	ative effect			
7	• To	Reduce	Reduce or mitigate greenhouse gas		+ As	As noted abo	oted above, Green Belt +	A	As under Option 1, Green	+	As noted above, excluding		÷ +	As noted above, this	
	minimise	emissic	emissions from all sources;		ğ	olicy will he	policy will help focus new	В	Belt policy will help focus		sites from the Green Belt	een Belt		policy will protect Green	č
	• asnoquaed	Plan or	Plan or implement adaptation measures	asures	ช้	evelopmen	development within the	ے	new development within		to meet long term growth	n growth		Belt land from	
	gases that	for the	for the likely effects of climate change;	ange;	5	ban area v	urban area which in-turn is	₽	the urban area which in-		requirements may help to	y help to		development during the	e
	cause	Provide	Provide and develop energy from		á	(pected to	expected to promote the	Ħ.	turn is expected to		ensure that the Green Belt	ireen Belt		plan period (and possibly	<u>~</u>
	climate	renewa	renewable, low and zero carbon		2	se of walki	use of walking, cycling and	d.	promote the use of		endures beyond the plan	the plan		beyond). In accordance	a)
	change and	technologies;	logies;		ಕ_	ablic trans،	public transport and in-turn	\$	walking, cycling and		period which could in-turn	ld in-turn		with policy contained	
	deliver a •	Promo	Promote sustainable design and building	uilding	e :	reduce greenhouse ga	reduce greenhouse gas	σ ;	public transport and		(in accordance with policy	ith policy		within the NPPF, this is	
	managed	materi	materials that manage the future risks	risks	ē 4	nissions. I	However,		reduce greenhouse gas		contained within	the NPPF)		expected to neip rocus	.2
	its effects	and col	and consequences of climate change;	nge;	2 -	rocusinig economic development withi	development within the	υ -≃	focusing economic		development within the	hin the		new development within the urban area thereby	.
		hierarchy	to the principles of the en	מו גא	ΰ	ty of York	City of York could also	0	development within the		urban area thereby	λq		reducing the need to	
		5			ء.	crease in-c	increase in-commuting.	O	City of York could also		reducing the need to	d to		travel, promoting more	•
					É	ne develop	The development of land	. <u>=</u>	increase in-commuting.		travel, promoting more	more		sustainable forms of	
					ð	cluded fro	excluded from the Green	⋖	Applying equal weight to		sustainable forms of	s of		transport and reducing	
					ă	elt could (s	Belt could (subject to its	В	all Green Belt purposes		transport and reducing	lucing		associated greenhouse	
					<u>o</u>	cation) me	location) mean that relative	ם	under this option may		associated greenhouse gas	house gas		gas emissions. In the	
					. ع.	accessible	inaccessible sites come	٠ ت	result in a greater focus of		emissions. In the longer	longer		longer term, should	
					\$	rward and	forward and may draw	0	development within the		term (i.e. once sites come	tes come		safeguarded sites come	a,
					ŏ	evelopmen	development away from	OÚ -	existing urban area		forward) development on	ment on		forward, these would be	e S
					₽	e urban ar	the urban area, reducing	ت 	(relative to Option 1).		allocated sites excluded	cluded		expected to be outside	_
					ac	cessibility	accessibility and increasing	I.	However, it is assumed		from the Green Belt may	lelt may		the urban area and	
					ē	nissions as	emissions associated with	₽	that any such		increase the need to travel	to travel		development may	
					ŧ	ansport. h	transport. However, it is	ס	development would be		by car and associated	ated		therefore increase the	
					as	sumed the	assumed that any such	В	accessible.		emissions (as sites may not	s may not		need to travel by car and	þ
					ğ	evelopmen	development would be				benefit from public	lic		associated emissions (as	35

to restrict development within the Green Belt, in accordance with policy contained within the NPPF. This will encourage development within the urban area which in-turn is likely to help conserve green infrastructure and biodiversity, although it is recognised that urban sites can have high biodiversity value. Notwithstanding, in identifying the primary purpose of the Green Belt, with Green Belt, in would be excluded from would be excluded from the Green Belt (relative to Option 1). This would help to conserve Green get help to conserve Green option has been assessed as having a positive effect on this objective. on this objective.
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.

	Positive or negative impact depending on how it is implemented	option would afford a greater degree of	flexibility (relative to Option 1) to respond to	cnanging circumstances including in respect of	ecology and overall it has	tneretore been assessed as having a nositive offert	on this objective.			The safeguarding of Green	Belt land will help to	encourage the recycling of	derelict and other urban	land for the duration of	the plan and possibly beyond in accordance	with the purposes of the	Green Belt set out in the	NPPF. However, in the	longer term (i.e. beyond	the plan period),	development of sites	within the Green Belt may	greenfield land	Development of	greenfield sites could	affect soil quality and	agricultural land, although	this would be dependent	on the specific	characteristics of the sites	ultimately taken forward	for development.	Notwithstanding, this	option would afford a	greater degree or	nexibility relative to Option 1 and overall it has
	egative									+	_								_	_								_			_	_	_			
-	impact Positive or negative im how it is implemented	potentially affect the ability of future policy to respond	to changes to the ecological baseline.	Additionally, should allocated sites no longer be	appropriate (due to	cnanges in the baseline), it may be necessary to	review Green Belt	boundaries which presents	the risk of further adverse effects on biodiversity.	Excluding sites from the	Green Belt will help to	ensure that the Green Belt	endures beyond the plan	period which may in-turn	neip to encourage the	other urban land for the	duration of the plan and	possiblly beyond, in	accordance with the	purposes of the Green Belt	set out in the NPPF.	However, in the longer	nerind (i.e. peyong tile plan	of allocated sites may	result in the loss of	greenfield land. Further,	given the inherent	uncertainties in forecasting	future land requirements,	this option could result in	greenfield land being	unnecessary excluded from	the Green Belt. Site	allocation could also	potentially Increase	development pressure on this land earlier in the
	negative	potenti of futur	to chan ecologi	allocate	approp	cnange	review	ponuda	the risk effects	Excludir	Green E	ensure	endures	period \	neip to	otheru	duration	lldissod	accorda	purpose	set out	Howeve	neriod)	of alloca	result ir	greenfie	given th	uncerta	future l	this opt	greenfie	nunece	the Gre	allocatio	potenti	develop this land
١,	Very n likely									+																										
	Negative impact likely									As with Option 1, this	option would be expected	to generate a significant	positive effect on this	objective by encouraging	the recycling of derelict	land.																				
	or ation									‡																										
¿	Uncertain or insufficient information	(although this is not a specific Green Belt	purpose) in the longer term. Overall, this option	nas peen assessed as having a mixed positive and	negative effect on this	ข่				One of the specific	purposes of Green Belt is to	encourage the recycling of	derelict land and other	urban land. Whilst this	option identifies the	Green Belt as being to	preserve the setting and	special character of York, it	would be expected that the	spatial strategy would	continue to support the	development of urban land,	generating a significant	objective. This option may	draw development away	from the urban area	although it is assumed that	sites excluded from the	Green Belt would only	come forward once	appropriate opportunities	within the existing urban	area have been realised.			
	t effect /	(althoug specific	purpose term. O	nas beer having a	negative	овјесние.				One of t	purpose	encoura	derelict	urban la	option ic	Green Be	preserve	special c	wonld b	spatial s	continue	develop	positive	objective	draw de	from the	although	sites exc	Green Be	come fo	appropri	within th	area hav			
	No significant no clear link									‡																										
0	No signocle									÷÷	the			he best	ja;																					
+	Positive impact likely									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 of enhance allotments;	saregual d IIIII et al resoul ces alla encourage their efficient use																			
	npact											land ar																								
‡	Very positive impact likely									• Use land	• sources	efficiently		sateguard •	their	damey																				
	KEA									6	_		.,	1	`																					

	a 2			een the sibly orce
I Positive or negative impact depending on how it is implemented	been assessed as having a positive effect on this objective.	This option is not expected to have a significant effect on this objective.	This option is not expected to have a significant effect on this objective.	As noted above, this policy will protect Green Belt land from development during the plan period (and possibly beyond). In accordance with policy contained within the NPPF, this expected to help focus
r nega mplen	_	0	0	+
	Development of greenfield sites could affect soil quality and agricultural and, although this would be dependent on the specific characteristics of the sites ultimately taken forward for development. Further, should allocated sites no longer be appropriate (due to changes in the baseline), it may be necessary to review Green Belt boundaries which presents the risk of loss of additional oppen space. Overall, this option has been assessed as having a mixed positive and negative effect on this objective.	This option is not expected to have a significant effect on this objective.	This option is not expected to have a significant effect on this objective.	As noted above, excluding sites from the Green Belt to meet long term growth requirements may help to ensure that the Green Belt endures beyond the plan period which could in-turn (in accordance with policy contained within the NPPP)
negative impact	lifetime of Developm sites could quality an land, although be dependently apported forward for	This option is not to have a significato on this objective.	This option is not to have a signific on this objective.	As notee sites fro to meet requirer requirer ensure 1 endures period v (in acco contains
Very		0	0	+
- Negative impact likely		This option is not expected to have a significant effect on this objective.	This option is not expected to have a significant effect on this objective.	As under Option 1, Green Belt policy will help focus new development within the urban area which inturn is expected to promote the use of walking, cycling and public transport and reduce greenhouse gas
or		0	0	+
Uncertain or insufficient information		This option is not expected to have a significant effect on this objective.	This option is not expected to have a significant effect on this objective.	As noted above, Green Belt policy will help focus new development within the urban area which in-turn is expected to promote the use of walking, cycling and public transport and in-turn improve air quality.
O No significant effect / no clear link		This opt to have on this	This opt to have on this	As notes policy w develop urban a expecte use of w public ti improve Howeve
O No significa no clear link		0	0	+
Positive impact likely No si no cle		Conserve water resources and quality; Improve the quality of rivers and groundwaters.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	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
+ Positive i		Conserve water r Improve the quali groundwaters.	Promote reduction, re-use, recrecycling of waste; Promote and increase resource efficiency.	Reduce all emissions to air fi activities; Minimise and mitigate emis: from new development (incl reducing transport emission low emission technologies a Support the development of low emission infrastructure; Improve air quality in AQMA
pact		Col	Pro rec Pro effi	Red act from the from
itive in		• •	-	• • •
++ Very positive impact likely		Improve water efficiency and quality	Reduce waste generation and increase level of reuse and reuse and recording	Improve air quality
KEA		10	11	12

no clear link
economic development
within the City of York
could also increase in-
commuting. The
development of land
excluded from the Green
Belt could (subject to its
ocation), mean mat
relatively inaccessible sites
draw development away
from the urban area,
reducing accessibility and
increasing emissions to air
associated with transport.
However, it is assumed that
any such development
monld
Overall
been assessed as having a
positive effect on this
objective.
1.8
by focusing development
Green
expected to reduce the

	Positive or negative impact depending on how it is implemented	greenfield land taken forward for development. This could have a positive effect on this objective by reducing the volume of surface water run off, although this is currently uncertain. The long term development of safeguarded land may result in increased surface water run off. However, this is dependent on their location and specific characteristics. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures.	In accordance with the purposes of the Green Belt set out in the NPPF, this option would help to preserve the setting and special character of York for the duration of the plan period and possibly beyond. In the longer term, safeguarded land within the Green Belt may come forward for development which could have an adverse impact on the character and setting of the City. However, it is noted that the Approach to the Green Belt Approach to the Green Belt Approach to the
	negative		+
	negative impact Positive or negative im how it is implemented	endures. This could reduce the amount of greenfield land taken forward for development, generating a positive effect on this objective by reducing surface water run-off. However, in the longer term greenfield sites are likely to be taken forwarded for development which could increase run-off. Further, in allocating sites now, this option may restrict the ability of the Council to respond to changes in the extent of flood risk over the plan area which could serve to constrain future growth. Overall, this option has been assessed as having a negative effect on this objective.	As noted above, this option will help to ensure that the Green Belt endures. In accordance with the purposes of the Green Belt set out in the NPPF, this option would therefore help to preserve the setting and special character of York for the duration of the plan period and possibly beyond. In the longer term, the development of sites excluded from the Green Belt could have an adverse impact on the character and setting of the City. However, it is noted that the Approach to
1	Very likely		+
	Negative impact likely	forward for development. This could have a positive effect on this objective by reducing the volume of surface water run off, although this is currently uncertain.	In accordance with the purposes of the Green Belt set out in the NPPF, this option would help to preserve the setting and special character of York. However, equal weight would be given to this purpose and in consequence, the option could lead to the affects the setting and character of York in the longer term to meet development needs. Overall, the option has been assessed as having a positive effect on this
	or ation		+
ċ	/ Uncertain or insufficient information	amount of greenfield land taken forward for development. This could have a positive effect on this objective by reducing the volume of surface water run off, although this is currently uncertain. The long term development of sites excluded from the Green Belt may result in increased surface water run off. However, this is dependent on their location and specific characteristics. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures.	This option identifies the primary purpose of the York Green Belt as being to preserve the setting and special character of York. This approach is expected to help ensure that any land taken forward for development does not undermine this purpose which has been assessed as having a significant positive effect on this objective.
	nt effect	amount of taken forv developm have a pos this object the volum water run is currentl The long t of sites ex Green Beli increased off. Howe dependen and specif Further, it expected i developm incorporat flood risk()	This o prima York C preser species to hel Inns a to hel land to hel land the which having effect
	No significant no clear link		‡
-	Positive impact likely No	(SuDs).	Preserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.
	e impact	sustaina (Subs).	Preserve characte Promote Preserve non-desi setting; Preserve which cc Characte the Herit
‡	Very positive impact likely	of flooding to people and property in York	Conserve or enhance York's historic environme nt, cultural heritage, character and setting
L	KEA		14

	Positive or negative impact depending on		study places strong	emphasis on the need to	preserve the setting and	special character of York	and in consequence it can	be reasonably assumed	that the development of	sites or land safeguarded	would not have a	significant adverse effect	in this regard. Further.	this option would afford a	greater degree of	flexibility relative to	Option 1. Overall, the	option has therefore been	assessed as having a	positive effect on this	ve.																	Safeguarded land ensures	the protection of Green	Belt within the longer	time-scale by reserving	land which may be	required to meet longer-	
	ve impact	nen	study p	empha	preserv	special	and in 0	be reas	that the	sites or	would	significa	in this r	this op	greater	flexibili	Option	option	assesse	positive	objective.																	Safegua	the pro	Belt wi	time-sc	land w	require	
	r negativ	amaidu																				_																+						
	negative impact	now it is implemented	the Green Belt Appraisal	study places strong	emphasis on the need to	preserve the setting and	special character of York	and in consequence it can	be reasonably assumed	that the development of	allocated sites would not	have a significant adverse	effect in this regard.	Notwithstanding, given the	inherent uncertainties in	forecasting future land	requirements, this option	could result in land being	unnecessary excluded from	the Green Belt. Further,	this option could	potentially affect the ability	of future policy to respond	to changes in the cultural	heritage baseline and,	should allocated sites no	longer be appropriate (due	to changes in the baseline),	it may be necessary to	review Green Belt	boundaries which presents	the risk of further adverse	effects on cultural heritage.	Overall, the option has	mixed positive and	negative effect on this	objective.	- As noted above, this option	will help to ensure that the	Green Belt endures. The	overarching aim of Green	Belt policy as set out in the	NPPF is to maintain	-
L	Very	ııkeıy																																				+						
	Negative impact likely		objective.																																			As noted under the	assessment of Option 1,	the overarching aim of	Green Belt is to keep land	open. In consequence,	this option has been	accecced as having a
	or	lation																																				‡						
C	fect / Uncertain or	ווואמוווכופטר ועווסגע																																				The overarching aim of	Green Belt is to keep land	open. In consequence,	Green Belt policy is	expected to have a positive	effect on this objective.	However it is assumed that
	icant eff	¥																																				‡	ō	ŏ	ō	ð	e	Ì
	Positive impact likely No significant	TO Clear IIIK																																				Preserve or enhance the landscape +	including areas of landscape value	Protect or enhance geologically	it sites;	Promote high quality design in context	with its urban and rural landscape and in	" so with the "landeesne and Cotting"
																																						Preserve	including	Protect o	important sites;	Promote	with its u	-
	ve impac																																					•		•		•		
	Very positive impact	likely																																				Protect and	enhance	York's	natural and	built	landscape	
	KEA																																					15						

			0				ı			
Eλ	Very positive impact	+ Positive imnact likely	No significant	effect /	! Uncertain or	Negative impact likely	Verv	negative impact Positive	or negati	Positive or negative impact depending on
К	likely		no clear link	,	ıt informatic		likely		impleme	inted
	-				-					
	within	within the Heritage Topic Paper.		this policy may enable a	ay enable a	significant positive effect		consequence, this option		without the need to alter
				greater degr	greater degree of flexibility	on this objective.		has been assessed as		Green Belt boundaries.
				with respect to land that	to land that			having a positive effect on		The overarching aim of
				could be exc	could be excluded from the			this objective.		Green Belt policy as set
				Green Belt. This may in-	This may in-			In the longer term, the		out in the NPPF is to
				turn affect th	turn affect the openness of			development of sites		maintain openness and in
				land in the longer term.	onger term.			excluded from the Green		consequence, this option
				However, it i	However, it is also assumed			Belt could have an adverse	a)	has been assessed as
				that sites wo	that sites would only come			impact on landscape		having a positive effect on
				forward onc	forward once appropriate			character although		this objective. In the
				opportunities within the	s within the			thorough identification of		longer term (beyond the
				existing urban area have	in area have			the most appropriate sites		plan period),
				been realise	been realised. Further, it			to be released adverse		development of
				would be ex	would be expected that the			effects on this objective in		safeguarded land may
				openness of the	the			the longer term are not		affect the openness of the
				approaches to the City	to the City			expected to be significant.		Green Belt although
				would be ret	would be retained where			Notwithstanding, given the	a	thorough identification of
				possible and	possible and that the Green			inherent uncertainties in		the most appropriate sites
				Wedges won	Wedges would continue to			forecasting future land		to be released form the
				strongly influence the	nence the			requirements, this option		Green Belt adverse effects
				character of the urban	the urban			could result in land being		on this objective in the
				edge. In this	edge. In this context, it is			unnecessary excluded from	٤	longer term are not
				noted that th	noted that the Approach to			the Green Belt. Further,		expected to be significant.
				Green Belt A	Green Belt Appraisal Study			this option could		Further, this option would
				(2003) identifies these	fies these			potentially affect the ability	<u>></u>	afford a greater degree of
				factors, amo	factors, amongst others, as			of future policy to respond		flexibility relative to
				defining the historic	historic			to changes in the		Option 1. Overall, the
				character and setting of	d setting of			landscape baseline and		option has been assessed
				York. Overa	York. Overall, the option			should allocated sites no		as having a positive effect
				has therefore been	e peen			longer be appropriate (due	n)	on this objective.
				assessed as having a	aving a			to changes in the baseline),	<u>`</u>	
				significant po	significant positive effect			it may be necessary to		
				on this objective.	TIVe.			review Green Beit		
								boundaries which presents	s	
								the risk of further adverse		
								effects on landscape		
								character. Overall, this		
								option has been assessed		
								as having a mixed positive		
								and negative effect on this		
								objective.		
General	_		This comp	omponent of t lv: Identifv 'nr	he spatial strategy consi eserve the setting and sr	ders a total of four options [.] perial character of York' as t	for York he prim	This component of the spatial strategy considers a total of four options for York's Green Belt. Two options relate to the role of the Green Belt, namely: Identify 'preserve the setting and special character of York' as the primary purpose of York's Green Belt (Option 1): and Give equal	late to th	e role of the Green Belt, on 1): and Give equal
				١٧٠ ١٩٠١ ١١٠ ١	בייים ביייים ביייים ביייים	יבים מינים מינים כי יביי	<u>:</u> د	aly parkets to the second seco	101	ייין מוומ כווגר הלממו

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

weight to all Green Belt Purposes identified in NPPF (Option 2). A further two options relate to the approach to safeguarded land, namely: Identify sufficient development sites for the duration of the Green Belt (Option 3); and identify sufficient development sites for the duration of the plan, safeguarding land to provide options for future consideration during the life time of the Green Belt (Option 4).

Option 1

other urban land and, further, the specific emphasis of this option on the primary purpose of the York Green Belt as being to preserve the setting landscape (Objective 15). This reflects the purposes of the Green Belt as set out in the NPPF including to encourage the recycling of derelict and and special character of York. Further positive effects were identified across the majority of SA objectives including those in respect of housing (Objective 1), employment (Objective 4), equality (Objective 5), transport (Objective 6), climate change (Objective 7) and air quality (Objective This option has been assessed as having a significant positive effect on the use of land (Objective 9), cultural heritage (Objective 14) and

positive and negative effects on biodiversity (Objective 8) which reflects the potential for this option to encourage development within the urban The option is not expected to generate any significant negative or minor negative effects. However, the option was assessed as having mixed which is expected to, on balance, conserve green infrastructure but the likely long term loss of greenfield land and associated habitat.

Option 2

effects were identified in respect of transport (Objective 6), climate change (Objective 7), biodiversity (Objective 8) and air quality (Objective 12). preserving the setting and special character of York, positive effects on cultural heritage (Objective 14) were assessed as minor. Further positive recycling of derelict land and other urban land (in accordance with the purposes of the Green Belt set out in the NPPF) and landscape, given the overarching aim of Green Belt policy which is to keep land permanently open. However, as this option does not place specific emphasis on As with Option 1, this option has been assessed as having a significant positive effect on the use of land (Objective 9), by encouraging the

housing (Objective 1) and employment (Objective 4) as this option could potentially limit the extent of land available to accommodate the City of This option is not expected to have any significant negative effects on the SA objectives. Minor negative effects were identified in relation to York's needs for a range of uses over the plan period and beyond.

Mixed positive and negative effects were identified in relation to equality (Objective 5). This reflects the potential for Green Belt policy to help focus new development within the urban area, which in-turn is expected to increase accessibility, but the expectation that fewer long term opportunities would be available (relative to Option 1) which may restrict development coming forward in the longer term to meet needs.

Option

across the majority of the SA objectives. This principally reflects the fact that, whilst sites would be excluded from the Green Belt to meet longer circumstances such as revised forecast housing and employment land requirements and could result in sites that would not be developable or No significant positive or minor positive effects were identified in relation to this option. Mixed positive and negative effects were identified term development needs under this option, in allocating sites at this stage the option may restrict future flexibility to respond to changes in uncertainties in forecasting future land requirements, this option could result in land being unnecessary excluded from the Green Belt. deliverable in the future being allocated which may undermine the ability of future plans to meet needs. Further, given the inherent

This option was not assessed as having a significant negative effect on any of the SA objectives. A minor negative effect was identified in relation to food risk as it is considered that in allocating sites now, this option may restrict the ability of the Council to respond to changes in the extent of flood risk over the plan area which could serve to constrain future growth.

	‡	+	0	۲.	,	1	_
KEA	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
			Option 4 No significant por required to mee option has the previews to responthe plan period.	Option 4 No significant positive effects were identified in relation to Option 4. This option would safeguard a range of sites in the Gree required to meet longer term development needs (i.e. beyond the plan period) including for housing and employment. Relati option has the potential to provide a greater degree of flexibility in respect of site choice in the future and, by extension, the reviews to respond to changes in the socio-economic and environmental baseline whilst helping to ensure that the Green Bell the plan period. In consequence, the option has been assessed as having positive effects across the majority of SA objectives.	d in relation to Option 4. The needs (i.e. beyond the plangredge of flexibility in respection and environmentally been assessed as havin	nis option would safeguard i period) including for housir ect of site choice in the futu il baseline whilst helping to ig positive effects across the	Option 4 No significant positive effects were identified in relation to Option 4. This option would safeguard a range of sites in the Green Belt that may be required to meet longer term development needs (i.e. beyond the plan period) including for housing and employment. Relative to Option 3, this option has the potential to provide a greater degree of flexibility in respect of site choice in the future and, by extension, the ability of Plan reviews to respond to changes in the socio-economic and environmental baseline whilst helping to ensure that the Green Belt endures beyond the plan period. In consequence, the option has been assessed as having positive effects across the majority of SA objectives.
			This option is no	is not expected to have any significant negative or minor negative effects on the SA objectives.	ificant negative or minor ne	gative effects on the SA obju	ectives.
Prefer	Preferred Approach		Environme consistent preserving endures be and could it	Environmental Impact : The preferred options will help to consistent with, the five purposes of Green Belt as set operserving the setting and special character of the City of endures beyond the plan period. Notwithstanding, the and could adversely affect landscape in the longer term.	options will help to conserve ireen Belt as set out in the N acter of the City of York and vithstanding, the preferred a	e important built and envirc IPPF and the particular emp I the inherent flexibility whi approach may result in the I	Environmental Impact: The preferred options will help to conserve important built and environmental assets. This reflects, and is consistent with, the five purposes of Green Belt as set out in the NPPF and the particular emphasis within the approach placed on preserving the setting and special character of the City of York and the inherent flexibility which will help to ensure that the Green Belt endures beyond the plan period. Notwithstanding, the preferred approach may result in the loss of greenfield land and associated habitat and could adversely affect landscape in the longer term.
			Economic II Green Belt, safeguard 8 providing fl	Economic Impact : The preferred approach may enable a greater degree of flexibility with resp Green Belt, increasing the extent of land available to meet needs for housing, employment an safeguard a range of sites in the Green Belt that may be required to meet longer term develoy providing flexibility to respond to changes in the socio-economic and environmental baseline.	ach may enable a greater de nd available to meet needs f I Belt that may be required t Iges in the socio-economic al	egree of flexibility with resp or housing, employment ar o meet longer term develol nd environmental baseline.	Economic Impact: The preferred approach may enable a greater degree of flexibility with respect to land that could be excluded from the Green Belt, increasing the extent of land available to meet needs for housing, employment and community facilities. This approach will also safeguard a range of sites in the Green Belt that may be required to meet longer term development needs (i.e. beyond the plan period), providing flexibility to respond to changes in the socio-economic and environmental baseline.
			Social Impa flexibility w	Social Impact : As noted above, the preferred approach is expected to help meet community needs now and in the fut flexibility with respect to land that could be excluded from the Green Belt and providing a range of safeguarded sites.	ferred approach is expected Id be excluded from the Gre	I to help meet community nen	Social Impact : As noted above, the preferred approach is expected to help meet community needs now and in the future by affording flexibility with respect to land that could be excluded from the Green Belt and providing a range of safeguarded sites.
Recom	Recommendations		The following red	ng recommendations are made to enhance the performance of the preferred approach: hould be taken to ensure that sites excluded from the Green Belt do not have high biodi	o enhance the performance es excluded from the Green	of the preferred approach: Belt do not have high biodi	following recommendations are made to enhance the performance of the preferred approach: Care should be taken to ensure that sites excluded from the Green Belt do not have high biodiversity value or form important open space.
			Where site.	Where sites do have high value in this regard, replacement provision should be planned for	regard, replacement provisic	on should be planned for.	
			Clear policy developed a	oolicy direction should be provided where ped ahead of sites within the urban area.	ed where appropriate to ens ban area.	sure that those sites exclude	policy direction should be provided where appropriate to ensure that those sites excluded from the Green Belt or safeguarded are oped ahead of sites within the urban area.
			Sites excluc close proxir	excluded from the Green Belt and proximity to public transport.	l safeguarded land should, w	where possible, be located s	Sites excluded from the Green Belt and safeguarded land should, where possible, be located so as to reduce the need to travel and/or be in close proximity to public transport.

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ry positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
المراز		no clear link	insufficient information		likely	how it is implemented
Ver like	ry positive imp ely	ry positive impact Positive impact lik	ry positive impact Positive impact likely No significant eff	ry positive impact Positive impact likely No significant effect / Uncertain Insufficient informatio	ry positive impact Positive impact likely No significant effect / Uncertain or Negative impact Incompact I	ry positive impact Positive impact likely No significant effect Uncertain or Positive impact likely Very negative impact likely sly ino clear link insufficient information likely

SECTION 6: YORK CITY CENTRE

SA 0	SA Objective			Opti City	Option 1 Rely on the NPPF to guide development in the City Centre	Optior guide	Option 2 Provide detailed local criteria and site allocations to guide development in York City Centre
-	To meet the	•	Deliver homes to meet the neads of the nonulation	+	The NDDE ceaks to deliver a wide choice of high	‡	Detailed local criteria and site allocations would take
1	diverse housing		is towns of another anality		anality bouging and that local planning		account of the enerifies of York's bousing market and seek
	diverse flousing		III ceillis oi quaintty, quainty,				account of the specifics of forms flowering market and seen
	needs or the	•	Promote improvements to the existing and future		authorities should <i>plan for a mix of nousing</i>		to locate the most appropriate types of new nousing within
	population in a		housing stock;		based on the current and future demographic		the city centre, which would have positive and permanent
	sustainable	•	Locate sites in areas of known housing need;		trends, market trends and the needs of different		long term impacts on this objective.
	way.	•	Deliver community facilities for the needs of the		groups in the community' and to 'identify the		
			population;		size, type, tenure and range of housing that is		
		•	Deliver pitches required for Gypsies and Travellers		required in particular locations.' This would		
			and Showpeople.		have positive and permanent long term impacts		
					on this objective.		
2	Improve the	•	Avoid locating development where environmental	+	The NPPF seeks to promote healthy	+	Detailed local criteria and site allocations would take
	health and well-		circumstances could negatively impact on people's		communities and that local planning policies		account of the specific characteristics of York's city centre to
	being of York's		health;		should 'plan positively for the provision and use		ensure that development is not located where
	population	•	Improve access to openspace / multi-functional		of shared space, community facilities and other		environmental circumstances could negatively impact on
			openspace		services to enhance the sustainability of		people's health.
		•	Promotes a healthier lifestyle though access to		communities and residential environments' and		Detailed local criteria and site allocations could also help to
			leisure opportunities (walking / cycling)		to 'guard against the unnecessary loss of valued		promote sustainable modes of transport for access to new
		•	Improves access to healthcare;		services and facilities'. The NPPF also requires		development, which would help to reduce vehicle emissions
		•	Provides or promotes safety and security for		good design which helps to create 'safe and		and also to help ensure better access to leisure
			residents;		accessible environments where crime and		opportunities. These factors would have positive and
		•	Ensure that land contamination/pollution does not		disorder, and the fear of crime, do not		permanent long-term impacts upon this objective.
			pose unacceptable risks to health.		undermine quality of life or community		
					cohesion'.		
					Together with other efforts in the NPPF to		
					improve air quality, combat the adverse		
					consequences of climate change and reduce		
					harmful emissions and reduce reliance upon the		
					car, there would be significant positive and long		
					term impacts on improving the health and well-		
					being of York's population.		
n	Improve	•	Provide good education and training opportunities	+	The NPPF seeks to build a strong and	‡	Detailed local criteria and site allocations would take
	education, skills		for all;		competitive economy, which will help to build		account of the specific characteristics of York's city centre to
	development				growth and develop new training and education		ensure that development helps to improve education, skills

					_					
Y	‡		+ 0	0 N	· -					
KE	very positive impact likely	pact	Positive impact likely	No significant effect / no clear link	⊒. c	or insufficient information	Negative impact likely	very likely	negative impact	Positive or negative impact depending on how it is implemented
	and training for an effective workforce	• •	Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities	rther educational success;		opportunities. This would have positive and permanent long term impacts upon this objective.	ould have positive and impacts upon this		development and t would have positiv this objective.	development and training for an effective workforce. This would have positive and permanent long term impacts on this objective.
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy		available to all. 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;		+	The NPPF seeks to build a strong and competitive economy and requires that local planning authorities should 'set out a clear v and strategy for their area which positively a proactively encourages sustainable growth'. Together with the other measures the NPPF requires local authorities to implement to ensure that a strong and competitive econor built, there will be positive and permanent leterm impacts upon this objective.	The NPPF seeks to build a strong and competitive economy and requires that local planning authorities should 'set out a clear vision and strategy for their area which positively and proactively encourages sustainable growth'. Together with the other measures the NPPF requires local authorities to implement to ensure that a strong and competitive economy is built, there will be positive and permanent long term impacts upon this objective.	+	Detailed local crite account of the sper account of the sper locate new econon locations. This wo and have a positive objective.	Detailed local criteria and site allocations would take account of the specifics of York's economy and help to locate new economic development in the most suitable locations. This would help to create jobs and deliver growth and have a positive and permanent long term impact on this objective.
2	Help deliver equality and access to all	• • • • •	Promote a low carbon economy. Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property.		+	The NPPF seeks to ensure the vitality of tov centres and to allocate a range of suitable : for community development and that net for retail, leisure, office and other town ceuses are met in full and are not compromis. The NPPF also seeks to 'guard against the unnecessary loss of valued services and facilities'. These requirements will help to deliver equality of access and have positive permanent long term impacts upon this objective.	The NPPF seeks to ensure the vitality of town centres and to allocate a range of suitable sites for community development and that needs for retail, leisure, office and other town centre uses are met in full and are not compromised. The NPPF also seeks to 'guard against the unnecessary loss of valued services and facilities'. These requirements will help to deliver equality of access and have positive and permanent long term impacts upon this objective.	+	Detailed local crite development in Yo locally specific circi help to deliver bett have positive and pobjective.	Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances in relation to inequality and help to deliver better and equality of access. This would have positive and permanent long term impacts on this objective.
9	Reduce the need to travel and deliver a sustainable integrated transport network	• • • •	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion.	<u>:</u>	+	The NPPF seeks to redupromotes sustainable fave a positive and per upon this objective.	The NPPF seeks to reduce the need to travel and promotes sustainable forms of travel. This will have a positive and permanent long term impact upon this objective.	‡	Detailed local crite development in Yo locally specific circi development will I would have positiv this objective.	Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances in helping to ensure that new development will help to reduce the need to travel, which would have positive and permanent long term impacts on this objective.
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	• • • •	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;	C 10	+	The NPPF seeks to red promotes sustainable I help to reduce vehicle seeks to meet the chall requiring local planning proactive strategies to climate change. This v permanent long term in	The NPPF seeks to reduce the need to travel and promotes sustainable forms of travel. This will help to reduce vehicle emissions. The NPPF also seeks to meet the challenge of climate change, requiring local planning authorities to 'adopt proactive strategies to mitigate and adapt to climate change'. This will have a positive and permanent long term impact on this objective.	+	Detailed local crite development in Yo locally specific circ development will I reduce reliance up to have positive an objective.	Detailed local criteria and site allocations to guide development in York City Centre would take account of locally specific circumstances in helping to ensure that new development will help to reduce the need to travel and reduce reliance upon the car. Such an approach would help to have positive and permanent long term impacts upon this objective.

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		•	At to relationize out of the						
		•	Adileie to the philopies of the energy metal chy.	le ellelgy lilerarchy.					:
	Conserve or enhance green	•	Protect and enhance international and nationally significant priority species and habitats within SACs,	ional and nationally d habitats within SACs,	+ The NPPF requires the should 'set out a strat	The NPPF requires that local planning authorities should 'set out a strategic approach in their	+	Detailed local crited development in Ye	Detailed local criteria and site allocations to guide development in York City Centre would take account of
	bio-diversity,	•	Protect and enhance locally important nature	nportant nature	protection, enhancem	protection, enhancement and management of		development doe:	development does not adversely impact upon the natural
~ —	geodiversity, flora and fauna	•	conservation sites (SINCS); Create new areas or site of bio-diversity,	o-diversity /	includities of biodiversity and green infrastructure'. This requirement will help	ny ana green equirement will help		approach would h	environment, and where possible enhances it. Such an approach would have positive and permanent long term
	for accessible		geodiversity value;	400	conserve and enhance	conserve and enhance the natural environment in York City Centre and therefore have nositive		impacts on this objective.	ijective.
	connected	•	improve commectivity or green initiastructure and the natural environment;	וווון מארו מכרמו בי מוומ	and permanent long term impacts on this	term impacts on this			
_ •	natural environment	•	Provide opportunities for people to access the natural environment.	ple to access the	objective.				
6	Use land	•	Re-use previously developed land;	land;	+ The NPPF requires that	The NPPF requires that 'planning policies should	+	Detailed local crite	Detailed local criteria and site allocations to guide
_	resources	•	Prevent pollution contaminating the land and	ing the land and	encourage the effectiv	encourage the effective use of land by re-using		development in Ye	development in York City Centre would take account of
	efficiently and		remediate any existing contamination;	mination;	land that has been previously developed	eviously developed		locally specific cire	locally specific circumstances to help ensure that land
5,	safeguard their	•	Safeguard soil quality, including the best and mos	ng the best and most	(brownfield land) prov	(brownfield land) provided that it is not of high		resources are use	resources are used efficiently and to safeguard important
	quality		versatile agricultural land;		environmental value'	environmental value' and that 'local planning		and valuable land	and valuable land where necessary. Such an approach
		•	Protect or enhance allotments;	.5;	authorities should take into account the	ce into account the		would have positi	would have positive and permanent long term impacts upon
		•	Safeguard mineral resources and encourage their	and encourage their	economic and other b	economic and other benefits of the best and		this objective.	
			efficient use.		most versatile agricultural land'.	tural land'.			
					The above requirement	The above requirements will help to use land			
					resources in York City	resources in York City Centre efficiently and			
					sateguard their qualit	sateguard their quality, which will have positive			
					and permanent long to	and permanent long term impacts upon tnis obiective			
10	Improve water	•	Conserve water reconscise and anality.		The NPDE requires that	The NDPE requires that the planning system	+	Detailed local crite	Detailed local criteria and site allocations to guide
	niipi ove watei efficiency and	•	Improve the quality of rivers and groundwaters			should seek to protect and enhance the natural	+	development in Yo	develonment in York City Centre would take account of
	auality		مرد معقد المعتدد	alia bi caliawatele.	environment through	environment through as variety of measures		locally specific circ	locally specific circumstances to help ensure that new
					including 'preventing	including 'preventing both new and existing		development imp	development improves water efficiency and helps to
					development from cor	development from contributing to or being put		improve water qu	improve water quality where possible. This would have
					at risk from or being c	at risk from or being adversely affected by		positive and perm	positive and permanent long germ impacts upon this
					water pollution'.			objective.	
					This will help to prote	This will help to protect the water quality of the			
					River Ouse, which will have positive and	i nave positive and			
					objective.	IIIIpaces upoil cilis			
11	Reduce waste	•	Promote reduction, re-use, recovery and recycling	covery and recycling	+ The NPPF promotes s	The NPPF promotes sustainable development	+	Detailed local crite	Detailed local criteria and site allocations to guide
w	generation and		of waste;		and seeks to reduce w	and seeks to reduce waste generation, which		development in Ye	development in York City Centre would take account of
_	increase level of	•	Promote and increase resource efficiency.	ce efficiency.	will help to reduce wa	will help to reduce waste in the City Centre of		locally specific circ	locally specific circumstances to help ensure that new
_	reuse and				York and have positive	York and have positive and permanent long term		development redu	development reduces waste generation and to promote
	recycling				impacts upon this objective.	ective.		recycling as part o	recycling as part of new development. This would have
								positive and perm	positive and permanent long term impacts upon this

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KE	Very positive impact	pact	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very nega	negative impact	Positive or negative impact depending on how it is implemented
			-					•	
							(qo	objective.	
12	Improve air quality		Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new	om current activities; +		The NPPF seeks to minimise greenhouse gas emissions through a variety of means including	+ de de	tailed local crite <i>r</i> elopment in Yc	Detailed local criteria and site allocations to guide development in York City Centre would take account of
			development (including reducing transport emissions through low emission technologies and	cing transport on technologies and	supporting renewable upon the car and pron	supporting renewable energy, reducing reliance upon the car and promoting low carbon energy	loc	ally specific circ	locally specific circumstances to help ensure that new development does not adversely impact upon air quality
		•	Support the development of city wide low emission	city wide low emission	improve air quality and have positive and	development. All of these measures will help to improve air quality and have positive and parmanant long term impacts mon this	i th	ough reducing t	and where possible iniproves an quality, for example through reducing the need to travel or using low emissions infragrantities. This would have notelities and nermanear
		•	Initiasti accure, Improve air quality in AQMAs and prevent new	and prevent new	objective.		o	g term impacts	long term impacts upon this objective.
		•	designations; Avoid locating development where it could	where it could	Improving air quality will be particularly	will be particularly			
			negatively impact on air quality;	ity;	welcome given that Yo	welcome given that York has problems with air			
		•	Avoid locating development in areas of existing	n areas of existing	quality in existing AQIVIAS.	VIAS.			
			poor air quality where it could result in negative impacts on the health of future occupants/users;	d result in negative re occupants/users;					
		•	Promote sustainable and integrated transport	grated transport					
7	Minimise flood	•	network to minimise the use of the car. Reduce risk of flooding:	of the car.		The NPPE requires that new development is	+	railed local crite	Detailed local criteria and site allocations to guide
ì	risk and reduce	•	Ensure development location and design does not			eas at highest risk of		relopment in Yo	development in York City Centre would take account of
	the impact of		negatively impact on flood risk;	· · ·	flooding, but where de	flooding, but where development is necessary,	9	ally specific circ	locally specific circumstances to ensure that new
	flooding to	•	Deliver or incorporate through design sustainable	h design sustainable	making it safe without increasing flood risk	t increasing flood risk	de	relopment is dir	development is directed away from areas at risk of flooding
	people and		urban drainage systems (SuDs)	s).	elsewhere. This requirement will help to	rement will help to	and	d have permane	and have permanent and positive long-term impacts on this
	property in York				minimise and reduce f	minimise and reduce flood risk in the City Centre	go	objective.	
					of York and have posit	of York and have positive and permanent long			
					term impacts upon this objective.	is objective.			
14	Conserve or	•	Preserve or enhance the special character and	ial character and +		The NPPF requires that local planning authorities	‡	tailed local crite	Detailed local criteria and site allocations to guide
	enhance York's		setting of the historic city;		should 'set out in their Local Plan a positive	r Local Plan a positive	de	relopment in Yo	development in York City Centre would take account of the
	historic	•	Promote or enhance local culture;	ture;	strategy for the conse	strategy for the conservation and enjoyment of	spe	scific characteris	specific characteristics that make York's historic
	environment,	•	Preserve or enhance designated and non-	ed and non-	the historic environme	the historic environment, including heritage	en.	vironment uniqu	environment unique and special and help to conserve and
	cultural		designated heritage assets and their setting;	id their setting;	assets most at risk thr	assets most at risk through neglect, decay or	Ş	ere possible en	where possible enhance the historic environment. Such an
	neritage, character and	•	Preserve or enhance those elements which	ements which	other threats. In doing so, they should re that heritage assets are an irreplaceable	other threats. In doing so, they should recognise that heritage assets are an irrenlaceable	E E	approach will have positive impacts upon this objective	approach will have positive and permanent long term impacts incon this objective
	setting		City of identified in the Unitary Tonic Page.	cilal actel istics of the	resource and conserve them in a manner	them in a manner			
	9		city as identified in the heritage Topic Paper.	ige Topic Paper.	appropriate to their significance'.	anificance'.			
					The above requiremen	The above requirements will help to conserve			
					York's historic environ	York's historic environment, which would be			
					particularly important for York given its	for York given its			
					historical significance	historical significance and the fact that there are			
					a number of listed buildings in York as well	Idings in York as well			
					which require sensitive management and	e management and			
					protection. The NPPF requirements would	requirements would			
					therefore have positiv	therefore have positive and permanent long-			

L 4	++		+	0	خ					
KEA	Very positive impact likely	npact	Positive impact likely	No significant effect / no clear link	Unce insuf	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
					÷	term impacts upon this objective.	is objective.			
15	Conserve and enhance York's	•	Preserve or enhance the landscape including areas of landscape value	scape including areas	⊢ ĕ	he NPPF seeks to pro nvironmental value a	The NPPF seeks to protect land with the highest environmental value and to 'aim to prevent	++ Detailed I	local criter	Detailed local criteria and site allocations to guide development in York City Centre would take account of the
	natural and built landscape		Conserve or enhance geologically important sites; Promote high quality design in context with its	ically important sites;	4 6	narm to geological cor pproach will have pos	harm to geological conservation interests'. This approach will have positive and permanent long	specific cl and ensu	haracteris re that nev	specific characteristics of York's natural and built landscape and ensure that new development does not have adverse
			urban and rural landscape and in line with the	d in line with the	Ţ	term impacts upon this objective.	is objective.	impacts.	There wo	impacts. There would therefore be positive and permanent long term impacts on this objective
			landscape and setting within the heritage ropic.	וו רוופ חפוונפצפ וסטור				<u>.</u>		
General	eral				Option . guide de	1 has positive impact: evelopment in York Ci	s on all of the SA objectives, in its Centre in a sustainable was	since the NPPF ha	s wide ran	Option 1 has positive impacts on all of the SA objectives, since the NPPF has wide ranging aims, many of which would help guide development in York City Centre in a sustainable way. The NPPF seeks to deliver growth, to ensure the vitality of town
				3	centres	promotes sustainable	e modes of transport, seeks t	o protect the natu	ural enviro	centres promotes sustainable modes of transport, seeks to protect the natural environment and the historic environment. All
				3 4	of thesε the futu	of these measures and other efforts in the N the future development of York City Centre.	efforts in the NPPF will have ork City Centre.	positive long terr	m and perr	of these measures and other efforts in the NPPF will have positive long term and permanent impacts upon this objective and the future development of York City Centre.
Pref	Preferred Approach			-	The pre	ferred approach has p	positive and very positive im	pacts on a range o	of the SA o	The preferred approach has positive and very positive impacts on a range of the SA objectives. Detailed local criteria and site
				13	allocatic	ons to guide developn	ment in York City Centre can	take account of th	e specific.	allocations to guide development in York City Centre can take account of the specific characteristics of the city centre to help
				3	ensure 1	that new developmer	nt meets housing need, helps	to contribute to	growth of:	ensure that new development meets housing need, helps to contribute to growth of the economy, protects the environment
				10	and her	itage of the City Cent	re and helps the population	of York to have go	od access	and heritage of the City Centre and helps the population of York to have good access to housing, jobs, goods and services and
				r e	recreati	ional facilities. All of t	recreational facilities. All of this will have positive and permanent long term impacts.	rmanent long terr	n impacts.	
Rec	Recommendations			1	As the p	referred approach w	ill have positive impacts for a	Ill for all of the SA	objectives	As the preferred approach will have positive impacts for all for all of the SA objectives, no mitigation is therefore considered
				_	necessary.	ıry.				

SECTION 7: YORK CENTRAL

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

λ			+	0			-				
KE	Very positive impact	impact	Positive impact likely	No significant no clear link	ant effect /	Uncertain or insufficient information	Negativ	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
]	,								,		
	population in	Locate s	Locate sites in areas of known housing	guisr	Central.	Central. The NPPF sets out		the site initially followed by a	ollowed by a		approach in determining overall detail
	a sustainable	need;			overalls	overall support for development		much more detailed approach.	led approach.		on the site and specifying the potential
	way.	Deliver of	Deliver community facilities for the needs	e needs	within it	within its sustainability agenda		The use of generic indicators to	c indicators to		for housing.
		of the po	of the population;		stating t	stating that the social role is to		guide development and the site	nt and the site		
		Deliver p	Deliver pitches required for Gypsies and	es and	support	support "strong, vibrant and		allocation would be useful to help	be useful to help		However, given there are other issues
		Travelle	Travellers and Showpeople.		healthy	healthy communities, by		determine the best uses on site,	st uses on site,		on site to consider in bringing forward
					providin	providing the supply of housing		including how the maximise the	e maximise the		the site, the delivery is likely to be in
					required	required to meet the needs of		amount of housing and indicative	ng and indicative		the medium to long term. During this
					present	present and future generations;		housing numbers. The size of the	. The size of the		time the economic circumstances with
					and by c	and by creating a high quality		site has the poter	site has the potential to contribute		regards to mitigate, funding and/or
					built env	built environment, with		to the overall land allocated for	d allocated for		requirements for the site may
					accessib	accessible local services that		housing growth a	housing growth and would provide		correspondingly change. A detailed
					reflect th	reflect the community's needs		a new community meeting need	/ meeting need		approach would not allow a rapid
					and sup	and support its health, social and		within a city centre location.	re location.		response to this changing situation
					cultural	cultural well-being".					which may cause viability issues.
								The size and environmental issues	ronmental issues		
					The NPF	The NPPF however does not		on site, together with	with		This option is likely to cause uncertainty
					provide	provide specific criteria for		infrastructure req	infrastructure requirements, could		for the in the medium to long term.
					underst	understanding how to		impact on delivery. The site has	y. The site has		
					differen	differentiate the types of use on		the potential to have a positive	lave a positive		
					site, wh	site, which given its size and		impact in the medium to long-	dium to long-		
					location	location, would be an important		term, the delivery and detail of	y and detail of		
					consider	consideration. It may also not		which could be affirmed through	firmed through		
					reflect t	reflect the council's ambition or		the SPD and accompanying SA.	mpanying SA.		
					spatial s	spatial strategy for the site. The					
					amount	amount of housing on site would					
					therefor	therefore be open to negotiation					
					and con	and could be in competition with					
					other pr	other proposed used or ideas.					
					Given it:	Given its size, this could also					
					canse ur	cause uncertainty for both the					
					develop	developer and Council in					
2	Improve the	• Avoid lo	Avoid locating development where	+	The NPP	The NPPE supports the creation	+	Pursuing a generic criteria	ccriteria	٢	Pursuing a detailed approach would
1	health and	o proving	avvironmental circumstances could		of health	of healthy comminities and	-	approach would allow an	allow an	•	require the specific facilities and
	well-being of	negative	pegatively impact on people's health:	th.	recognis	recognises planning needs to pay		understanding of York's	York's		services to be included in the Plan
	York's	• Improve	Improve access to openspace / multi-	; <u>-</u> 1	in this. S	in this. Section 8 of the NPPF sets		requirements to be considered	be considered		based upon an understanding of
	nonlation	function	functional openspace:		out the	out the main principles for this		and incorporated including the	including the		guantum's of growth for employment
		Promoto	Dromotor a boalthior lifectule though	q.	including	including the development of		nronosals to ensit	proposals to ensure the health and		and housing as well as their specific
			es a mealtimer mestyle tilo.	ugi.	Tuc of co	meraamig mer development of		well being for needle living and	are are incuran and		sociitomonte through mactaralaning
		access to	access to leisure opportunities (walking /	alkıng /	Sale and	i accessible		well-being for per	opie living and		requirements unrough masterplanning.
					environ	environments, provision of		working on the si	Working on the site. Following this		
		Improve	Improves access to healthcare;		services	services and guarding against		with a SPD would also retine this	also retine this		However, given the size of the site and
		Provides	Provides or promotes safety and security	security	their los	their loss as well as the provision		detail to ensure that specific	nat specific		the need to mitigate certain issues prior

o significant effect / Uncertain or or oclear link insufficient information or oclear link approach it is likely that a scheme for York Central would include social infrastructure and schemes which would promote the health and well-being of the population. The approach would not take account for any locally distinctive standards or requirements, Council ambitions or city-wide spatial strategy. In following this approach therefore, there may be tension caused between developers and the Council in terms of appropriate uses on site. This is likely to have direct impact on the short to long-term health and well-being benefits of the site. The NPPF supports the delivery of educational facilities to meet the needs of the community. Whilst this would make a positive contribution, there may be tension in how much education and skills development would need to be provided and it is not likely to reflect any wider needs outside of the site which would be benefit the wider population. The NPPF supports the need for economic growth through development and ensuring that suitable land for development is available and viable. It is likely that the location of the site would be supported through NPPF and that it would be											I	
Very positive impact Positive impact likely No significant effect Uncertain or corresponding to the peach of the p	٨	‡		+	0					1		
Frozent esidents; Ensure that land contamination/pollution health. The approach it is likely that a scheme for Vork Central would monote the health and well-being of the population. The approach would not take account for any locally distinctive standards or requirements. Condition include social infrastructure and schemes which would not take account for any locally distinctive standards or requirements. Subport existing good education and training education opportunities for all; development education, Success; Create jobs and their delivery opportunities available to all. Provide good quality employment education in how much education effective opportunities available to all. Create jobs and investment; Egowth of a success and investment; Egowth of a continuor of the site oconomic growth though the education in how much education and skills development and ensuring that is not include and its not include and include and its sond investment; Egowth of a continuor of the site oconomic growth of a conomic growth of a	KE	Very positive likely	impact	Positive impact likely	No significa no clear link	nt effect /	t informatic	Negativ	Negative impact likely	Very negative impact likely	impact	Positive or negative impact depending on how it is implemented
For residents; The approach it is likely that a approach it is likely to that and does not pose unacceptable risks to health,												
Ensure that land contamination/pollution does not pose unacceptable risks to does not population. The approach would not take account for any locally distinctive strangers with the realth and well-being of the population. The approach would not take account for any locally distinctive strangers with the realth and well-being of the population. The Approach the following this approach would not take account for any locally distinctive strangers and training success; The Approach the following this approach would not take account for any locally distinctive spatial strategy. In following this spatial strategy. In following the spatial strategy. In following the spatial strategy. In following this spatial strategy. In following the site in fine the may be residuated as the spatial strategy. In following the population. The Approach in the spatial strategy in following the spati			for resid	dents;		of open	space. In following this		requirements are included to	included to		to development, the impacts in
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health. hea			does no	ot pose unacceptable risks to	0	scheme	for York Central would					implementing schemes for healthy
schemes which would promote the health and well-being of the population. The approach would not take account for any locally distinctive standards or requirements. Countral antitions or city-wide spatial strategy, in following this approach therefore, there may be tension cased between developers and the Council in terms of approach therefore, there may be tension cased between developers and the Council in terms of approach therefore, there may be tension cased between developers and the Council in terms of approach therefore, there may be tension cased between developers and the Council in terms of approach therefore, there may be tension cased between developers and the community. Skills Support existing higher and further accountines for all, the short to long-term impact on the short to large the community. In the short the large the large the large the short the large the large the large the large three large the			health.			include	social infrastructure and		The potential of 1	The potential of the site to include		lifestyle and well-being is uncertain.
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Improve opportunities for all; skills and deliver conditions for business and investment; growth of a ceronomy of the future is sustainable, for the future; sustainable, for the future; sustainable, for the future; and inclusive economy opportunities for business and leisure;						the heal	th and well-being of the		health such as medical facilities	edical facilities		
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Improve						spatial s	trategy. In following this					
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development educational establishments for continued and training success; for an effective opportunities available to all. workforce effective opportunities available to all. Create jobs and deliver success and investment; growth of a sustainable, opportunities for business and inclusive economy Create jobs and inclusive economy Opportunities for business and leisure; Nhist this would make a positive contribution, there may be tension in how much education and skills development would be provided and it is not likely to reflect any wider needs outside of the site which would be supports the need for economic growth through development and ensuring that suitable land for development is available and viable. It is likely that the location of the site would be supported through opportunities for business and leisure; NPPF and that it would be		skills		t existing higher and further		the need	ds of the community.		requirements ari	requirements arising from the site		detailed knowledge of educational
and training success; for an opportunities available to all. workforce workforce cheep jobs and deliver success and investment; growth of a sustainable, for the future; low carbon opportunities for business and inclusive economy and training success; create jobs and perior conditions for business and deliver success and inclusive economy and inclusive economy • Provide good quality employment ethor and its provided and it is not likely to reflect any wider needs outside of the site which would be controlled by the site would be supported through that it would be supported through not be supported through that it would be supported through the site would be supported through that it would be supported through the site would be supported through that it would be supported through that it would be supported through the site would the supported through the supported through the site would the site woul		development	education	onal establishments for con	tinued	Whilst tl	nis would make a positive		and wider area to	and wider area to inform the types		requirements which may change in the
for an effective opportunities available to all. workforce workforce comportunities available to all. Create jobs e Help deliver conditions for business and deliver success and investment; growth of a sustainable, for the future; low carbon economy e Enhance the city centre and its ord listered the site would be conomic growth through development is available and viable. It is likely that the location of the site would be supported through that it would be not that it would be supported through that it would be not that it would be supported through that it would be not that it would be supported through the site opportunities for business and leisure;		and training	snccess			contribu	ition, there may be		of facilities that should be	hould be		medium term due to changing
workforce workforce workforce characteristics available to all. Create jobs - Help deliver conditions for business and deliver success and investment; growth of a sustainable, for the future; low carbon - Deliver and promote stable economic growth; growth; economy - Enhance the city centre and its opportunities for business and leisure; horf a world be supported through that it would be supported through that it would be supported through that it would be		for an	Provide	good quality employment		tension	in how much education		considered, followed by more	wed by more		circumstances in the wider city area and
workforce workforce Create jobs The NPPF supports the need for and deliver success and investment; growth of a success and investment; growth of a success and investment; growth of a success and investment; low carbon Deliver and promote stable economic growth through development and ensuring that sustainable, and inclusive growth; economy Enhance the city centre and its Would be supported through opportunities for business and leisure; WPPF and that it would be		effective	opportu	unities available to all.		and skill	s development would		detailed guidance based upon	based upon		in line with the delivery schedule.
Create jobs - Help deliver conditions for business and deliver success and investment; growth of a suctess and investment; low carbon - Deliver and promote stable economic growth; and inclusive growth; economy - Enhance the city centre and its opportunities for business and leisure;		workforce				need to	be provided and it is not		other factors. This should prove	s should prove		
Create jobs • Help deliver conditions for business and deliver success and investment; growth of a • Deliver a flexible and relevant workforce sustainable, for the future; low carbon • Deliver and promote stable economic growth; economy • Enhance the city centre and its opportunities for business and leisure; Create jobs • Help deliver conditions for business and investment; The NPPF supports the need for economic growth through development and ensuring that supports the opportunities for business and leisure;						likely to	reflect any wider needs		positive for educ	positive for education and training		
Create jobs • Help deliver conditions for business and deliver success and investment; growth of a • Deliver a flexible and relevant workforce sustainable, for the future; low carbon • Deliver and promote stable economic growth; and inclusive growth; economy • Enhance the city centre and its opportunities for business and leisure;						outside	of the site which would		as it should enable facilities to be	e facilities to be		
Create jobs • Help deliver conditions for business and deliver success and investment; and deliver success and investment; growth of a • Deliver a flexible and relevant workforce sustainable, for the future; low carbon • Deliver and promote stable economic and inclusive growth; economy • Enhance the city centre and its opportunities for business and leisure; The NPPF supports the need for economic development and ensuring that suitable and viable. It is likely that the location of the site would be supported through						pe pene	tit the wider population.		provided based upon a wider and	pon a wider and		
Create jobs and deliver conditions for business and deliver success and investment; growth of a sustainable, or carbon and inclusive economy economy corporate the city centre and its opportunities for business and leisure;									tnen more detall need.	tnen more detaned assessment of need.		
 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; 	4	Create jobs		liver conditions for business		- The NPF	F supports the need for	+	The use of a generic approach	ric approach	+	The site is likely to perform well for the
 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; 		and deliver	snccess	and investment;		econom	ic growth through		initially followed	initially followed by further policy		provision of employment uses, subject
for the future; • Deliver and promote stable economic growth; • Enhance the city centre and its opportunities for business and leisure;		growth of a		a flexible and relevant wor	kforce	develop	ment and ensuring that		of greater detail in an SPD would	n an SPD would		to the definition of detailed criteria,
 Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; 		sustainable,	for the	future;		suitable	land for development is		allow a broad understanding of	derstanding of		given its city centre location and
growth; • Enhance the city centre and its opportunities for business and leisure;		low carbon	Deliver	and promote stable econon	nic	available	e and viable. It is likely		the site first to be supplemented	supplemented		existing sustainable transport routes as
 Enhance the city centre and its opportunities for business and leisure; 		and inclusive	growth;			that the	location of the site		by a much more detailed	detailed		well as potential connectivity with
		economy	Enhance	e the city centre and its		d bluow	e supported through		approach. This w	approach. This would be a flexible		existing businesses in the city centre.
			opportu	unities for business and leisu	ıre;	NPPF an	d that it would be		approach using generic indicators	eneric indicators		
Provide the appropriate infrastructure proposed to accommodate a mix			Provide	the appropriate infrastruct	nre	propose	d to accommodate a mix		initially to understand the site	tand the site		A detailed criteria/allocation would

λ	++		+	0 :	1			3			
KE	Very positive impact likely	impact	Positive impact likely	No significant no clear link	icant effect / nk	or Uncertain or insufficient information	Negativ	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
	•										
		for econ	for economic growth;		of use	of uses to support economic		better and guide development/	development/	a	enable a quantum of land to be
		 Support 	Support existing employment drivers;	rs;	growth.	<u>-</u>		site allocation. It would be useful	would be useful	S	specified for business use. This would
		Promote	Promote a low carbon economy.		i			to help determin	to help determine the best uses on	о .	be positive. However, providing a
					The N	he NPPF however does not		site, including how to maximise	w to maximise	σ :	detailed approach at this stage would
					provic	provide specific criteria for		penerits to the economy. The size	conomy. Ine size	ž	require the provision of a significant
					under	Inderstanding how to		of the site has the potential to	e potential to	ro	amount of infrastructure on site as well
					differe	lifferentiate the types of use on		contribute to the overall land	overall land	B	as site remediation. A detailed local
					site, w	ite, which given its size and		allocated for employment growth	oloyment growth	В	approach would reduce flexibility in
					locatic	ocation, would be an important		and its city centro	and its city centre location next to	2	response to changing requirements,
					consic	consideration. It may also not		major transport links, would	inks, would	a	economic circumstances and funding
					refleci	eflect the council's ambition or		ensure it was an attractive and	attractive and	S	streams over time. It is likely to have a
					spatia	patial strategy for the site. The		accessible for the wider region.	wider region.	a	positive influence should the site be
					amoni	amount of employment would				О	developed in the short term should
					theref	herefore be open to negotiation		The size and envi	The size and environmental issues	7	these be identified. However given the
					and co	and could be in competition with		on site, together with	with	·is	size of the site, the strategy would need
					other	other proposed uses or		infrastructure rec	infrastructure requirements, could	<u>+</u>	to allow for the medium to long-term.
					functi	inctions Given its size this		impact on delivery and viability	ry and viability		Changing economic circumstances as
					ימווכנו	4115 150 15115 150 150 150 150 150 150 15		Homeway the cite has the	y and vicemity:) ;	well as funding stress me could impact
					could	todia also cause allicel tallity for		nowevel, tile sitt	a mas time	\$ 9	well as lutifulling su earlis could illipace
					. בי ני	The developer and Council		potential to nave	potential to nave a positive impact	=	iegatively in the delivery therefore.
					in deli	n delivering the site overall.		in the medium to long-term, the	long-term, the		
								delivery and deta	delivery and detail of which could		
					The si	The significant need for		be affirmed through the SPD and	ugh the SPD and		
					infrast	nfrastructure delivery on site		accompanying SA.	ند		
					may a	nay also cause tension with the					
					NPPF'	NPPF's approach to investment		This approach allows more	ows more		
					snd ui	n business not being over		certainty in the long-term for	ong-term for		
					burde	ourdened by poor environment		developers of the site to	e site to		
					or infr	or infrastructure, both of which		understand the Council's	ouncil's		
					are pc	are potentially significant issues		requirements an	requirements and avoid delay due		
					in the	n the medium to long term for		to uncertainty/o	to uncertainty/ongoing discussion.		
					the site.	ie.					
2	Help deliver	Address	Address existing imbalances of equality,	ality,	The N	The NPPF should encourage the	+	The use of a generic approach	eric approach	⊢ :	The outcome of this approach is
	eduality allu		deprivation and exclusion across the city;	e city;	n sen	rile site to be pialilled iii a		initially followed by fulfiller policy	by lartiler policy	3	ilicel talli givell tilat tile site would
	access to all	Provide	Provide accessible services and facilities	lities	way to	way to support the needs of the		or greater detail in an SPD would	in an SPD would	<u> </u>	need to be planned in detail to assess
		for the l	for the local population;		соши	communities to have a positive		allow a broad understanding of	derstanding of	_	how the likely impacts of the detailed
		 Provide 	Provide affordable housing to meet		influe	influence on equality and		the site initially followed by a	ollowed by a	0	criteria have positively impacted on
		demand;	÷		inclusi	nclusion. The NPPF sets out		more detailed approach. The use	proach. The use	a	equality and social inclusivity.
		Help rec	Help reduce homelessness;		overa	overall support for development		of generic indicators to guide	tors to guide		
		Promote	Promote the safety and security for		within	within its sustainability agenda		development and the site	d the site		
		s eldoed	people and/or property.		statin	tating that the social role is to		allocation would be useful to help	be useful to help		
		•			oddns	upport "s <i>trong, vibrant and</i>		determine the best uses on site,	est uses on site,		
					health	nealthy communities, by		including how the maximise the	e maximise the		
					provic	providing the supply of housing		amount of housing and accessible	ng and accessible		

										١	
٨	++		+	0		خ					
KE	Very positive impact likely	impact	Positive impact likely	No significant no clear link	ant effect / k	Uncertain insufficient information	Negativ	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
					require	required to meet the needs of		local facilities as well as job	vell as job		
					present	present and future generations;		opportunities on site. This is likely	site. This is likely		
					and by	and by creating a high quality		to be significantly positive for	positive tor		
					accessil	aunt environment, with accessible local services that		inclusivity requirements.	ments.		
					reflect t	reflect the community's needs		•			
					and sup cultural	and support its health, social and cultural well-being".					
)					
					This is li	This is likely to be as a result of					
					success	successful regeneration of the					
					upon ir	site and is therefore dependent upon implementation over the					
					long-term.	'n.					
9	Reduce the	Deliver of	Deliver development where it is	+	- The NPI	The NPPF supports the	+	The approach would have the	uld have the		A detailed local approach would reduce
	need to travel	accessib	accessible by public transport, walking	king	develop	development of a sustainable		most significantly positive	positive		flexibility in response to changing
	and deliver a	and cycl	and cycling to minimise the use of the	the	transpo	transport network to support		outcome in the medium to long-	edium to long-		requirements, economic circumstances
	sustainable	car;			sites an	sites and requires "All		term as it can be flexible to	lexible to		and funding streams over time. It is
	integrated	Deliver	Deliver transport infrastructure which	nich	develop	developments that generate		respond to change in the future. A	e in the future. A		likely to have a positive influence
	transport	support	supports sustainable travel options;	s;	significa	significant amounts of movement		locally derived ge	locally derived generic assessment		should the site be developed in the
	network	Promote	Promote sustainable forms of travel;	el;	[to pe]	[to be] be supported by a		can set out what is on or in close	s on or in close		short term should these be identified.
		Improve	 Improve congestion. 		Transpo	Transport Statement or Transport		proximity to the site as well as any	ite as well as any		However given the size of the site, the
					Assessn	Assessment". This is likely to		potential gaps and the likely	d the likely		strategy would need to allow for the
					apply to	apply to York Central given its		requirements on the site for	the site for		medium to long-term.
					site size	site size. This would require the		development. The SPD would be	SPD would be		
					overall	overall development to supply		able to specify these in greater	ese in greater		In delivering infrastructure
					details	details of the transport		detail with an understanding of	lerstanding of		requirements, it would be necessary to
					require	requirements and modes for the		how this influences overall	es overall		define the requirements as well as
					site whi	site which is positive in ensuring		delivery of the site and any	e and any		detailed accessibility features. As the
					the pro	the promotion and delivery of		potential funding mechanisms.	mechanisms.		site delivery time extends this may
					sustaina	sustainable transport scneme					cause uncertainty for developers as the
					The NP	The NPPE supports "a pattern a					wider situation may change and accessibility requirements change.
					of deve	of development which, where					
					reasona	reasonable to do so, facilitates					
					the use	the use of sustainable modes of					
					Transpo	Transport". York Central is in an					
					exceller	excellent place to extend					
					connec	connections of existing					
					transpo	transports modes as access to					
					the rail	the railway station, bus routes					
					and bec	and pedestrian/cycle routes into					
					the city	the city centre/ wider area are all					

						_						
£Α	Very positive impact	impact	+ Positive impact likely	O No significant		effect /	? Uncertain or	Negativ	Negative impact likely	Verv negative impact		Positive or negative impact depending on
K	likely			no clear link			nt informatio		600			how it is implemented
						adjacent c the site.	adjacent or in close proximity to the site.					
						The level or infrastruc	The level of transport infrastructure required to gain					
						maximum is significa	maximum potential from the site is significant. The deliverability of					
						the transp would sign	the transport Infrastructure would significantly influence the					
						sites pote this would	sites potential in the long-term as this would influence how the site					
						is develop	is developed. The costs involved with infrastructure however are					
						high and	high and although the NPPF					
						approach stop deve	approach states this should not stop development coming					
						forward, r	forward, more detail is required					
						specifying	specifying what current modes					
						of improv	and access can support, the level of improvements and the					
						mechanis	mechanisms for bringing these					
						forward.						
7	To minimise	Reduce	 Reduce or mitigate greenhouse gas 	3S	+	The NPPF	The NPPF recognises the	+	The approach would have the	uld have the	<i>د</i> .	Specific criteria would be positive in
	greenhouse	emissic	emissions from all sources;	001		importano	importance of meeting the		most significantly positive	r positive		identifying the sites potential for
	cause climate	for the	for the likely effects of climate change:	asures ange:		its core in	its core influence in achieving		term as it can be flexible to	flexible to		sites impact on climate change. It would
	change and	Provide	Provide and develop energy from	ì		sustainab	sustainable development as well		respond to change in the future.	e in the future.		ensure that the site would be able
	deliver a	renewa	renewable, low and zero carbon			as the me	as the mechanisms that can help		Locally derived generi	Locally derived generic criteria can		directly contribute in the long-term.
	response to	technologies;	technologies;	54:17:11:1		to acmeve tims.	. culls.		requirements an	determine the overall requirements and potential for the		However in order to determine this it
	its effects		rionicle sustainable design and bundi materials that manage the future risks	risks		However,	However, the NPPF specifies how		site. The SPD would be able to	uld be able to		would rely on a full masterplan to
		and co	and consequences of climate change;	nge;		local auth	local authorities <i>"should adopt</i>		specify these in g	specify these in greater detail with		understand the layout to plan in detail
		Adhere	Adhere to the principles of the energy	ergy	_	proactive	proactive strategies to mitigate		an understanding of how this	s of how this		the mitigation methods and an idea of
		hierarchy.	hy.			ana aaapi takina ful	and dadpt to climate change, takina full account of flood risk		change agenda and delivery of	influences the overall climate change agenda and delivery of the		costs for their implementation. The impacts of this approach at the this
						coastal ch	coastal change and water supply		site, including potential funding	tential funding		stage would therefore be unknown
					_	and dema	and demand considerations".		mechanisms.			
						This is like influencin	This is likely to be positive in influencing the development of					
						the site.						
						However,	However, this approach lacks					
						locally spe	locally specific requirements					

+		+	c		6						
Very positive impact likely	impact	Positive impact likely	No significant no clear link		effect / L	Uncertain or insufficient information	Negativo	Negative impact likely	Very negative in likely	impact	Positive or negative impact depending on how it is implemented
									,		
					which com	which complement the city-wide					
					climate cha action nlan	climate change agenda and action plan. This would need to					
					be conside	be considered in order to					
					maximise t	maximise the site's potential					
				-	towards minimis	towards minimising its effects on climate change.					
Conserve or	Conserv	Conserve or enhance international and		+	The NPPF s	The NPPF supports the natural	+	Option 2 would be able to build	be able to build	į	The approach would also build upon the
enhance	national	nationally significant priority species and	es and		environme	environment and states the		upon the NPPF approach by	pproach by		NPPF and allow a detailed
green	habitats	habitats within SACs, SPAs, RAMSARs and	ARs and		planning sy	planning system should recognise		ensuring a comprehensive Green	rehensive Green		understanding of the site to be
infrastructure	SSSIs;				"the wider	"the wider benefits of ecosystem		Infrastructure sc	Infrastructure scheme is built into		understood and built upon.
-pio-	Conserv	Conserve or enhance locally important	rtant	•1	services" a	services" and minimise "impacts		the overall desig	the overall design and layout. The		
diversity,	nature o	nature conservation sites (SINCs);			on biodiver	on biodiversity and providing net		approach would have the most	have the most		However, this approach would rely on a
geodiversity,	Create r	Create new areas or site of bio-diversity /	ersity/	G,	gains in bic	gains in biodiversity where		significant positiv	significant positive outcome in the		specific scheme to be set out for the
flora and	geodive	geodiversity value;		_	possible, cα	possible, contributing to the		medium to long-	medium to long-term as it can be		site up front. This would require the
fauna for	• Improve	Improve connectivity of green			Governmei	Government's commitment to		flexible to respond to the	nd to the		detailed masterplanning of the site to
accessible	infrastru	infrastructure and the natural		_	halt the ov	halt the overall decline in		masterplanning	masterplanning and layout in the		be presented in order to present how
high quality	environment:	ment:		7	biodiversity	biodiversity, including by		future. Locally derived generic	erived generic		the detailed criteria would enable the
	• Provide	Provide opportunities for people to	c		establishin	establishing coherent ecological		criteria can deter	criteria can determine the overall		site to connect to the city's existing
connected	access th	access the natural environment.)		networks t	networks that are more resilient		requirements an	requirements and potential for the		Green infrastructure and increase
natural					to current o	to current and future pressures".		site. The SPD would be able to	uld be able to		biodiversity on the site.
environment					This is likel	This is likely to have a long-term		follow with a specific remit for	cific remit for		
					direct posit	direct positive impact on the site.		maximising the green	reen		This approach is inflexible and given the
								infrastructure an	infrastructure and biodiversity on		anticipated delivery of this site, it is
					However, t	However, this may not take		the site in line with the strategic	ith the strategic		likely that the scheme would need to
					considerati	consideration of York's city-wide		parameters that have been set.	have been set.		respond to changing circumstances in
					green infra	green infrastructure network					which a more generic strategic
					adjacent tc	adjacent to the site which could					approach would be beneficial.
					be proactiv	be proactively connected and					
					linked to a	linked to a GI/public realm					
				0,	scheme on	scheme on site. The influence of					
					green infra	green infrastructure on transport					
					connectivit	connectivity may also not be					
					linked to co	linked to coordinate with local					
					level policy.	,					
Use land	Re-use p	Re-use previously developed land;	_	+	The NPPF s	The NPPF supports: "Planning	‡	Following this approach would	proach would	+	Following this approach would
resources	Prevent	Prevent pollution contaminating the land	he land	_	policies an	policies and decisions should		maximise the use of this	e of this		maximise the use of this brownfield site
efficiently	and rem	and remediate any existing			encourage	encourage the effective use of		brownfield site through ensuring	hrough ensuring		through ensuring that the council's
	contamination;	ination;			land by re-	land by re-using land that has		that the generic criteria set the	criteria set the		aspirations and justification were set
safeguard	Safegua	Safeguard soil quality, including the best	e best		been previo	been previously developed		strategic parameters to be	ters to be		out in more detail.
their quality	and mo	and most versatile agricultural land;	Ġ;		(brownfield	(brownfield land), provided that it		considered and scoped out the	coped out the		
	Conserv	Conserve or enhance allotments;			is not of hig	is not of high environmental		main issues while	main issues whilst the SPD set the		This approach would be able to reflect
		Conformation with property and		_	value". Thi	value". This site would fulfil this		council's aspirations and	ons and		local knowledge and put forward

Positive impact likely No	No significant	effect / Uncertain	or Negat	Negative impact likely	Very negative impact		I Positive or negative impact depending on
		insufficient information			likely		how it is implemented
encourage their efficient use.		criteria.		justification in more detail.	nore detail.	sta	standards to be implemented. Similarly,
		The former uses on the York		This approach w	This approach would be able to	ā ē	it would set out sit aregy to ensure that remediation of any contamination
		Central site would mean that		reflect local kno	reflect local knowledge and put	pr	present on the site is undertaken to
		contamination may be a risk and	5	Torward standards to be	rds to be	e	ensure the health of the people living
		the as the NPPF requires		implemented. Si	Implemented: Similarly, it would	a	and working in any new development.
		וביוסיק קטיישלו קטיישלו איינויישל איינויישל איינויישל איינויישלי איינויישל איינוישל		set out strategy to elistie triat	to elisure tilat	-	1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
		desponea, degradea, derelict,		remediation of a	remediation of any contamination	우 :	However, this approach would be in-
		contaminated and unstable land,	ď,	present on the s	present on the site is undertaken	==	flexible should issues arise later during
		where appropriate", this would		to ensure the he	to ensure the health of the people	È	the process as it would have to be
		have a direct, long-term positive	(I)	living and working in any new	ing in any new	pa	based upon knowledge known at the
		impact.		development.		ţi.	time of policy formulation. The likely
				:		5 -	uccollie of tills may be delay in
		Following an NPPF approach		Option 2 would also allow	also allow	g	delivery or masterplanning.
		would also ensure that the wider	70	riexibility snould issues arise	d Issues arise		
		penents of the site are		during later stages or site	ges or site		
		considered in terms of ecosystem	Ę.	preparation having an overall	ing an overall		
		services which refers to the		positive effect ir	positive effect in the medium to		
		benefits people obtain from		long-term			
		ecosystems. This would also link	~				
		well to implementing a Green					
		Infrastructure strategy.					
Conserve water resources and quality;	+	The NPPF supports the efficient	‡	Generic criteria	Generic criteria would enable the	-	A specific approach would require a
Improve the quality of rivers and		use of resources such as water as	3S	strategic aims of	strategic aims of the site to be set	de	detailed knowledge of the masterplan
groundwaters.		well as ensuring their quality. The	he	out including re	out including resources efficiency	an	and items on the site in order to specify
		site would be required to set out	Ħ	as part of a comprehensive	prehensive	×	what water efficiency mechanisms
		measures as part of its managed	77	package of sustainability and	ainability and	M	would be best to use.
		response to climate change.		climate change mitigation	mitigation		
				measures. The specifics of this	specifics of this	Ţ	The approach would prove inflexible.
				would then be d	would then be delegated to the		-
				SPD.			
Promote reduction, re-use, recovery and	¿ pu	The NPPF supports the efficient	¿	Generic criteria	Generic criteria would enable the		Specific criteria should set out waste
recycling of waste;		use of resources and waste		strategic aims of	strategic aims of the site to be set	eff	efficiency, particularly as part of the
Promote and increase resource		management. The impacts of this	is	out including rea	out including resource and waste	8	construction, in comprehensive
		are currently unknown as it		efficiency as part of a	rtofa	ba	package of mitigation measures.
		would depend on the type and		comprehensive package of	package of	운	However, the impacts of this are
		duration of construction		mitigation meas	mitigation measures. The specifics	73	currently unknown as it would depend
		nrimarily		of this would the	of this would then be delegated to	5	on the type and duration of
				the SPD. Howev	the SPD. However, the impacts of	9	construction primarily.
				this are current	this are currently unknown as it	3	
				would depend on the type and	on the type and		
				duration of con-	direction of construction primorily		
		_		Olivation of Cons			

KEA	Verv nositive impact		+	0		,			1	toedari e	; (
KE	Very positive			1			_			trenui		
	likely		Positive impact likely	No significant effe no clear link	icant et. nk	fect / Uncertain or insufficient information		Negative impact likely	Very negative impact likely	in pact	Positive of how it is in	Positive or negative impact depending on how it is implemented
12	Improve air	Reduce a	Reduce all emissions to air from current	rent +	1.5	The NPPF states support that	+	Option 2 would build upon the	build upon the	_	Detailed	Detailed criteria would respond and
	quality	activities;			_	local authorities should sustain		overall approach of the NPPF	າ of the NPPF		implem	implement strategies to combat known
		Minimise	Minimise and mitigate emissions to air	air	7	compliance with and contribute		through setting c	through setting out a broad set of	<u></u>	air qual	air quality issues at the time of policy
		from new	from new development (including		~	towards EU limit values or		general principles for a low carbon	s for a low carbo	uo	develop	development but may lack mechanism
		reducing	reducing transport emissions through	gh	_	national objectives for pollutants,		development in an area with	an area with		to adjus	to adjust this once the policy is
		low emiss	low emission technologies and fuels):		ı	taking into account the presence		known air quality issues. The	y issues. The		adopted	adopted. This approach would reply on
		• Sunnort t	Support the development of city wide	ع ج		of Air Quality Management Areas		greater detail following in the SPD	llowing in the SP	٥	the mas	the masterplanning of the site.
			low emission infrastructure:)	,	and the cumulative impacts on		would be able to set out more	set out more			
		Sellinow cillino	Sion IIIII asti actul e,			air anality from individual sites in		comprehensively design and	, design and		t is anti	t is anticipated that this would need to
			Improve an quanty in Admas and			local aroas Diannina docisions		lavout abiactivas	lawint objectives to minimize and		ho 2000	monariod by appropriate decide
		prevent r	prevent new designations;			ocal areas. Flamming decisions		ayout objective:	s to minimise an	_	De acco	be accompanied by appropriate design
		Avoid loc	Avoid locating development where it	±.	-,	snould ensure that any new		negative impact on air quality.	on air quaiity.		brincipi	principles to ensure that air quality is
		gau plnoo	could negatively impact on air quality;	ty;		development in Air Quality					not neg	not negatively effected through
		Avoid loc	Avoid locating development in areas of	s of	_	Management Areas is consistent		It is anticipated t	It is anticipated that mitigation for	ō	develop	development and that appropriate
		existing p	existing poor air quality where it could	pIn	_	with the local air quality action		any potential im	any potential impacts would also	_	mitigati	mitigation techniques are included to
		result in r	result in negative impacts on the health	alth	*	plan".		be included to ensure minimal	nsure minimal		minimis	minimise the effect on peoples health
		of future	of future occupants/users:		_	Following this approach would be		impacts from the development.	e development.			
		• Promote	Promote custainable and integrated			positive for York Central given its						
			transport network to minimise the use of	40 00		location next to AQMAs and		This approach would also be able	ould also be able	a		
		tho car		0.000	10	areas with known air quality		to respond to changing air quality	anging air qualit	_		
		רופ כמו.				issues. Issues identified should		should the situation change post	tion change post			
					,,,	able to be mitigated through		strategic policy adoption.	doption.			
						design and promotion of a low						
						carbon sustainable transport						
					_	network.						
13	Minimise	• Reduce ri	Reduce risk of flooding:	+		The NPPE supports development	+	The approach would require a	a ariina a	-	Ontion	Ontion 3 would required a detailed
	flood risk and		redace his of hooding, Fushire development location and design			in areas of lower flood risk		broad knowledge of flood risk in	e of flood risk in	-	knowled	spices of existing flood risk and the
	reduce the	does not	does not negatively impact on flood risk:	l risk	-	through dictating that		the first instance followed by a	followed by a		mitigati	mitigation of what is required for the
	imnact of	• Doliver or	Dolivor or incornorate through decian	, 136,		inanproarpiate would not be		more detailed knowledge in the	nowledge in the		site to p	site to go forward. This would set out
	flooding to		Deliver of incorporate till odgil desig			allowed high flood risk area and		SPD Whilst the generic approach	zeneric annroach		principl	nrinciples for minimising flood risk and
	people and	(SilDs)			_	that sequential tests must be		would set out the main principles	e main principle		mitigati	mitigation principles.
	property in	(cape)			,,,	applied as a method for		to ensure flood risk is not	risk is not		D	
	York					determining suitability. The		negatively impacted by	cted by		Howeve	However, this approach relies on a
						NPPE also supports mitigation as		development, more detail would	ore detail would		greater	greater understanding of the
						par of the wider climate change		allow specific measures to be	easures to be		develop	development on the site initially and
					- "	party and make circustoness		identified which	identified which are specific to the	٩	Apliow	would be inflexible if the site was
						20.50		site In planning this site in the	this site in the	2	reiding t	would be illicable in the site was
								long-torm this would have the	ould have the		term fl	subject to change of over the forger
								most positive direct and indirect	out and indirect		, , ,	מסמ וופע זון נוופ מו כמ כוומוופכת.
								impacts to the city.	ect and munect			
14	Conserve or	Conserve	Conserve or enhance the special	+	_	The NPPF supports local	‡	The approach would allow York's	ould allow York's	+	A detail	A detailed criteria approach/allocation
	enhance	character	character and setting of the historic city:	city:	,,,	authorities in delivering a		local context and heritage assets	A heritage assets		would b	would be able to delineate heritage
	York's historic	Promote	Promote or enhance local culture:	<u> </u>		positive strategy for the		to be a key consideration within	ideration within		assets o	assets on site and specify the key
	environment,	• Conserve	Conserve or enhance designated and	7	. J	conservation and enjoyment of		the planning for the site taking full	the site taking fu	=	features	features to plan in. This is unlikely to

		0	ر .							
Very positive impact likely	Positive impact likely	No significant no clear link	effect /	Uncertain or insufficient information	Negative	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented	ling on
	non-designated heritage assets and their setting. Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.		the historice should have With regard applications authorities sapplicant to significant to significant assets affect contribution setting. The be proportio importance importance in sufficient to potential importantly in on their significient to potential im on their significient of any herite and any necontrof the impact of heritage assignification into account the impact of heritage assignification and any aspect on any aspect of any aspect on any aspect of any aspect on any any aspect on an	the historic environment, which should have long-term benefits. With regards to determining applications "local planning authorities should require an applicance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the portential impact of the proposal on their significance". It also states that "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset's conservation and any sepect of the proposal".		advantage of a more detailed approach for future delivery within in the SPD to guide suit development to conserve and enhance the historic environm	advantage of a more detailed approach for future delivery within in the SPD to guide suitable development to conserve and enhance the historic environment.		change over the plan period and is therefore likely to have a positive impact overall.	. <u></u>
• Conserv	Conserve or enhance the landscape	+	The develop	The development of York Central	‡	This approach would able the	ould able the	‡	This approach would be able to build	build
	including areas of landscape value		would be a s	would be a significant site for		generic principle	generic principles for development		upon the NPPF and add a York specific	pecific
York's natural • Protect	Protect or enhance geologically		York given it	York given its location and size.		of the site to be set whilst also	et whilst also		focus to ensure that this site would	nld
importa	important sites;	ţ	The NPPF we	The NPPF would support this		making them mo	making them more specific within		developed in a distinctively 'York' way.	k'way.
	Promote nign quality design in context with its urban and rural landscape and in	ixt nd in	similarly to o	similarly to objective 14, would		יופ טרט.			Key to this will be through the	
line with	line with the "landscape and Setting"	5	support the	support the identification of		This approach would be able to	ould be able to		establishment of design codes which	vhich
within t	within the Heritage Topic Paper.		schemes, wł	schemes, which conserves areas		build upon the NPPF and add a	PPF and add a		would be able to mitigate any issues	snes
	-		of landscape	of landscape value to minimise		York specific focus to ensure that	is to ensure that		which arise on site or specify what has	at has
			conflict.			this site would developed in a	eveloped in a		to be ahered to.	
			L C			distinctively 'York' way using the	distinctively 'York' way using the			

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KEA	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
			importal	importance to the achievement	the heritage impact appraisal.	oact appraisal.	
			of high c	of high quality and inclusive	2 de de	1	
			nesign in	design for all development, including huilding, public and	ney to this will be through the establishment of design codes	of design codes	
			private s	private spaces as well as wider	which would be	which would be able to mitigate	
			area dev	area developments.	any issues which arise on site.	h arise on site.	
			Whilst the generic, generic, consider approace	Whilst the NPPF can offer a generic guide to what to consider, it lacks a local level approach to implement York			
			specific this site	specific principles to ensure that this site would positively.			
General	- Te		Relying on the NI sustainability issustainability issustaine and pararequirements and implementation.	PPF approach should enable Les. However some of this is ameters the scheme should city-wide characteristics the	the site be brought forwar approach is reliant on im work towards. It is likely that need to be incorporate.	rd and developed in a way th olementation by the local aut nat this approach would also d in to the scheme which co.	Relying on the NPPF approach should enable the site be brought forward and developed in a way that considers a breadth of criteria and sustainability issues. However some of this is approach is reliant on implementation by the local authority causing uncertainty about the baseline and parameters the scheme should work towards. It is likely that this approach would also lack a focus on any local level requirements and city-wide characteristics that need to be incorporated in to the scheme which could have a detrimental impact subject to its implementation.
			Option 2 would p through an SPD. ' approach can ren timescale.	orovide the overarching prir This is likely to maximise lor nain flexible but compreher	ciples for the site whilst al ng-term positive impacts o isive and respond to chan	so allowing detail to be delive n the social, environmental ai jing circumstances on this sit	Option 2 would provide the overarching principles for the site whilst also allowing detail to be delivered in response to local circumstances through an SPD. This is likely to maximise long-term positive impacts on the social, environmental and economic objectives given that this approach can remain flexible but comprehensive and respond to changing circumstances on this site over its medium to long-term delivery timescale.
			A detailed assess timescale. Howey medium to long-i development.	ment would be beneficial fr ver, in order to maximise th term this approach would g	or developing the site in the positive contribution of enerally lack a mechanism	e short-term using known ba. this site to the city as a whole of responding to change and	A detailed assessment would be beneficial for developing the site in the short-term using known baselines and subject to a short-delivery timescale. However, in order to maximise the positive contribution of this site to the city as a whole and minimising its effects over the medium to long-term this approach would generally lack a mechanism of responding to change and issues which may arise or influence its development.
Prefer	Preferred Approach		Option 2: Provide	e generic local criteria/site	llocations to guide develo	oment, details to be deferred	Option 2: Provide generic local criteria/site allocations to guide development, details to be deferred to lower tier of planning policy or planning
			application The site has contribute the flexible app social infras	sation The site has the potential to positively contribute to the overall social o contribute to overall social o contribute to overall housing growth and would provide a new commu flexible approach will help the development respond to changing econs social infrastructure to respond to the design and need within the site.	contribute to the overall s nd would provide a new co ment respond to changing design and need within th	ocial objectives of the city. The mmunity, meeting their need economic circumstances to kes site.	cation The site has the potential to positively contribute to the overall social objectives of the city. This is a large strategic site which will contribute to overall housing growth and would provide a new community, meeting their needs within a city centre location. Following a flexible approach will help the development respond to changing economic circumstances to be able to maximise the incorporation of social infrastructure to respond to the design and need within the site.
			This strateg city centre.	ic site is in a good location i This approach is likely to m	o support the overall amb aximise the site's econom	itions of the city to become a c potential by allowing a flexi	This strategic site is in a good location to support the overall ambitions of the city to become an attractive site which compliments the city centre. This approach is likely to maximise the site's economic potential by allowing a flexible yet comprehensive approach to
			developme viability of t brought for	nt which can respond to cha the site. A tension may be co ward. However, this approa	inging economic circumstransed through the costs are ich would enable masterp	inces in line with the delivery id delivery of significant infra anning and design of the site	development which can respond to changing economic circumstances in line with the delivery timescales. This will allow maximum viability of the site. A tension may be caused through the costs and delivery of significant infrastructure to allow the whole site to be brought forward. However, this approach would enable masterplanning and design of the site to work around these challenges to
			maximise d	maximise development of the site prior to this being in place.	r to this being in place.)	1
			The site is s The generic	ituated close the city centre criteria followed by an SPD	and existing travel routes would be able to ensure	which have long-term position hat the local characteristics or	The site is situated close the city centre and existing travel routes which have long-term positive gains for the environmental objectives. The generic criteria followed by an SPD would be able to ensure that the local characteristics of York can be included within the design to
			so that the	development considers Yor	K's wider as well as local co	ontext. Further more, this app	so that the development considers York's wider as well as local context. Further more, this approach would allow development to design

So

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

SECTION 8: ECONOMY

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

negative impact Positive or negative impact depending on how it is implemented	Like Option 1, job provision under this option will create training opportunities for employees and, potentially, residents (e.g. through apprenticeship schemes). As the number of jobs to be provided under this option would be greater it can be expected that these opportunities would be enhanced. The enhanced ambition of this option would be expected to maximise opportunities to complement or support the City's educational institutions e.g. by supporting the Science City Sector. This is likely to help deliver a flexible and highly skilled workforce for the future of the City.	This option would deliver an estimated 16,169 jobs over the plan period, facilitating faster growth in advanced manufacturing, science and research, financial and professional services, and tourism and leisure sectors through delivery of a range of employment sites. This is expected to support the realisation of the York Economic Strategy, helping the City fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region. Increased job provision may also stimulate additional growth in the construction sector relative to Option 1 associated with the provision of new /expansion of existing employment premises. This option is also expected to maximise opportunities to complement or support the City's educational institutions e.g. by supporting the Science City Sector. This is likely to help deliver a flexible and highly skilled workforce for the future of the City. Overall, this option has been assessed as having a significant positive effect on this objective.	In maximising job provision over the plan period, this option is expected to offer the greatest prospect of addressing employment deprivation across the city. However, the extent to which new employment opportunities benefit these areas will depend to an extent on the type of jobs created and the skills present in the local labour market as well as the recruitment policies of
Very ne likely	:	:	+
effect / Uncertain or Negative impact likely insufficient information	Job provision under this option will create training opportunities for employees and, potentially, residents (e.g. through apprenticeship schemes). This option may support the development of the City's educational institutions, although it is envisaged that growth in science and research sectors (i.e. those linked to the City's educational institutions) would be less ambitious relative to Option 2. Overall, this option has been assessed as having a positive effect on this objective.	This option would deliver an estimated 14,471 jobs over the plan period. This will promote economic growth (both in the short term during construction and once development is complete), attracting inward investment and enabling the growth of indigenous businesses through associated employment land supply. However, the option represents more constrained growth relative to Option 2 and, importantly, would not deliver the vision of the York Economic Strategy for the City to become "an international and enterprising city, and in time, the most competitive city of its size, not only in the UK but globally, leading to increased growth in the overall economy and jobs". In consequence, the option has been assessed as having a positive effect only on this objective.	Job provision will help to address deprivation in the City. However, the extent to which new employment opportunities benefit these areas will depend to an extent on the type of jobs created and the skills present in the local labour market as well as the recruitment policies of firms. Economic growth may also support existing community
O No significant effect / no clear link	+		+
++ O	Improve education and training education, skills evelopment and training for an training education, skills evelopment educational establishments for continued success; for an effective opportunities available to all.	Create jobs and deliver conditions for business and deliver success and investment; Browth of a beliver a flexible and relevant workforce for the future; low carbon and inclusive economy. Characteristics opportunities for business and leisure; provide the appropriate infrastructure for economic growth; Provide the appropriate infrastructure for economic growth; Provide the appropriate infrastructure for economic growth; Promote a low carbon economy.	Help deliver equality, deprivation and exclusion access to all. The provide accessible services and facilities for the local population; Provide affordable housing to meet demand;
KEA	% @ 25 @ d 25 @ 37 @ 37 @ 37 @ 37 @ 37 @ 37 @ 37 @ 3	٠	N e e

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λ	‡		+	0		5	_	1		
KE.	Very positive impact likely	impact	Positive impact likely	No significant no clear link	ant effect / ‹	Uncertain or insufficient information	Negative impact likely	Very ne likely	negative impact	Positive or negative impact depending on how it is implemented
										-
		• Hel	Help reduce homelessness; Promote the safety and security for	for	service less th	services and facilities, although associated benefits would be less than under Option 2.	ociated benefits would be		firms.	-
		bed	people and/or property.		Overa	Overall, this option has been assessed as having a positive effect on this objective.	ed as having a positive		Higner level gro support existing further, could st	rigner level grown under ruis option may serve to support existing community services and facilities and, further, could stimulate additional investment.
									Overall, this option has effect on this objective.	Overall, this option has been assessed as having a positive effect on this objective.
9	Reduce the need to travel	• Deli	Deliver development where it is accessible by public transport, walking	valking	- Econo York.	Economic growth is likely to increase traffic within the City of York. The exact magnitude of effects on this aspect of the	se traffic within the City of ts on this aspect of the	+	As under Optior traffic within the	As under Option 1, economic growth is likely to increase traffic within the City of York. The exact magnitude of
	and deliver a sustainable	and car;	and cycling to minimise the use of the car;	of the	object emplo	objective is dependent on the location and type of employment development, which is currently uncertain.	ion and type of s currently uncertain.		effects on this a location and typ	effects on this aspect of the objective is dependent on the location and type of employment development which is
	integrated	• Deli	Deliver transport infrastructure which	which	Howe	ver, given existing and project	ted congestion this option		currently uncert	currently uncertain. However, given existing and projected
	transport	dns	supports sustainable travel options;	ons;	has be	has been assessed as having a negative effect on this aspect	tive effect on this aspect		congestion and	congestion and taking into account the fact that this option
	Hetwork.	• • •	Promote sustainable forms of travel; Improve congestion	avel;) 	objective.			assessed as havi	would promote ingred revers of growth, Option 2 has been assessed as having a negative effect on this aspect of the
		2			Econo	Economic development may present opportunities to	it opportunities to		objective.	
					increa	increase investment in transport infrastructure and could	frastructure and could			:
					help b	help balance housing and employment provision, reducing	ent provision, reducing		Economic devel	Economic development may present opportunities to
					ner co	net commuting. Further, there may be opportunities to excerning a survey of transport alongide new	y be opportunities to		increase investr	Increase investment in transport infrastructure and could help beleace bouging and employment provision, reducing
					develo	encourage sustainable modes of transport alongsid	ansport alongside new		neip balance no	neip barance nousing and employment provision, reducing
					200	לאוובוור (מונווסמפון נוווז וז כמווב	and ancerdant.		encourage susta	encourage sustainable modes of transport alongside new
					Overa	Overall, this option has been assessed as having a mixed positive and pegative effect on this objective.	ed as having a mixed objective.		development (a	development (although this is currently uncertain).
									Overall, this opt	Overall, this option has been assessed as having a mixed
									positive and neg	positive and negative effect on this objective.
7	To minimise	• Red	Reduce or mitigate greenhouse gas	gas -	Econo	Economic development will result in increased emissions of	n increased emissions of		As under Option	As under Option 1, economic development will result in
	greenhouse	emi	emissions from all sources;		greeni	greenhouse gases both during construction (e.g. due to	truction (e.g. due to		increased emiss	increased emissions of greenhouse gases both during
	gases that	• Plar	Plan or implement adaptation		emissi	emissions from HGV movements and plant) and once	nd plant) and once ស រីក្រព័ត្រភូពី ‡រីក្រម័ត្រ		construction (e.	construction (e.g. due to emissions from HGV movements
	change and	me.	measures for the likely effects of	=	nevelu	development is complete (e.g. due to incleased trainc	to increased trainic		increased traffic	and plant) and once development is complete (e.g. due to increased traffic generation and emissions from sites)
	deliver a	• Pro	Provide and develop energy from		magni	magnitude of effects will be dependent on the type, design	Jent on the type, design		although in view	although in view of the higher levels of growth envisaged
	managed	ren	renewable, low and zero carbon		and lo	and location of economic development at the individual site	nent at the individual site		under this optio	under this option, emissions are also expected to be
	response to	teck	technologies;		level v	level which is currently uncertain, on balance this option has	in balance this option has		greater (althoug	greater (although not at a level deemed to be significant).
	its effects.	• Pro	Promote sustainable design and		peen s	been assessed as having a negative effect on this objective.	effect on this objective.		Whilst the exact	Whilst the exact magnitude of effects will be dependent
		lind	building materials that manage the	the	Notwi	Notwithstanding, economic development may present	pment may present		on the type, des	on the type, design and location of economic
		futr	future risks and consequences of	ير	oppor	opportunities to increase investment in transport	nt in transport		development at	development at the Individual site level which is currently التومينية من المتورسة ا
		clin	climate change;		olama	miliastructure and could help balance housing and employment provision reducing net committing and	t committing and		uncertain, on ba	uncertain, on barance this option has been assessed as baying a negative offect on this objective
		• Adr.	Adhere to the principles of the energy biography	energy	associ	associated emissions. Further, there may be opportunities to	e may be opportunities to		Notwithstanding	Notwithstanding, economic development may present
		<u> </u>	alcily.		encon	encourage sustainable modes of transport alongside new	insport alongside new		opportunities to	opportunities to increase investment in transport
					develo	development (although this is currently uncertain).	intly uncertain).		infrastructure a	infrastructure and could help balance housing and

	negative impact Positive or negative impact depending on how it is implemented	employment provision, reducing net commuting and associated emissions. Further, there may be opportunities to encourage sustainable modes of transport alongside new development (although this is currently uncertain).	Increased economic growth under this option could place additional pressure on Greenfield land as well as Brownfield sites with high bio-diversity value to accommodate employment uses. Further, operational activities may also affect ecological assets (e.g. as a result of emissions to air). However, until the locations of sites are known and operational uses determined, effects on this objective are considered to be uncertain.	Increased economic growth under this option could place additional pressure on Greenfield land to accommodate employment uses. However, until the locations of sites are known, effects are considered to be uncertain.	Like Option 1, this option would result in increased water consumption to support economic growth. Water consumption under this option would be expected to be greater than under Option 1, commensurate with the enhanced scale of economic growth although adverse effects on this objective would not be expected to be significant.	Like Option 1, this option would increase resource use and generate waste. Resource use and waste generation would be increased under this option, commensurate with the scale of growth although adverse effects on this
1	Very n likely		c.	٠.		
	Negative impact likely		dverse effect on bio- nd disturbance during nt is complete (e.g. as a rrational uses). However, location of development	ne development of ative effect on this tions of sites are known, tain.	reased water consumption le longer term once is been assessed as having a	esource use, particularly emises. Construction and ilso generate waste. ssed as having a negative
Ċ	/ Uncertain or insufficient information		Economic growth could have an adverse effect on biodiversity as a result of land take and disturbance during construction and once development is complete (e.g. as a result of emissions to air from operational uses). However, this is dependent on the type and location of development which at this stage is uncertain.	Economic growth could result in the development of Greenfield sites, generating a negative effect on this objective. However, until the locations of sites are known, effects are considered to be uncertain.	Economic growth will result in increased water consumption during both construction and in the longer term once development is complete. This has been assessed as having a negative effect on this objective.	Economic growth would result in resource use, particularly during the construction of new premises. Construction and the operation of premises would also generate waste. Overall, this option has been assessed as having a negative
	No significant effect no clear link		Econ diver const result this is which	Econ Gree objec effec	durin devel negat	Econory durin the o
	No significar no clear link		c.	۲۰۰		
+	Positive impact likely No s		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 biodiversity / geo-diversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use.	Conserve water resources and quality; Improve the quality of rivers and groundwater.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.
	npact		Pro- nati and RAN RAN Pro- natu class of the	Re-us Prevc land conts Safeg best land; land; Prote Safeg enco	• Cor • Imp gro	ProgramProgrameffice
‡	Very positive impact likely		conserve or enhance green infrastructure , bio-diversity, geo-diversity, flora and fauna for accessible high quality and connected natural environment.	Use land resources efficiently and safeguard their quality.	Improve water efficiency and quality.	Reduce waste generation and increase level of reuse
L	KEA		ω	თ	10	11

L	:					C				
KEA	Very positive impact	impact	Positive impact likely	No significant effect	cant effec	_	Negative impact likely		negative impact Positive or negative impact depending on	oact depending on
	likely			no clear link	¥	insufficient information		likely	how it is implemented	
	and recycling.				effe	effect on this objective.			objective would not be expected to be significant.	ignificant.
12	Improve air	• Re	Reduce all emissions to air from	<u>'</u>	Ecc	Economic development will result in increased emissions to	n increased emissions to		As under Option 1, economic development will result in	ent will result in
	quality.	ט	current activities;		air	iir both during construction (e.g. due to emissions from HGV	ue to emissions from HGV		increased emissions to air during construction (e.g. due to	uction (e.g. due to
		•	Minimise and mitigate emissions to air	to air	۵.	novements and plant) and once development is complete	velopment is complete		emissions from HGV movements and plant) and once	ant) and once
		Tr.	from new development (including	ро	e.	e.g. due to increased traffic generation and emissions from	ition and emissions from		development is complete (e.g. due to increased traffic	creased traffic
		ē .	reducing transport emissions through	hguo	site	ites). Whilst the exact magnitude of effects will be	ot effects will be		generation and emissions from sites) although in view of	hough in view of
			ow emission technologies and fuels);	rels);	de -	dependent on the type, design and location of economic	location of economic		the higher levels of growth envisaged under this option,	ider this option,
		ns .	Support the development of city wide	wide	de	levelopment at the individual site level which is currently	evel which is currently		emissions are expected to be greater (although not at a	though not at a
		<u>ó</u>	low emission infrastructure;		ŭ n	incertain, on balance this option has been assessed as having	as been assessed as having		level deemed to be significant). Whilst the exact	the exact
		<u>E</u>	mprove air quality in AQMAs and	Ъ	a	a negative effect on this objective. Notwithstanding,	Notwithstanding,		magnitude of effects will be dependent on the type,	on the type,
		pr	prevent new designations;		. ecc	economic development may present opportunities to	t opportunities to		design and location of economic development at the	pment at the
		• •	Avoid locating development where it	ere it	oui Pol	ncrease investment in transport infrastructure and could	rrastructure and could		Individual site level which is currently uncertain, on	ncertain, on
		8	could negatively impact on air quality;	rality;	le i	nelp balance nousing and employment provision, reducing	ient provision, reducing		palance this option has been assessed as naving a	s naving a
		• A	Avoid locating development in areas	reas	net	net commuting and associated emissions. Further, there may	ssions. Furtner, tnere may ainable medec ef		negative errect on this objective. Notwithstanding,	tnstanding,
		o	of existing poor air quality where it	it	ne i	be opportunities to encourage sustainable modes of	ainable modes of		economic development may present opportunities to	portunities to
		8	could result in negative impacts on the	on the	tra	ransport alongside new development (although this is	ent (altnougn this is		increase investment in transport intrastructure and could	ructure and could
		he	health of future occupants/users;	:6	an o	currentiy uncertain).			neip balance housing and employment provision, reducing	provision, reducing
		• Prc	Promote sustainable and integrated	ted					net commuting and associated emissions. Further, there	s. Further, there
		tra	ransport network to minimise the use	asn ac					may be opportunities to encourage sustainable modes of	ainable modes of
		o	of the car.						transport alongside new development (although this is	although this is
									currently uncertain).	
13	Minimise	• Re	Reduce risk of flooding;	0	Par	arts of York and its surrounding area are at significant risk of	ea are at significant risk of	0	Parts of York and its surrounding area are at significant	e at significant
	flood risk and	•	Ensure development location and	70	Hoc	looding. However, until the location of new development is	on of new development is		risk of flooding. However, until the location of new	ation of new
	reduce the	de	design does not negatively impact on	ct on	knc	known effects are considered to be uncertain. Further, it	uncertain. Further, it		development is known effects are considered to be	dered to be
	impact of	flo	flood risk;		WO	would be expected that any development would incorporate	pment would incorporate		uncertain. Further, it would be expected that any	d that any
	flooding to	• De	Deliver or incorporate through design	esign	abl	appropriate flood risk prevention measures, informed by a	neasures, informed by a		development would incorporate appropriate flood risk	riate flood risk
	people and	Sns	sustainable urban drainage systems	sms	FR/	RA. Overall, this option has therefore been assessed as	ore been assessed as		prevention measures, informed by a FRA. Overall, this	A. Overall, this
	property in	S)	(SuDs).		hav	having a neutral effect on this objective.	ctive.		option has therefore been assessed as having a neutral	aving a neutral
	York.								effect on this objective.	
14	Conserve or	• Pre	Preserve or enhance the special	٠.	Ecc	conomic growth could have an adverse effect on cultural	verse effect on cultural	٠ -	As under Option 1, economic growth could have an	uld have an
	enhance	등	character and setting of the historic	oric	her	heritage assets as a result of the direct loss of assets during	ect loss of assets during		adverse effect on cultural heritage assets as a result of the	s as a result of the
	York's historic	city;	*		cor	onstruction or due to impacts on their settings during both	heir settings during both		direct loss of assets during construction or due to impacts	or due to impacts
	environment,	• Pr	Promote or enhance local culture;	.;	cor	construction and once development is complete. However,	t is complete. However,		on their settings during both construction and once	n and once
	cultural	• Pre	Preserve or enhance designated and	and	this	this is dependent on the type, design and location of	gn and location of		development is complete. However, this is dependent on	s is dependent on
	heritage,	ou	non-designated heritage assets and	pue	de	development which at this stage is uncertain.	uncertain.		the type, design and location of development which at	ment which at
	character and	ŧ	their setting;						this stage is uncertain.	
	setting.	• Pre	Preserve or enhance those elements	ents						
		*	which contribute to the Six Principle	iple					Under this option, faster growth would be prompted	be prompted
		5	Characteristics of the City as identified	ntified					within the tourism and leisure sector (amongst other	nongst other
		.⊑	in the Heritage Topic Paper.						sectors). This may present opportunities to enhance	s to enhance
									cultural heritage assets and their settings although this is	s although this is
									also considered to be uncertain at this stage.	tage.
15	Conserve	• Pre	Preserve or enhance the landscape	he کے	Ecc	Economic growth could have an adverse effect on landscape	verse effect on landscape	5	As under Option 1, economic growth could have an	uld have an

	no	ace (u pi	d in e e con ts as	iii b	T	ri H
_	t Positive or negative impact depending on how it is implemented	adverse effect on landscape and townscape during both construction and once development is complete. Increased economic growth under this option could place additional pressure on landscape and townscape to accommodate employment uses. However, until the location, type and design of sites are known, effects on this objective are considered to be uncertain.	A total of two employment growth options have been identified, namely: The baseline scenario (14,471 additional jobs) (Option 1); and Scenario 2 (16,169 additional jobs) (Option 2). Option 1	no significant positive effects have been definited in respect of this option. The option would defined an estimated 14,471 Jobs over the plant period. This will promote economic growth, attracting inward investment and enabling the growth of indigenous businesses through associated employment land supply. However, the option represents more constrained growth relative to Option 2 and, importantly, would not deliver the vision of the York Economic Strategy. In consequence, it has been assessed as having a positive effect only on employment (Objective 4). Further positive effects were identified in relation to education (Objective 3) and equality and accessibility (Objective 5).	This option has not been assessed as having a significant negative effect on any of the SA Objectives. Negative effects have been identified in respect of objectives relating to climate change (Objective 7), water (Objective 10), waste and resource use (Objective 11) and air quality (Objective 12). This reflects the use of resources including energy (and associated emissions to air) and generation of waste during both the construction and operation of economic development. No further negative effects were identified although it should be noted that effects on health (Objective 2), biodiversity (Objective 8), land use (Objective 9), cultural heritage (Objective 14) and landscape (Objective 15) were considered to be uncertain at this stage. Economic growth could have an adverse effect on the City's natural and built environmental assets as well as health although this is dependent on the type, design and location of development which at this stage is unknown.	Mixed positive and negative effects were identified in relation to transport (Objective 6). This reflects the likelihood that economic growth will increase traffic within the City of York but that it may also present opportunities to increase investment in transport infrastructure and could help balance housing and employment provision, reducing net commuting.	Option 2 This option would deliver an estimated 16,169 jobs over the plan period, facilitating faster growth in advanced manufacturing, science and research, financial and professional services, and tourism and leisure sectors. This is expected to support the realisation of the York Economic Strategy, helping the City fulfil its role as a key economic driver within both the Leeds City Region and the York and North Yorkshire Sub Region. Increased job provision may also stimulate additional growth in the construction sector relative to Option 1. In consequence, this option has been assessed as having a significant positive effect on employment (Objective 4). As this option is also expected to maximise opportunities to complement or support the City's educational institutions e.g. by supporting the Science City Sector, significant positive effects were also identified in relation to education (Objective 3). Further positive effects were identified on equality and accessibility (Objective 5).	This option has not been assessed as having a significant negative effect on any of the SA Objectives. Negative effects have been identified in processor of philoding to climate the climate that are controlled in the control of the
	negative impact	adverse effectionstruction increased econditional praccommodate occation, type control objective	ine scenario (tion would a fling the grow ined growth sessed as ha ctive 3) and e	he SA Objecti waste and re missions to a were identifi sge (Objectiv ffect on the C	ve 6). This re increase inve	g faster grow s expected to Is City Region uction secto lective 4). As upporting the	he SA Objecti
	Very neg likely	001001	The baseli	n. The op t and enab re constra ras been as ition (Obje	on any of the certive 10), sociated eve effects tural herita adverse even of develo	rt (Objectiv unities to i g.	facilitating ors. This is the Leec the construment (Obj. ns e.g. by sis e.g. by sis repositive e	on any of the
	Negative impact likely	i construction and once However, this is dependent on on of development which at this	ave been identified, namely:	unied in respect of this optic attracting inward investmen er, the option represents mo rrategy. In consequence, it h Jentified in relation to educa	This option has not been assessed as having a significant negative effect on any of the SA Objectives. Negative effects have respect of objectives relating to climate change (Objective 7), water (Objective 10), waste and resource use (Objective 11) (Objective 12). This reflects the use of resources including energy (and associated emissions to air) and generation of wast construction and operation of economic development. No further negative effects were identified although it should be nhealth (Objective 2), biodiversity (Objective 8), land use (Objective 9), cultural heritage (Objective 14) and landscape (Objective 6) considered to be uncertain at this stage. Economic growth could have an adverse effect on the City's natural and built enven well as health although this is dependent on the type, design and location of development which at this stage is unknown.	Mixed positive and negative effects were identified in relation to transport increase traffic within the City of York but that it may also present opportunelp balance housing and employment provision, reducing net commuting.	59 jobs over the plan period, and tourism and leisure sect y economic driver within bot imulate additional growth in ant positive effect on employ City's educational institution cation (Objective 3). Further	significant negative effect c
C	Uncertain or insufficient information	and townscape during both construction and once development is complete. However, this is dependent on the type, design and location of development which at this stage is uncertain.	A total of two employment growth options ha Scenario 2 (16,169 additional jobs) (Option 2). Option 1	inve effects have been loen bromote economic growth, yment land supply. Howeve sion of the York Economic Strher positive effects were in	or been assessed as having a ves relating to climate channis reflects the use of resour operation of economic deve 2), biodiversity (Objective 8 uncertain at this stage. Econough this is dependent on 1	d negative effects were ider ithin the City of York but tha sing and employment provis	d deliver an estimated 16,16 In and professional services, the City fulfil its role as a keed job provision may also stissessed as having a signification promplement or support the identified in relation to edu	ot been assessed as having a
	effect /	and towing develops the type, stage is u	of two em o 2 (16,16 1	This will property that will property that the property iver the vision of the property.	tion has not objection of objection ive 12). The critical and (Objective ered to be health alth	positive an e traffic w lance hous	2 btion woulk financially, helping y, helping has been a unities to were also were also	tion has no
	Ħ		A total of Scenario Option 1	period. associar not deli	This oprespect (Object construction) health (consider well as	Mixed princrease help ba	Option 2 This optior research, Strategy, Region. I option has opportuni effects wee (Objective	This op
c	No significa no clear link	alue Ily context ape and d						
+	Positive impact likely	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.						
	pact	includi Protec import Promo Vith it. in line Setting Paper.						
+	Very positive impact likely	and enhance York's natural and built landscape.	-a-					
	KEA		General					

3	significant effect / Uncertain or Negative impact likely Very negative impact Positive or negative impact depend	ear link insufficient information likely how it is implemented
٥	nt effect / Unc	r link insuffi
0	ositive impact likely No s	no cl
++	Very positive impact Po	likely
,	KE	l

considered that this option presents a greater risk of adverse effects on these objectives compared to Option 1, commensurate with the scale Region and the York and North Yorkshire Sub Region. This option is also expected to maximise opportunities to complement or support (Objective 2), biodiversity (Objective 8), land use (Objective 9), cultural heritage (Objective 14) and landscape (Objective 15) were considered advanced manufacturing, science and research, financial and professional services, and tourism and leisure sectors. This is expected to support the realisation of the York Economic Strategy, helping the City fulfil its role as a key economic driver within both the Leeds City Social Impact: The preferred option is likely to help address employment deprivation across the city. However, the extent to which new minor, adverse effects on health in the short term during construction and once development is complete. However, until the location (Objective 12). This reflects the use of resources including energy (and associated emissions to air) and generation of waste during both the (commensurate with the increased scale of economic growth). No further negative effects were identified. Like Option 1, effects on health to be uncertain at this stage. Economic growth could have an adverse effect on the City's natural and built environmental assets as well as employment opportunities benefit these areas will depend to an extent on the type of jobs created and the skills present in the local health although this is dependent on the type, design and location of development which at this stage is unknown. Notwithstanding, it is community services and facilities and, further, could stimulate additional investment. However, employment growth may generate development which at this stage is unknown. Economic growth will increase the use of resources including energy (and associated Economic Impact: The preferred option would deliver an estimated 16,169 jobs over the plan period, facilitating faster growth in construction and operation of economic development which, under this option, would be expected to be greater relative to Option 1 Economic growth could have an adverse effect on these assets but this would be dependent on the type, design and location of labour market as well as the recruitment policies of firms. Higher level growth under this option may serve to support existing Environmental Impact: Effects on the City's natural and built environmental assets are considered to be uncertain at this stage. Reduce the need to travel and/or encourage the use of sustainable modes of transport. and nature of development is known, effects on health are considered to be uncertain emissions to air) and generation of waste during both construction and operation. the City's educational institutions e.g. by supporting the Science City Sector. Avoid adverse impacts on the City's built and natural environmental assets. Are appropriate for specific uses, avoiding adverse impacts on health. Economic development should be directed to locations that: Are accessible to areas of employment deprivation. Make best use of previously developed land. of development envisaged. Preferred Approach Recommendations

Employment Sites

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

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KEA		3ct	Positive impact likely	No significant effec	t /	Uncertain or	Negative i	Negative impact likely	Very negative impact	impact	Positive or negative impact depending on	mpact depending on
Щ	likely	4 1	likely no clear link Economic Growth in the Health and Social Care Sectors	no clear link	Sectors	insufficient information			likely		how it is implemented	Q
SAC	SA Objective			Optic Fram care r	Option 1: Rely on tl Framework (NPPF) care related emplo	Option 1: Rely on the National Planning Policy Framework (NPPF) to guide health and social care related employment growth		Option 2 Provide generic local cri to guide economic growth in the health and social care sectors	Option 2 Provide generic local criteria to guide economic growth in the health and social care sectors		Option 3: Provide detailed allocations for economic growth in health and social care sectors	d allocations for h and social care
च	To meet the diverse housing needs of the population in a sustainable way.		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.	tock;	Reliance upu and social co growth will. homes, how community · York's popul positive and impacts upo	Reliance upon the NPPF to guide health and social care related employment growth will not directly deliver new homes, however, it will help to deliver community facilities for the needs of York's population and have indirect positive and permanent long term impacts upon this objective.	+	Whilst providing gesto to guide economic ghealth and social calwill not directly delihomes, it will help to community facilities needs of York's pophave indirect positiv permanent long terrupon this objective.	Whilst providing generic criteria to guide economic growth in the health and social care sectors will not directly deliver new homes, it will help to deliver community facilities for the needs of York's population and have indirect positive and permanent long term impacts upon this objective.	the day	Whilst providing detailed criteria to guide economic growth in the health and social care sectors will not directl deliver new homes, it will help to deliver community facilities for the needs of York's population and have indirect positive and permanent long term impacts upon this objective.	Whilst providing detailed criteria to guide economic growth in the health and social care sectors will not directly deliver new homes, it will help to deliver community facilities for the needs of York's population and have indirect positive and permanent long term impacts upon this objective.
2	Improve the health and well-being of York's population		Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multi-functional openspace / rough 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.	ely egh ng) and s not	Reliance upo economic gr care sectors health and si services. Als healthy com improve the York's popul permanent I objective.	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. Also the NPPF seeks to promote healthy communities. This would help to improve the health and well-being of York's population and have positive and permanent long term impacts upon this objective.	e e mote p to f l l l l l l l l l l l l l l l l l l	Providing ge guide econo health and s will help to p and social ca services. Thi improve the being of Yorl have positive long term im objective.	Providing generic criteria to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This would help to improve the health and wellbeing of York's population and have positive and permanent long term impacts upon this objective.	+ 1 P	Providing detailed criteria to guide economic growth in the health and social care sectors will help to provid more health and social care facilities and services. This would help to improve the health and well-being of York's population and have positive a permanent long term impacts upon tobjective.	Providing detailed criteria to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This would help to improve the health and well-being of York's population and have positive and permanent long term impacts upon this objective.
en en	Improve education, skills development and training for an effective workforce		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.	+ ment	Reliance upc economic gr care sectors health and s services. Thi training and these sector	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This would help to provide training and education opportunities in these sectors, which would have positive and permanent long term impacts upon	e e in itive	Providing ge guide econo health and s will help to I and social ca services. The provide trait opportunities	Providing generic criteria to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This would help to provide training and education opportunities in these sectors,	+ = = = = = =	Providing detailed criteria to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This would help to provide training and education opportunities in these sectors, which would have positive and permanent	Providing detailed criteria to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and services. This would help to provide training and education opportunities in these sectors, which would have positive and permanent

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£Α	Very positive impact	ţ	Positive impact likely	O No significant	effect / Uncertain or Negative	Negative impact likely	ely Very negative impact		Positive or negative impact depending on	
K				no clear link	insufficient information		likely		how it is implemented	
					this objective.	which perm upon	which would have positive and permanent long term impacts upon this objective.		long term impacts upon this objective.	
4	Create jobs and deliver growth of a sustainable, low carbon and		Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future;	nent; nt	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and		iteria to wth in the re sectors obs in these	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to create jobs in these sectors and contribute to	
	inclusive economy	• •	Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure;	its	services as part of efforts to build a strong and competitive economy and to ensure the vitality of town centres. This will help to create jobs in these sectors and contribute to the overall growth of the economy which will have nositive and	secto overa which perm upon	sectors and contribute to the overall growth of the economy, which will have positive and permanent long term impacts upon this objective.		the overall growth of the economy, which will have positive and permanent long term impacts upon this objective.	
		• • •	rrovide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy.	nt omy.	permanent long term impacts upon this objective.					
2	Help deliver equality and access to all		Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and	+ pu	Reliance upon the NPPF to guide economic growth in the health and social care sectors will help to provide more health and social care facilities and		o le	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to direct these services to the best locations,	
			facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security	tion; o rrity	services. This will help to deliver equality and access to all in respect of healthcare and social care and have positive and permanent long term impacts upon this objective.	detai delive acces Impa there	detail to include measures to deliver equality in terms of access to services and facilities. Impacts on this objective are therefore uncertain.		taking account of local characteristics in York, such as, existing inequality and poor access to services. There would therefore be permanent and positive long term impacts upon this objective.	
9	Reduce the need to travel and deliver a	•	Deliver development where it is accessible by public transport, walking and cycling to minimise	it is +	Reliance upon the NPPF to guide economic growth in the health and social care sectors will heap to reduce the need		eric	+	Providing detailed criteria to guide economic growth in the health and social care sectors will help to ensure	1
	sustainable integrated transport network		the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of	ure :ravel of	to travel since the NPPP promotes sustainable forms of transport and seeks to reduce reliance upon the car, which will have positive and permanent long term impacts upon this objective.	care of care o	care would include enougn detail to include measures to reduce the need to travel. Impacts on this objective are therefore uncertain.		that such growth is directed to areas which will reduce the need to travel. This would have positive and permanent long term impacts upon this objective.	
		•	travel; Improve congestion.							
7	To minimise grees	•	Reduce or mitigate greenhouse gas emissions from all sources:	es:	Reliance upon the NPPF to guide ? economic growth in the health and social		It is uncertain whether generic criteria to guide economic	+	Providing detailed criteria to guide economic growth in the health and	1
	that cause climate change and	•	Plan or implement adaptation measures for the likely effects of	on ts of	care sectors will help to minimise greenhouse gas emissions since the NPPF	grow'	growth in the health and social care would include enough		social care sectors will help to ensure that such growth takes account of the	

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EY	Very nositive impact	t	+ Positive impact likely	No significant	icant offert	/ Uncertain or	Negative impact likely	nact likely	Very negative impact	Positive or negative impact depending on
K		į		no clear link	5	insufficient information	cganve III	bact incid		how it is implemented
				_						
	deliver a managed		climate change;		oddns	supports sustainable development and		detail to inc	detail to include measures to	need to use sustainable design and
	response to its	•	Provide and develop energy from	y from	seeks	seeks to reduce harmful emissions and		reduce greenhouse gas	nhouse gas	building materials, which will help to
	епестѕ		renewable, low and zero carbon	nogu	comb	combat the adverse consequences of climate change		emissions. Impacts on a	emissions. Impacts on this objective are therefore	combat causes of climate change and manage its effects. There would
		•	Promote sustainable design and	and	5	000000000000000000000000000000000000000		uncertain.		therefore be positive and permanent
			building materials that manage	age						long term impacts upon this objective.
			the future risks and consequences	nences						
			of climate change;							
		•	Adhere to the principles of the	the						
d	(energy hierarchy.	-						
∞	Conserve or	•	Protect and enhance international	ational +		Reliance upon the NPPF to guide	~-	It is uncerta	It is uncertain whether generic +	Providing detailed criteria to guide
	enhance green		and nationally significant priority	riority	econ	economic growth in the health and social		criteria to gr	criteria to guide economic	economic growth in the health and
	infrastructure,		species and habitats within SACs,	SACs,	care	care sectors will help to		growth in th	growth in the health and social	social care sectors will help to direct
	bio-diversity,		SPAs, RAMSARs and SSSIs;		conse	conserve/enhance the natural		care would	care would include enough	these services to the best locations,
	geodiversity, flora	•	Protect and enhance locally		envir	environment since the NPPF affords		detail to inc	detail to include measures to	taking account of local characteristics in
	and fauna for		important nature conservation	ion	stron	strong protection to the natural		protect the natural	natural	York to ensure that the natural
	accessible high		sites (SINCs);		envir	environment and also seeks to enhance		environmen	environment. Impacts on this	environment is protected as part of
	quality and	•	Create new areas or site of bio-	-oid	the n	the natural environment. There would		objective are therefore	e therefore	growth. This will have positive and
	connected natural		diversity / geodiversity value:		there	therefore be positive and permanent long	Ď	uncertain.		permanent long term impacts upon this
	environment	•	Improve connectivity of green	. 0	term	term impacts upon this objective.				objective.
)	information of the contraction	יי פון קיי						
			inirastructure and the natural	ō						
			environment;							
		•	Provide opportunities for people	eoble						
			to access the natural							
			environment.							
6	Use land	•	Re-use previously developed land;	d land; +		Reliance upon the NPPF to guide	د.	It is uncerta	It is uncertain whether generic +	Providing detailed criteria to guide
	resources	•	Prevent pollution contaminating	ating	econ	economic growth in the health and social		criteria to gu	criteria to guide economic	economic growth in the health and
	efficiently and		the land and remediate any		care 5	care sectors will help to use land		growth in th	growth in the health and social	social care sectors will help to direct
	safeguard their		existing contamination;		resou	resources efficiently since the NPPF		care would	care would include enough	these services to the best locations,
	quality	•	Safeguard soil quality, including	ding	prom	promotes the use of previously developed	p:	detail to inc	detail to include measures to	taking account of local characteristics in
			the best and most versatile		land	land and seeks to protect land of high		use land res	use land resources efficiently	York to ensure that previously
			agricultural land;		envir	environmental value. This will have		and safegua	and safeguard their quality.	developed land is used where possible
		•	Protect or enhance allotments;	nts;	positi	positive and permanent long term		Impacts on t	Impacts on this objective are	to support such growth, and to protect
		•	Safeguard mineral resources and	s and	impa	impacts upon this objective.		therefore uncertain.	ncertain.	other valuable land such as agricultural
			encourage their efficient use.	نه						land and allotments. This would have
)							permanent and positive long term
										impacts upon this objective.
10	Improve water	•	Conserve water resources and	+ pue		Reliance upon the NPPF to guide	¿	It is uncerta	It is uncertain whether generic +	Providing detailed criteria to guide
	efficiency and		quality;		econ	economic growth in the health and social	_	criteria to gu	criteria to guide economic	economic growth in the health and
	quality	•	Improve the quality of rivers and	s and	care 5	care sectors will help to protect water		growth in th	growth in the health and social	social care sectors will help to direct
			groundwaters.		resou	resources and quality since the NPPF		care would i	care would include enough	these services to the best locations,
					affor	affords strong protection to the natural		detail to inc	detail to include measures to	taking account of local characteristics in

FY		ţ	+ Doction in the library	O No cignis	fico n+	Spect / Incortain		Youth Choly	wast likely		Docitivo or	no paile appropriate designations
Ki	very positive impact	act	Positive impact likely	no clear link	Ĕ	/ lanect	or insufficient information	Negative	Negative impact likely	very negative impact likely	how it is in	Positive or negative impact depending on how it is implemented
	<u> </u>				ŀ				_	-		
						environment. There would therefore be	vould therefore b	a	protect wate	protect water resources and	York to e	York to ensure that water resources and
						positive and permanent long term	nt long term		quality. Impacts on this	acts on this	quality a	quality are not adversely impacted by
						impacts upon this obje	ective.		objective are therefore	therefore	such gro	such growth. This would have positive
									uncertain.		and permaner	and permanent long term impacts on
7	o to control o	,	7			JOIN od+		٦			unis object	7 doto:
1	Reduce waste	•	Promote reduction, re-use,		+	Reliance upon the NPPF to guide	rr to guide		it is uncertai	it is uncertain whether generic +	Providing	Providing detailed criteria to guide
	generation and		recovery and recycling of waste;	dste;		economic growin in the	ie liealul aliu soc	- F	Criteria to gu	cinteria to guide economic	econonn	economic grown in the health and
	mcrease level of	•	Promote and increase resource	arce		care sectors will help to have positive and	to riave positive a	2 .	growth in the	e nealth and social	SOCIAI CAI	re sectors will field to take
	reuse and		efficiency.			permanent long term impacts upon this	impacts upon tni		care would it	care would include enougn	account	account of the need to reduce waste as
	recycling					objective. The NPPF promotes	romotes		detail to incl	detail to include measures to	part of su	part of such of growth, which would
						sustainable development and seeks to	ent and seeks to		reduce wast	reduce waste. Impacts on this	have pos	have positive and permanent long term
						reduce waste, both of which will impact	which will impac	.	objective are therefore	e therefore	impacts	impacts on this objective.
						positively on this objective.	ctive.		uncertain.			
12	Improve air	•	Reduce all emissions to air from		+	Reliance upon the NPPF to guide	⊃F to guide	ć.	It is uncertain	It is uncertain whether generic +	Providing	Providing detailed criteria to guide
	quality		current activities;			economic growth in the health and social	ne health and soc	le	criteria to gu	criteria to guide economic	economi	economic growth in the health and
		•	Minimise and mitigate emissions	sions		care sectors will help to improve air	o improve air		growth in the	growth in the health and social	social car	social care sectors will help to direct
			to air from now downloamont	2 +		quality since the NPPE seeks to reduce	seeks to reduce		care would in	care would include enough	these ser	these services to the hest locations
			to all Holl liew developine			dagmey since energy	14- in in in it		determent		2000	vices to the post locations,
			(including reducing transport	۲		narmtul emissions and to promote	to promote		detail to inci	detail to include measures to	taking ac	taking account of local characteristics in
			emissions through low emission	sion		sustainable modes of transport	transport		avoid advers	avoid adverse impacts on air	York to e	York to ensure that such growth does
			technologies and fuels);						quality and t	quality and to improve air	not adve	not adversely impact on air quality and
		•	Viluport the development of city	foitv					guality wher	quality where possible. Impacts	helps to	helps to improve air quality. This will
			wide low emission infrastructure:	ctire.					on this objec	on this objective are therefore	have nos	have positive and permanent long term
		,	Improve our conditions ADAAA and	, כימורי					uncertain		impacts	impacts upon this objective
		•	IIIIpi ove ali quality III AÇIVII	200								
			prevent new designations;									
		•	Avoid locating development	.								
			where it could negatively impact	npact								
			on air quaiity;									
		•	Avoid locating development in	ב ב								
			areas of existing poor air quality	ıalıty								
			Mieje ir codid iesair III lieg	מווא								
			impacts on the health of future	enre								
			occupants/users;									
		•	Promote sustainable and									
			integrated transport network to	r to								
13	Minimise flood	•	Reduce risk of flooding:		+	Reliance upon the NPPF to guide	oF to guide	۲.	It is uncertain	It is uncertain whether generic +	Providing	Providing detailed criteria to guide
	risk and reduce	•	Ensure development location and	buen		economic growth in the health and social	ne health and soc	е	criteria to gu	criteria to guide economic	economi	economic growth in the health and
	the impact of		tocami ylonitanda toca and animala	tocam		care sectors will help to minimise flood	Pool asiminim o.		growth in the	growth in the health and social	social car	social care sectors will help to take
	flooding to poorlo		design does not negatively	nipact.		rick and radica the impact of flooding to	so the flooding t		grower m cm	Si Cara in the single of the s	200010	20001111 of the pood to pool 10 that click
	nodaling to people		Oli Iloodi Ilsk,			non and reduce the m	your of moduling		date: would it	include circusti	account	or the fleed to elisar e triat sacri
	and property in	•	Deliver or incorporate through	ugh		people and property in York since the	n York since tne		detail to inci	detail to include measures to	growth is	growth is not in areas which are at risk
	York		design sustainable urban drainage	ainage		NPPF seeks to direct development away	levelopment awa	>	minimise tlo	minimise flood risk and reduce	ot floodii	of flooding. This will help to minimise
			systems (SuDs).			from highest risk of flooding. This will	oding. This will		the impact o	the impact of flooding to people	flood risk	flood risk and reduce the impacts of

Total continuence Promote or employed the property in the feet of many and							6				-	
Illedy Incorporation Inc	KΞ		ţ		No signif		/ Uncertain		impact likely	Very negative impact	Positive	e or negative impact depending on
Preserve or enhance the special conserve or certain control of the control of conserve and conserve con	K				no clear li		insufficient information			likely	how it	is implemented
Conserve or Preserve or centrance the special Preserve or centrance the special Preserve or centrance the special Preserve or centrance close Preserve or centrance the special Preserve or centrance close Preserve or centrance clos							-					-
Conserve or enhance designated entering to the enhance designated enhance the special environment, Promote or enhance designated entering environment since the two parties and their setting Promote or enhance designated entering environment since the WPPF affords Activated Approach Progressor or enhance designated entering environment since the WPPF affords Activated Approach Progressor or enhance designated entering environment since the WPPF affords Activated Approach Progressor or enhance designated entering environment since the WPPF affords Activated Approach Progressor or enhance designated entering environment since the WPPF affords Activated Approach Progressor or enhance designated entering environment since the WPPF affords Activated Approach Progressor or enhance designated entering enter							nave positive and permanent long t	term	and proper	ty in York. Impacts	1000	ding to people and property, which
Preserve or enhance the special + Relatince upon the MPP is guide enhance of the enhance of						-	mpacts upon tnis objective.		on this obje uncertain.	ective are therefore	woul	lid nave positive and permanent term impacts upon this objective.
render York's historic care and setting of the eventors will help to include measures to conserve dehance designated heritage environment, and non-designated heritage environment and seeks for an anomer-designated heritage environment in protection to the historic environment in macks to a setting and an on-designated heritage environment in protection to the historic environment in macks to a many construct and permanent long term impacts upon the NPPF of guide critical and the Heritage environment in the heritage of the positive enhance good grain in the Heritage and in line with the most impacts upon the NPPF to guide enhance Vork's and permanent long term impacts upon the NPPF to guide enhance Vork's and permanent long term impacts upon the NPPF to guide enhance Vork's and permanent long term impacts upon the NPPF to guide enhance Vork's and permanent long term impacts upon the NPPF to guide enhance Vork's and permanent long term impacts upon the NPPF to guide enhance Vork's and permanent long term impacts upon the NPPF to guide enhance Vork's and permanent long term impacts upon the NPPF to guide enhance Vork's and permanent long term impacts upon the NPPF to guide enhance Vork's and permanent long term impacts upon the NPPF to guide enhance Vork's and permanent long term impacts upon the NPPF to guide enhance Vork's and permanent long the new properties of the persence or enhance geologically in the persence or enhance geologically intendicate and persence enhance vork and persence or enhance geologically intendicate and persence or enhance geologically intendicate and persence or enhance geologically intendicate and persence or enhance geologically intendicing areas of the persence or enhance geologically intendication and persence or enhance geologically intendicate a	14	Conserve or	•	Preserve or enhance the spec			Reliance upon the NPPF to guide	ذ	It is uncerta		Provi	iding detailed criteria to guide
returnment. Promote or enhance local culture; setting environment since the NPPF affords cultural heritage. Promote or enhance designated envirage elements which contribute to the environment and seeks to enhance it assets and their setting. Promote or enhance designated envirage elements which contribute to the environment and seeks to enhance it assets and their setting. Conserve and environment to the possible. There would be positive elements which contribute to the enhance to elements which contribute to the enhance geologically conserve/elements which contribute to the enhance geologically contribute to the enhance to the enhance geologically contribute to the enhance to the enhance geologically contribute to the enhance to		enhance York's		character and setting of the		<u> </u>	economic growth in the health and	social	criteria to g	uide economic	econ	nomic growth in the health and
cultural heritage, enclared montane collectiure; and conserve/enhance volks is instonic ane would include enough and conditionate collection control to the listoric conserve/enhance volks and rendered betage environment and seeks to possible. There would be possible. There would be possible to the world be possible to the world be possible to the world be possible. There would be possible to the world be possible to the world be possible to the world be possible. There would be possible to the world be possible to the world be possible to the world be possible. There would be possible to the world be world b		historic		historic city;		J	care sectors will help to		growth in th	he health and social	socia	al care sectors will help to direct
conserve and a sests and their setting control to the historic conserve (enhance York's environment and seeks to enhance if a sest and their setting control to the historic conserve (enhance York's environment and seeks to enhance if and non-designated hertage setting control to the historic conserve (enhance York's environment and seeks to enhance if the historic conserve or enhance those elements which contribute to the fertinge of the positive and practs and their setting. Conserve and representation of the fertinge connection of the fertinge control in the ferting control in the fertin		environment,	•	Promote or enhance local cul	lture;		conserve/enhance York's historic		care would	include enough	these	e services to the best locations,
conserve and and non-designated hertage where possible. There would be positive environment and setting: where possible. There would be positive elementary which contribute to the elementary which contribute to the positive and permanent long term impacts upon the NPF to guide environment. I and permanent to the principle Characteristiss of the elementary which contribute to the elementary which contribute to the promote and permanent long term impacts upon the NPF to guide enough indicage indicage indicage indicage endinging areas of conserve or enhance geologically indicage executors will help to section will help to seek to produce the promote high quality design in conserve or enhance geologically indicage end in line with the enhance in line with the enhance in line with the enhance enhance positive and permanent long indicage end in line with the enhance enhance positive enhance positive enhance in line with the enhance enhance positive enhance positive enhance in line with the enhance enhance positive enhance enhance positive enhance are non adverse enhance positive enhance are non adverse enhance positive enhance are non adverse enhance enhance enhance positive enhance are non adverse enhance en		cultural heritage,	•	Preserve or enhance designat	ted	<u> </u>	environment since the NPPF afford:	S	detail to inc	dude measures to	takin	taking account of local characteristics in
setting assets and their setting: - Preserve or enhance the continue to the elements which contribute to the elements of the elemen		character and		and non-designated heritage		VI	significant protection to the historic	U	conserve/ei	nhance York's	York	to ensure that the historic
Preserve or enhance to those and percentions to formative to the contribute to the		setting		assets and their setting;		y	environment and seeks to enhance	it	historic env	ironment. Impacts	envir	environment is protected and enhanced
Conserve and Prezerve or enhance the enhance foots and and permanent long term impacts upon the NiPF to guide enhance foots a landscape including areas of enhance geologically conserve or enhance geologically conserved or enhance geologically conserved or enhance geologically conserved enhance foots and in the metal and social and scape and in line with the context with its urban and rural and built landscape and in line with the context with its urban and rural term impacts upon this objective. In the Management long and the foots and in line with the landscape and in			•	Preserve or enhance those		_	where possible. There would be po	sitive	on this obje	sctive are therefore	wher	re possible. This will have positive
Conserve and Perserve or enhance the enough the Naper to guide economic growth in the health and social and scape including areas of connected with the health and social and built and scape including areas of connected with the next with its urban and rural and built and scape and setting with the Hertage Topic Paper. There will be positive end permanent long and built and scape and setting with the Hertage Topic Paper. There will be positive end permanent long and built and scape and setting within the Hertage Topic Paper. There will be positive end permanent long and built and scape and setting within the Hertage Topic Paper. There will be positive end permanent long and built and scape and setting within the Hertage Topic Paper. The Hertage Topic Paper. Option 1 has positive impacts on almost all of the SA objectives. Reliance on the NPF foliate change and to promet the adverse consequences of climate change and to prome the surface of the bast locations, sking account enaure that there are no adverse environmental impacts; since this option will help to far from 1 hose positive impacts through the NPF facility of Stopulation. The Hertage Topic Paper. Option 3 has positive impacts on all of the SA objectives and uncertain the Hertage Topic Paper. Option 3 has positive impacts on all of the SA objectives since the provision of detailed local criteria to and social care sectors will have be ositive economic impacts, since the provision of detailed local criteria to and social care sectors will have be ositive impacts, since the provision of detailed to professional control will not adverse will be to positive enouncing provision of the adverse connected that the preferred approach includes adequate environmental safeguards to protein impacts. There will also be positive economic impacts, since the provision of detailed local criteria to an account will not adversely impact upon the environment impacts. There will be provise economic impacts social care sectors will have been contained that the preferr				elements which contribute to	o the	.0		nodn	uncertain.		and p	permanent long term impacts upon
Critical set dendrified in the Heritage Critical set of page. Critical set of section whether generic				6 Principle Characteristics of	the	-					this c	objective.
enhance York's landscape including areas of enhance the enhance took's landscape including areas of enchance geologically landscape including areas of excoromic growth in the health and social and built andscape including areas of conserve/enhance York's natural and built andscape including areas of conserve/enhance York's natural landscape incomental and social care sectors will help to a conserve or enhance geologically important sites; • Conserve or enhance geologically imports in the health and social context with its urban and rural imports under the most important sites; • Conserve or enhance geologically imports since the NPF and the health and social context with its urban and rural imports upon the would not be stored to promote sustain the entire of the would include measures to context with its urban and rural imports upon this objective. Reliance on the NPF gould the architecture of positive and permanent long growth will have positive environmental impacts since the NPF affords gongetive environmental impacts since the NPF affords gongetive environmental impacts since the NPF affords gongetive environmental impacts, since the solicities as since the provision of detailed local circler to and social care sectors, will help to direct growth in the health and social care sectors. This would help to fermed to protect impact a since the provision of entering to protect impact as social care sectors. This would help to protect impact as social care sectors. This would not the environmental safeguards to protect impact as social care sectors. This would contain sufficient departs the properties of the feel repetition of the protect impact				City as identified in the Herita Tonic Paner	age							
andscape including areas of economic growth in the health and social care sectors will help to conserve/enhance vork's natural and built important sites; Promote high quality design in the most important environmental land.	15	Conserve and	•	Preserve or enhance the	+		Reliance upon the NPPF to guide	ć	It is uncerta			viding detailed criteria to guide
Conserve/enhance vorks natural and built important sites; Promote high quality design in context with its urban and rural and string quality design in context with its urban and rural and section and sec		enhance York's		landscape including areas of		y	economic growth in the health and	social	criteria to g	uide economic	econ	nomic growth in the health and
conserve or enhance geologically important sites; Promote high quality design in contact with its urban and rural and state and permanent long contact with its urban and rural there are the most impacts upon this objective. Promote high quality design in contact with its urban and rural there will be positive and permanent long the Heritage Topic Paper. Promote high quality design in contact with its urban and rural there are limpacts upon this objective. Promote high quality design in the most impacts upon this objective. Promote high quality design in the most with the most w		natural and built		landscape value		J	are sectors will help to		growth in the	he health and social	socia	al care sectors will help to direct
Promote high quality design in the most important environmental land. Promote high quality design in the most important environmental land. Context with its urban and rural and built landscape and Setting" within the Heritage Topic Paper. Option 1 has positive impacts on almost all of the SA objectives. Reliance on the NPPF to guide health a growth will have positive environmental impacts since the provision of detailed local criteria to and social care sectors will help to direct growth in these services to the best locations, taking account ensure that there are no adverse environmental impacts, since this option will have positive impacts on all of the SA objectives since the provision of detailed local criteria to and social care sectors will have positive impacts upon the health and well-being of York's population. The preferred approach has a mixture of positive and uncertain impacts. Generic local criteria to guide social care sectors will have positive impacts upon the health and well-being of York's population, incertain whether generic local criteria would contain sufficient detail to ensure that economic growth will also have positive social care sectors will have positive impacts upon the health and well-being of york's population, incertain whether generic local criteria would contain sufficient detail to ensure that economic growth will not adversely impact apon the sectors, all of which will also have positive social care sectors will have positive impacts and social care sectors will have positive impacts and social care sectors will have positive impacts on the health and social care sectors will have positive environmental safeguards to protee impacts associated with growth in the healthcare and social care sectors. This would help to reduce the population.		landscape	•	Conserve or enhance geologic	rically		onserve/enhance York's natural ar	nd built	care would	include enough	these	e services to the best locations.
remote high quality design in context with its urban and rural landscape and in line with the landscape and in line with the "landscape and setting" within the Heritage Topic Paper. Option 1 has positive impacts on almost all of the SA objectives. Reliance on the NPP for guide health a growth will have positive environmental impacts since the NPP affords significant proter reduce harmful emissions, to combat the adverse consequences of climate change and to promote susory for york's population. The preferred approach has a mixture of positive and uncertain impacts, the his objective since the NPP affords significant to guide social care sectors will have positive impacts on all of the SA objectives ince the provision of detailed local criteria to guide social care sectors will have positive impacts on all of the SA objectives ince the provision of detailed local criteria to guide social care sectors will have positive impacts on the health and well-being of York's population, since of health and social care sectors will have positive in these services to the best locations, taking account ensure that there are no adverse environmental impacts, to help the economy grow and have positive of health and social care sectors will have positive in these services upon the health and well-being of York's population, since of health and social care sectors will have positive in these services and uncertain impacts. Generic local criteria to guide social care sectors will have positive in these sectors, all of which will also have positive social impacts. There are uncertain whether generic local criterial would contain sufficient detail to ensure that economic growth will not adversely impact upon the healthcare and social care sectors. This would help to reduce the population.				important cites:	,		andscape since the NPPE seeks to r	protect	detail to inc	lude measures to	takin	ng account of local characteristics in
context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.			,	mipolitant sites,	.!	_ +	the most important environmental	land.	consorve/or	phance Vork's natural	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	to enclude that the natural and
landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.			,	Fromote mgm quamry design i	= 7		Thorowall he notitive and normanic	ndildi.	and built lar	adecase Impacts on	± ±	ביים בווים וווים ביים מומים ביים ביים ביים ביים ביים ביים ביים ב
landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.				context with its urban and ru	ē		mere will be positive and permane	8 10 11	alid Dulit ia	inascape: impacts on	Dalle	rialidscape is colliser ved alid
"landscape and Setting" within the Heritage Topic Paper.				landscape and in line with the	o.		erm impacts upon this objective.		this objectiv	ve are theretore	enna	anced where possible. This will
the Heritage Topic Paper,				"landscape and Setting" with	ii				uncertain.		have	positive and permanent long term
				the Heritage Topic Paper.							impa	acts upon this objective.
	Gen	eral				Option	1 has positive impacts on almost al	Il of the SA ol	bjectives. Relianα	ce on the NPPF to guide hea	alth and so	social care related employment
					۵,	growth	will have positive economic impac	ts through th	e NPPF's goal to	build strong competitive ed	conomy a	and to ensure the health and vitality
							Lentres. There will be positive ell barmful emissions to combat the	adverse cons	impacts since the	ie Nr Fr amonas signincant parate	rotection -	ito tile elivilolillielit, seeks to able forms of transport
					. 0	Option	3 has positive impacts on all of the	SA objective	s since the provi	ision of detailed local criteria	a to guide	e economic growth in the health
					- 10	os put	ial care sectors will help to direct g	rowth in the	se services to the	e best locations, taking accc	ount of loc	ocally specific characteristics to
					<u> </u>	ensure	that there are no adverse environn	nental impac	ts, to help the ec	conomy grow and have posi	itive impa	acts upon the health and well being
	9					or rork	s population.	1 1 1 1 1 1 1				
	Pre	rerred Approach			_	I ne pre social ca	iterred approach has a mixture of p are sectors will have positive impac	ositive and L cts upon the	incertain impact. health and well-l	S. Generic local criteria to £being of York's population, 3	guide ecoi since ther	nomic growth in the health and re will be greater choice in respect
						of healt	th and social care. There will also b	ne positive ec	onomic impacts,	, since this option will help t	to facilitat	te growth in the economy resulting
					<u> </u>	rom jo	b opportunities in these sectors, al	l of which wil	l also have posit	ive social impacts. There ar	re uncerta	ain environmental impacts as it is
						uncerta vill not	iin whether generic local criteria w. adverselv impact upon the enviror	ould contain	sufficient detail	to ensure that economic gr	owth in th	he health and social care sectors
	Rec	nmendations				t is rec	mmended that the preferred app	roach include	s adequate envi	ironmental safeguards to pr	otert the	environment from any adverse
option currently has on the SA objectives.	2	Ommendations			=	mpacts	onninelided that the prejerred app sassociated with growth in the hea	oach include ofthcare and s	ocial care sector	ronnelled salegualus to pr rs. This would help to reduc	se the nur	mber of uncertainties which this
					U	option	currently has on the SA objectives.					

Positive or negative impact depending on how it is implemented

Very negative impact likely

Negative impact likely

Uncertain or insufficient information

No significant effect / no clear link

Positive impact likely

Very positive impact likely

KEA

Lo	Loss of Employment Land	ent	Land	Optic	Option 1 Rely on NPPF to protect	Optio	Option 2 Do not protect existing	Optic	Option 3 Provide local level criteria to
				exist	existing employment sites	empl	employment sites	prot	protect existing employment sites
1	To meet the diverse	•	Deliver homes to meet the needs of the	0	No significant effects/no	خ	Impacts on this objective are	+	Providing local level criteria to
	nousing needs or the population in a	•	population in terms of quantity, quality; Promote improvements to the existing and		clear link.		uncertain. Not protecting existing employment sites could mean that		protect existing employment sites will help to protect and create jobs.
	sustainable way.		future housing stock;				these sites are developed for		This will have indirect positive
		•	Locate sites in areas of known housing need:				nousing. This would help increase the amount of new housing		Impacts on this objective, since it will help to increase wealth through
		•	Deliver community facilities for the needs				available in York. On the other		safeguarding jobs and give the
			of the population;				hand, loss of employment land		population of York a better chance
		•	Deliver pitches required for Gypsies and				could mean loss of jobs and reduce		to buy a nouse or rent
			I ravellers and snowpeople.				afford to buy a home/rent		
							accommodation.		
7	Improve the health	•	Avoid locating development where	0	No significant effects/no	۰.	Impacts on this objective are	0	No significant effect/no clear link.
	Vork's nonulation		environmental circumstances could		clear IIIK.		other uses were developed upon		
	Dobala and	•	Improve access to openspace / multi-				the existing employment sites and		
			functional openspace				whether they resulted in any		
		•	Promotes a healthier lifestyle though				adverse impacts upon or		
			access to leisure opportunities (walking /				contributed to improving the		
		•	(yening)				population.		
		•	Provides or promotes safety and security						
			for residents;						
		•	Ensure that land contamination/pollution						
3	Improve education.	•	does not pose unacceptable risks to nealth. Provide good education and training	+	Reliance on the NPPF to	,	Not protecting existing	+	Providing local level criteria to
	skills development		opportunities for all;		protect existing employment		employment sites would prevent		protect existing employment sites
	and training for an	•	Support existing higher and further		sites will have some positive		any training or education		would help to ensure that any
	effective workforce		educational establishments for continued		impacts upon this objective		opportunities which may have		training or education opportunities
			success;		since the NPPF seeks to build		arisen from development of these.		which would come from the
		•	Provide good quality employment		a strong and competitive		This would have negative and		development of these sites are

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

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KE	Very positive impact likely		Positive impact likely	No significant effect no clear link	ct /	Uncertain or Ne insufficient information	egative i	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
	-										
						which has an existing long					
						Overall, reliance upon the					
						NPPF to protect employment					
						land will have positive and					
						permanent long term					
L						Impacts upon this objective.				1	
٠	Help deliver equality	•	Address existing imbalances of equality,		+	Reliance on the NPPF to		Not protecting existing	existing	+	Providing local level criteria to
	and access to all		deprivation and exclusion across the city;	across the city;		protect existing employment		empioyment si	empioyment sites would prevent		protect existing employment sites
		•	Provide accessible services and facilities for	s and facilities for		sites will nave positive		an Increase In t	an Increase in the number of Jobs		would nelp to ensure that there is a
			the local population;	-		since the MDPE will help to		available, wille	ovicting impolonous of panelity, and		donological
		•	Provide affordable housing to meet	g to meet		since the INFFF Will help to		existing impala	existing inibalances of equality and		development:
			demand;			which will in turn ensure		market This w	exclusion with respect to the jobs		
		•	Help reduce homelessness;	:.		Willell Will III call elisale		IIIainet. IIIs w	Juliu also not neip		
		•	Promote the safety and security for people	curity for people		good access to goods and		people to amord to buy/rent	a to puy/rent		
			and/or property.			services and help to deliver		homes. All of t	homes. All of this would have		
						equality and access to all.		negative and p	negative and permanent long term		
						This would result in positive		impacts upon this objective.	his objective.		
						and permanent long term					
						impacts on this objective.					
9	Reduce the need to	•	Deliver development where it is accessible		0	No significant effects/no	ċ	Impacts on this objective are	objective are	0	No significant impacts/clear link
	travel and deliver a		by public transport, walking and excling to	g and cycling to		clear link.		uncertain. It w	uncertain. It would depend what		
	sustainable		minimise the use of the car:					other uses wer	other uses were developed upon		
	ransport	•	Deliver transport infrastructure which	cture which				existing emplo	existing employment sites if they		
		,		Ctal e Willell				were not protected for	cted for		
	iletwoin.		supports sustainable travel options;	i options,				weie iiot piote	כנפת וסו		
		•	Promote sustainable forms of travel;	s of travel;				employment u	employment uses and whether that		
		•	Improve congestion.					increased or de	Increased or decreased the need to		
7	To minimise		Podlice or mitimate areas by		0	No significant offects/no	2	Impacts on this objective are	objective are	0	No cignificant impacts /cloar link
	00000		omissions from all sources:		,	clear link		incertain It w	incertain It would depend what	•	Similar de la company de la co
	that cause climate	•	Dian or implement adaptation measures	, Hon mostilres				other uses wer	other uses were developed upon		
	change and deliver a		for the likely effects of climate change:	note change.				existing emplo	existing employment sites and		
	managed response	•	Drovido and dovolon onormy from	nate cinanige, ny from				whether they contributed to	ontributed to		
	to its effects)	repewable low and zero carbon	arbon				minimising greenhouse gas	enhouse gas		
			technologies:					emissions.			
		•	Promote sustainable design and building	n and huilding							
			materials that manage the future risks and	future risks and							
			consequences of climate change:	hange:							
		•	Adhere to the principles of the energy	f the energy							
			hierarchy.								
∞	Conserve or	•	Protect and enhance international and		0	No significant effects/no	خ	Impacts on this objective are	objective are	0	No significant impacts/clear link
	enhance green		nationally significant priority species and	ity species and		clear link.		uncertain. It w	uncertain. It would depend what		
					l					l	

	Positive or negative impact depending on how it is implemented	-	Providing local level criteria to protect existing employment sites would help to use land resources efficiently since it will help to reduce the amount of land which would be required for economic development. There would therefore be positive and permanent long term impacts upon this objective.	No significant impacts/clear link	No significant impacts/clear link	No significant impacts/clear link
	impact		+	0	0	0
	Very negative likely	these existing employment sites and whether they contributed to protecting the natural environment.	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they involved using land resources efficiently.	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they contributed to improving water efficiency and quality.	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they contributed to reducing waste generation and increasing reuse and recycling.	Impacts on this objective are uncertain. It would depend what other uses were developed upon existing employment sites and whether they contributed to improving air quality.
	act likely	other uses we these existing and whether the protecting the environment.	pacts on certain. ner uses ' sting em lether th	Impacts on uncertain. other uses existing em whether th improving v quality.	pacts on certain. ner uses ' sting em ether th ducing ware	pacts on certain. ner uses ' sting em ether th proving a
	Negative impact likely		mn oth oth wh	P Imp	more of the control o	uni oth exi why
	Nega		д	((-	(-
خ	Uncertain or insufficient information	-	Reliance on the NPPF to protect existing employment sites would have positive and permanent long term impacts upon this objective since the NPPF seeks to promote the use of PDL and seeks to safeguard the highest value environmental land from development.	No significant effects/no clear link.	No significant effects/no clear link.	No significant effects/no clear link.
	effect /		+	0	0	0
0	No significant no clear link	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.	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.	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	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
+	Positive impact likely	habitats within SACs, SPAs, RAMS, SSSIs; Protect and enhance locally impor nature conservation sites (SINCs); Create new areas or site of bio-div geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people t the natural environment;	Re-use previously developed land; Prevent pollution contaminating the and remediate any existing contami Safeguard soil quality, including the and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use.	Conserve water resources and qu Improve the quality of rivers and groundwaters.	Promote reduction recycling of waste; Promote and incre:	Reduce all emissions to activities; Minimise and mitigate e from new development transport emissions thre technologies and fuels); Support the developmen
	act	• • •	• • • •	• •	• •	
++	Very positive impact likely	infrastructure, bio- diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	Use land resources efficiently and safeguard their quality	Improve water efficiency and quality	Reduce waste generation and increase level of reuse and recycling	Improve air quality
,	KE	c	ത	10	11	12

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KEA	Very positive impact likely	t	Positive impact likely	No significant eff no clear link	effect /	Uncertain or insufficient information	Negative	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
	_							-			-
			emission infrastructure;								
		•	Improve air quality in AQMAs and prevent	MAs and prevent							
		•	new designations; Avoid locating develonment where it could	nt where it could							
			negatively impact on air quality;	uality;							
		•	Avoid locating development in areas of	nt in areas of							
			existing poor air quality where it could	here it could							
			result in negative impacts on the health of	on the health of							
			future occupants/users;								
		•	Promote sustainable and integrated	integrated							
			transport network to minimise the use of the car.	mise the use of							
13	Minimise flood risk	•	Reduce risk of flooding:		0	No significant effects/no	<i>د</i> .	Impacts on this objective are		0	No significant impacts/clear link
	and reduce the	•	Ensure development location and design	ion and design		clear link.		uncertain. It we	vhat		
	impact of flooding		does not negatively impact on flood risk;	t on flood risk;				other uses were	other uses were developed upon		
	to people and	•	Deliver or incorporate through design	ough design				existing employ	existing employment sites and		
	property in York		sustainable urban drainage systems (SuDs)	e systems (SuDs).				whether they contributed to	ontributed to		
								minimising floo	minimising flood risk and reducing		
								impact of flood	impact of flooding to people and		
,		,		1-1-1-1	c	or/ stooth of the story	c	property in York.	1		1.:]
†	colliser ve or	,	Preserve of emigrice the special character	pecial citatacter	>	ologi light	•	IIIIpacts OII tills		,	NO SIBILITICATION TIME CONTRACTOR TIME
	bistorio		and setting of the historic city;	city;		cleal III.K.		otheriam. It w	direction in would depend what		
	mistoric opyginopy	•	Promote of emiance local culture;	culture,				oxicting omploy	e developed apoil		
	cultural heritage	•	Preserve or ennance designated and non-	gnated and non-				whether they contributed to	existing employment sites and whether they contributed to		
	character and		cetting:	א מוומ תופוו				conserving or e	conserving or enhancing York's		
	setting	,	settillg,	4-14				historic apvironment	ment		
	9	•	Preserve or enflance those elements which	e elements which							
			of the City as identified in the Heritage	the Heritage							
			Topic Paper.)							
15	Conserve and	•	Preserve or enhance the landscape	andscape	0	No significant effects/no	د	Impacts on this objective are		0	No significant impacts/clear link
	enhance York's		including areas of landscape value	pe value		clear link.		uncertain. It w	uncertain. It would depend what		
	natural and built	•	Conserve or enhance geologically	logically				other uses were	other uses were developed upon		
	landscape		important sites;					existing employ	existing employment sites and		
		•	Promote high quality design in context	gn in context				whether they contributed to	ontributed to		
			with its urban and rural landscape and in	ndscape and in				conserving or e	conserving or enhancing York's		
			line with the "landscape and Setting"	nd Setting"				natural and built landscape.	It landscape.		
			within the Heritage Topic Paper.	Paper.							
General	eral				Optic	on 1 has no significant effect:	s/no dear li	nk to a number α	of the SA objectives. In I	relatic	Option 1 has no significant effects/no dear link to a number of the SA objectives. In relation to the economy there will be largely
					posit	ive impacts from reliance up	on the NPP	F to protect exist	ing employment sites si	nce th	positive impacts from reliance upon the NPPF to protect existing employment sites since the NPPF seeks to build a strong
					comp	competitive economy and to ensure the vitality of town centres.	ure the vital	ity of town centi	res.		-
					Optic	on 2 has either uncertain or r	negative im _l	pacts since not p	rotecting employment la	and c	Option 2 has either uncertain or negative impacts since not protecting employment land could lead to a loss of jobs, training and

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KEJ	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact Positive or negative impact depending on likely how it is implemented
			educat	tion opportunities, which notes that would o	education opportunities, which not help the economy to grow. Impacts on the rest of the SA objectives are ui impacts that would occur would depend upon what other uses were developed on the lost employment sites.	w. Impacts on the rest of the sex of the lest of the lest of the lest on the lest on the lest of the lest on the lest of the lest on the lest	education opportunities, which not help the economy to grow. Impacts on the rest of the SA objectives are uncertain, as the impacts that would occur would depend upon what other uses were developed on the lost employment sites.
Prefer	Preferred Approach		The pr avoidin for ecc will he Local L	eferred approach will have ng the loss of employment I normic development. There ilp to protect jobs, increase evel criteria account approach in the second approach in the second approach in the second approach account a	The preferred approach will have positive economic and social impacts since it will he avoiding the loss of employment land. This in turn will help to ensure that there is a gard reconomic development. There will also be positive social impacts through the prowill help to protect jobs, increase wealth and ensure good access to jobs and services. Local level criteria can take account of local specific circumstances in relation to the ended.	al impacts since it will help o ensure that there is a goo impacts through the protec cess to jobs and services.	The preferred approach will have positive economic and social impacts since it will help to protect jobs and grow the economy by avoiding the loss of employment land. This in turn will help to ensure that there is a good range of employment sites available for economic development. There will also be positive social impacts through the protection of existing employment sites which will help to protect jobs, increase wealth and ensure good access to jobs and services. Local level criteria can take account of local specific circumstances in relation to the environment to ensure that existing
Recon	Recommendations		t is received the second of th	ommended that the local generates generated that the local I gemployment sites does no ould then help to remove u	It is recommended that the local level criteria include sufficient environmental safegue existing employment sites does not adversely impact upon the environment or the he This would then help to remove uncertainties in relation to some of the SA objectives.	ment. Intenvironmental safeguard ne environment or the healt ome of the SA objectives.	It is recommended that the local level criteria include sufficient environmental safeguards to ensure that the development of existing employment sites does not adversely impact upon the environment or the health and well-being of York's population. This would then help to remove uncertainties in relation to some of the SA objectives.

<u> </u>	Business and Indu	ustr	Business and Industrial Uses within Residential Areas	C.	Ontion 1 Daly on MDDE to control business and	cit d	Onstign 9 Browide level level eitheris to control business	
Š.	Objective			indus		and ii	and industrial uses within residential areas.	
1	To meet the diverse housing needs of	•	Deliver homes to meet the needs of the population in terms of quantity, quality:	0	No significant effects/no clear link.	+	Providing local level criteria to control business and industrial uses within residential areas will	
	the population in a sustainable way.	•	Promote improvements to the existing and future housing stock;				help to take account of locally specific circumstances and help ensure that residential	
		•	Locate sites in areas of known housing need;				areas are not adversely affected by business and	
		•	Deliver community facilities for the needs of the				industrial developments. This will have positive	
			population;				and permanent long term impacts upon this	
		•	Deliver pitches required for Gypsies and Travellers and				objective.	
			Showpeople.					_
7	Improve the health	•	Avoid locating development where environmental	+	The NPPF seeks to improve people's health and	+	Providing local level criteria to control business	
	and well-being of		circumstances could negatively impact on people's		well being through a variety of measures		and industrial uses within residential areas will	
	York's population		health;		including promoting sustainable modes of		help to avoid locating such development where	
		•	Improve access to openspace / multi-functional		transport, including walking and cycling and that		environmental circumstances could negatively	
			openspace		planning policies should ensure that 'a site is		impact on people's health. This would help to	
		•	Promotes a healthier lifestyle though access to leisure		suitable for its new use taking account of ground		have positive and permanent long term impacts	
			opportunities (walking / cycling)		conditions and land instability, including from		upon this objective.	
		•	Improves access to healthcare;		natural hazards or former activities such as			
		•	Provides or promotes safety and security for residents;		mining, pollution arising from previous uses and			
		•	Ensure that land contamination/pollution does not pose		any proposals for mitigation including land			
			unacceptable risks to health.		remediation'. Such measures will help to			

KEA	Very positive impact likely	+	Positive impact likely	No significant effect / Unα no clear link	/ Uncertain insufficient	Uncertain or insufficient information	Negative impact likely	Very negatilikely	negative impact	Positive or negative impact depending on how it is implemented
						improve huma upon the NPPF uses within res and permanen objective.	improve human health and therefore reliance upon the NPPF to control business and industrial uses within residential areas will have positive and permanent long term impacts upon this objective.	ince Austrial itive iis		
m	Improve education, skills development and training for an effective workforce		Provide good education and training opportunitial!; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all.	Provide good education and training opportunities for all: Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all.	0	There is no sig	There is no significant effects/clear link.	0	There i.	There is no significant effects/clear link.
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy		Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for econo growth; Support existing employment drivers; Promote a low carbon economy.	Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy.	0	There is no sig	There is no significant effects/clear link.		There r providi and ind overly I wishes	There may be negative effects on this objective as providing local level criteria to control businesses and industrial users within residential areas may overly restrict business from developing where it wishes to locate.
Ŋ	Help deliver equality and access to all		Address existing imbalances of equality, dep exclusion across the city; Provide accessible services and facilities for population; Provide affordable housing to meet demand Help reduce homelessness; Promote the safety and security for people a property.	Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property.	+	Reliance upon the NPF industrial uses within is positive and permaner this objective since the sustainable, inclusive and to direct new dever appropriate locations.	Reliance upon the NPPF to control business and industrial uses within residential areas will have positive and permanent long term impacts upon this objective since the NPPF seeks to create sustainable, inclusive and mixed communities and to direct new development to the most appropriate locations.	ss and Have I have s upon tte titles st	Providing and indus and indus help to av could adv for people and perm objective.	Providing local level criteria to control business and industrial uses within residential areas will help to avoid locating such development where it could adversely impact upon safety and security for people and property. This will have positive and permanent long term impacts upon this objective.
φ	Reduce the need to travel and deliver a sustainable integrated transport network		Deliver development where it is accessible by p transport, walking and cycling to minimise the uthe car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion.	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;	+	The NPPF pror modes of tran: the car and to transport netw control busine residential are: permanent lor	The NPPF promotes the use of sustainable modes of transport and to reduce reliance upon the car and to seek to deliver an integrated transport network. Reliance upon the NPPF to control business and industrial uses within residential areas will therefore have positive and permanent long term impacts on this objective.	t upon d h b to b	Providing loca and industrial help to take a circumstances from residenti developments positive and p this objective.	Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances and help reduce the need to travel from residential to business/industrial developments. There would therefore be positive and permanent long term impacts upon this objective.
7	To minimise greenhouse gases that cause climate change and deliver a managed response	• • •	Reduce or mitigate greenhouse gas emission sources; Plan or implement adaptation measures for effects of climate change; Provide and develop energy from renewable	Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and	+	The NPPF seek emissions thro also seeks to c of climate char control busine.	The NPPF seeks to reduce greenhouse gas emissions through a variety of measures and also seeks to combat the adverse consequences of climate change. Reliance upon the NPPF to control business and industrial uses within	hind lences F to	Providi and inc help to circums emissio	Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances to help minimise greenhouse gas emissions from these developments and avoid

		ĺ								ŀ	
KEA			+ Positive impact likely	nt effect /	' Uncertain	or	Negative impact likely		negative impact		Positive or negative impact depending on
	likely			no clear link in	sufficie	insufficient information		likely		ج	how it is implemented
	to its effects	• •	zero carbon technologies; Promote sustainable design and building materia manage the future risks and consequences of clir change; Adhere to the principles of the energy hierarchy.	zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy.		residential are and permaner objective.	residential areas would therefore have positive and permanent long term impacts upon this objective.	sitive his	adv resi pos this	adverse impac residential are positive and p this objective.	adverse impacts upon the population of residential areas in York. This would have positive and permanent long term impacts upon this objective.
∞	Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment		Protect and enhance international and nation significant priority species and habitats within SPAs, RAMSARs and SSSIs; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geovalue; Improve connectivity of green infrastructure a natural environment; Provide opportunities for people to access the environment.	Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	+	The NPPF seek natural enviro measures included landscc interests and s biodiversity wr NPPF to contru within residen positive and p this objective.	The NPPF seeks to conserve and enhance the natural environment through a variety of measures including 'protecting and enhancing valued landscapes, geological conservation interests and soils; minimising impacts on biodiversity and providing net gains in biodiversity where possible'. Reliance on the NPPF to control business and industrial uses within residential areas would therefore have positive and permanent long term impacts upon this objective.	u	+ and help circ	Providing local and industrial us help to take accircumstances tenvironment as developments.	Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances to help protect the natural environment as part of controlling these developments.
6	Use land resources efficiently and safeguard their quality	• • • • •	Re-use previously developed land; Prevent pollution contaminating the land and any existing contamination; Safeguard soil quality, including the best and versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage efficient use.	oped land; ninating the land and remediate on; cluding the best and most 1; ments; rces and encourage their	+ u	The NPPF pro developed and valuable land the NPPF to α would therefo long term imp	The NPPF promotes the use of previously developed and seeks to protect the most valuable land from development. Reliance upon the NPPF to control business and industrial uses would therefore have positive and permanent long term impacts upon this objective.	uc	Provential	viding lo lindustri o to ensu ropriate roalue la	Providing local level criteria to control business and industrial uses within residential areas will help to ensure that such development is built in appropriate locations and avoids development on high value land. This will help to use land resources efficiently and safeguard their quality.
10	Improve water efficiency and quality	• •	Conserve water resources and quality, Improve the quality of rivers and groundwaters.	ss and quality; vers and groundwaters.	0	No significant	No significant effect/no clear link.		+ Prover and help circum whe and and object of the proverse and and object of the proverse and the provese and th	Providing lo and industri help to take circumstanc where possi and perman objective.	Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances to help conserve water quality and where possible improve it. This will have positive and permanent long term impacts upon this objective.
11	Reduce waste generation and increase level of reuse and recycling	• •	Promote reduction, re-use, recovery and r waste; Promote and increase resource efficiency.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	+	The NPPF pro and seeks to r NPPF to contr would therefo long term imp	The NPPF promotes sustainable development and seeks to reduce waste. Reliance upon the NPPF to control business and industrial uses would therefore have positive and permanent long term impacts upon this objective.		+ Prove and help app app gen hav	Providing local level and industrial uses vale propers that: appropriate location generation and encomave positive and proportis objective.	Providing local level criteria to control business and industrial uses within residential areas will help to ensure that such development is built in appropriate locations which reduces waste generation and encourages recycling. This would have positive and permanent long term impacts upon this objective.
12	Improve air quality	• •	Reduce all emissions to air from current activities Minimise and mitigate emissions to air from new development (including reducing transport emiss through low emission technologies and fuels);	Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels);	+	The NPPF requestation of the sustain complement to the sustain complements and sustain the sustain of the susta	The NPPF requires that 'planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of		+ Provand	viding loo I industri o to ensu ropriate	Providing local level criteria to control business and industrial uses within residential areas will help to ensure that such development is built in appropriate locations which does not adversely

				C						
KEA	Very positive impact likely		Positive impact likely	o significant effect /	Uncertain insufficien	Uncertain or insufficient information	Negative impact likely	Very negativ likelv	negative impact	Positive or negative impact depending on how it is implemented
	/									
			Support the development of city wide low emis infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could neg impact on air quality; Avoid locating development in areas of existing quality where it could result in negative impact health of future occupants/users; Promote sustainable and integrated transport reporting to minimise the use of the ran	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		AQMAs and th quality from in Together with promote susta greenhouse gas NPPF to controwithin resident permanent lon objective.	AQMAs and the cumulative impacts on air quality from individual sites in local areas.' Together with other efforts in the NPPF to promote sustainable forms of travel and reduce greenhouse gas emissions, reliance upon the NPPF to control business and industrial uses within residential areas will have positive and permanent long term impacts upon this objective.	educe the ess and	impact u quality. have pos upon thi:	impact upon air quality and helps to improve air quality. This will help to improve air quality and have positive and permanent long term impacts upon this objective.
13	Minimise flood risk and reduce the impact of flooding to people and property in York	• • •	Reduce risk of flooding; Ensure development location a negatively impact on flood risk; Deliver or incorporate through drainage systems (SuDs).	Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs).	+	The NPPF seeks to direct of from areas at risk of flood ensure that business and developments do increass people and property in Yo This will have positive and impacts on this objective.	The NPPF seeks to direct development away from areas at risk of flooding. This will help to ensure that business and industrial developments do increase the risk of flooding to people and property in York's residential areas. This will have positive and permanent long term impacts on this objective.	th to the	Providing and indus help to en in areas ar minimise flooding tresidentia permaner objective.	Providing local level criteria to control business and industrial uses within residential areas will help to ensure that such development is not built in areas at risk of flooding. This will help to minimise flood risk and reduce the impact of flooding to people and property in York's residential areas. This will have positive and permanent long term impacts upon this objective.
14	Conserve or enhance York's historic environment, cultural heritage, character and setting		Preserve or enhance the special character a the historic city; Promote or enhance local culture; Preserve or enhance designated and non-deheritage assets and their setting; Preserve or enhance those elements which to the 6 Principle Characteristics of the City in the Heritage Topic Paper.	Preserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	+	The NPPF seek environment a possible. This and industrial impact upon the which will have term impacts of	The NPPF seeks to protect the historic environment and also to enhance it where possible. This will help to ensure that business and industrial development does not adversely impact upon the historic environment of York, which will have positive and permanent long term impacts on this objective.	e iness ersely rork,	Providing and indus and indus help to tal circumsta historic er permaner objective.	Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances to help conserve/enhance York's historic environment. This will have positive and permanent long term impacts upon this objective.
15	Conserve and enhance York's natural and built landscape	• • •	Preserve or enhance the landscape incluc landscape value Conserve or enhance geologically import Promote high quality design in context w and rural landscape and in line with the "Setting" within the Heritage Topic Paper.	Preserve or enhance the landscape including areas of landscape value Conserve or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.	+	The NPPF seek natural enviror measures incluvalued landsca control busines residential area and permanen objective.	The NPPF seeks to conserve and enhance the natural environment through a variety of measures including 'protecting and enhancing valued landscapes'. Reliance upon the NPPF to control business and industrial uses within residential areas would therefore have positive and permanent long term impacts on this objective.	the +	Providing loca and industrial help to take a circumstances natural and bu positive and p	Providing local level criteria to control business and industrial uses within residential areas will help to take account of locally specific circumstances to help conserve/enhance York's natural and built environment. This will have positive and permanent long term impacts upon this objective.
General	iral				Opti locat affor	on 1 has a numb tions, supports sı ds significant pro	Option 1 has a number of positive impacts since the locations, supports sustainable development, suplandrods significant protection to the environment.	the NPPF see pports the der t.	ks to direct n relopment o	Option 1 has a number of positive impacts since the NPPF seeks to direct new development to the most suitable locations, supports sustainable development, supports the development of a strong and prosperous economy and affords significant protection to the environment.
Prefe	Preferred Approach				The to cc direc	preferred approa ontrol business a t development t	ach will have positive impac nd industrial uses within res to the most suitable location	its on the majorities its and help to	ority of the S can take acα avoid any ac	The preferred approach will have positive impacts on the majority of the SA objectives. Providing local level criteria to control business and industrial uses within residential areas can take account of locally specific circumstances to direct development to the most suitable locations and help to avoid any adverse impacts. This will have positive

	ding on	
1	Positive or negative impact depen	how it is implemented
	impact	
1	Very negative	likely
	Negative impact likely	
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+	Very positive impact	likely
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KEA	Very positive impact	Positive impact likely	No significant effect /	/ Uncertain or	Negative impact likely	Very negative impact	Very negative impact Positive or negative impact depending on	_
I	likely		no clear link	insufficient information		likely	how it is implemented	
				impacts on the envir	onment. It will also have p	ositive impacts on the socia	mpacts on the environment. It will also have positive impacts on the social objectives, as the preferred approach	
				will help to avoid ad	verse impacts upon resider	its of York. There may be a	will help to avoid adverse impacts upon residents of York. There may be a negative effect on the economy objective	
				as local criteria may	restrict business from deve	as local criteria may restrict business from developing where it wishes to locate.	cate.	
Recor	tecommendations			The preferred appro	ach may have a negative ef	fect on the economy object	The preferred approach may have a negative effect on the economy objective by overly restricting business from	
				developing where it	wishes to locate. Consider	ation should therefore be g	developing where it wishes to locate. Consideration should therefore be given to the balance between protecting	
				recidential areas from	minantopriate developm	recidential areas from inappropriate development and the need for economic development	nic development	

SECTION 9: RETAIL

Re	Retail Hierarchy	thy				
SAC	SA Objective		Option 1:	Retain existing retail centre hierarchy (City Centre,	Option	Option 2: Review Retail hierarchy to include Monks Cross and Clifton
			district an	d local centres)	Moor	
П	To meet the	 Deliver homes to meet the needs of the 	0	There is no clear link between this alternative and the	0	There is no clear link between this alternative and the
	diverse	population in terms of quantity, quality;		objective		objective
	housing	 Promote improvements to the existing 				
	needs of the	and future housing stock;				
	population in	 Locate sites in areas of known housing 				
	a sustainable	need;				
	way.	 Deliver community facilities for the needs 				
		of the population;				
		 Deliver pitches required for Gypsies and 				
		Travellers and Showpeople.				
7	Improve the	 Avoid locating development where 	0	There is no clear link between this alternative and the	0	There is no clear link between this alternative and the
	health and	environmental circumstances could		objective		objective
	well-being of	negatively impact on people's health;				
	York's	 Improve access to openspace / multi- 				
	population	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 				

Marcove Provide good education and training education, skills			-			
does not pose unacceptable risks to reduction health, health	KEA	Very positive in likely	Positive impact likely	significant lear link	/ Uncertain or Negative impact likely insufficient information	negative impact
the control of control					-	
education, exponent and training solucation and training and training states. Support existing lighter and further educational establishments for continued and training and training access and investment; for continued and training access and investment; for continued and training access and investment; for continued and training and training access and investment; for poportunities available to all. Provide good quality employment effective and deliver a flexible and relevant workforce apportunities available to all. Provide good quality employment and relevant workforce apportunities are business and relevant workforce. Deliver and promote stable economic growth; for the right continuities of business and leisure; complementing the role and properties of entire and inclusive growth; for economic growth; for the existing centres the economic growth; for			does not pose unacceptable risks to health.			
skills Support unities for all; Support unities available to all. Create jobs: Help deliver conditions for business except and finding and fraining success to all the provide several more accessible expensive and training and training and training and training and deliver conditions for business and leaves the common growth; Support unities available to all. The city as a whole has an extensive and diverse array of reductional several and delivers array of regional centre. The current retail interactly reflects the regional centre and promote stable economic. Support and deliver and promote stable economic growth; Support the local population as well as ensuring the surfer the and promote stable economic growth; Support existing employment drivers; Support existing employment drivers; Support the local population as well as ensuring the vitality and wholly for the city centre and promote a low carbon economy. This approach would support the local population across the city. Help deliver Address existing imbalances of equality, equal provides and address existing imbalances of equality, and depend on the receives and facilities or the resident and worker population. In additional accessible exprises and leaves the receiver and facilities or the resident and worker population. In additional accessible express existing imbalances of equality, equal population. Figure 1. The city centre and diverse array of the city centre is promoted at any worker population. In address existing imbalances of equality, and depend the resident and worker population. In additional accessible express existing inhabalances of equality, and depend the resident and worker population. In additional accessible express existing to the resident and worker population. In additional control of the resident and worker population. In additional control of the resident and worker population. In additional control of the resident and worker population. In additional control of the resident and worker population. In additional contr	3	Improve		0		There is no clear link between this alternative and the
success; for an opportunities available to all. The city as a whole has an extensive and diverse array of retail facilities and is regional establishments for continued and deliver conditions for business and deliver end promote stable economic sustainable, business economy to promote a low carbon economy. The city as a whole has an extensive and diverse array of reduction and deliver end promote stable economic supportunities or business and leisure; The city as a whole has an extensive and diverse array of reduction and deliver end promote stable economic supportunities for business and leisure; The city centre and promote stable economic support the local population as well as ensuring the provide the appropriate infrastructure of proconomic growth; Support existing employment drivers; Provide the appropriate infrastructure complementing the roles of other centres. Support existing employment drivers; Provide the appropriate infrastructure complementing the roles of other centres. Support existing employment drivers; Provide the appropriate infrastructure complementing the roles of other centres. Provide the appropriate infrastructure complementing the roles of other centres. Provide the appropriate infrastructure complementing the roles of other centres. Provide the appropriate infrastructure complementing the roles of other centres. Provide the appropriate infrastructure complementing the roles of other centres. Provide the appropriate infrastructure complementing the roles of other centres. And the formal and inclusive complementing the complemental to the centres of the control of planning applications and only if suitable sites are not available to make a central interactly would show support the role of other population and only if suitable sites are not available to make a central interactly would show support the relating entres the planning convenience shopping and only if suitable sites and relating centre in the planning convenience shopping and only if suitable sites and relating c		education,	opportunities for all;		objective	objective
and training aucress; aucress; and training authorial educational establishments for continued authorial education and electron authorial education and exclusion establishments for continued authorial education and education and exclusion access to all investment; authorial education and exclusion access to all electron and potential and investment; audicates audicates and indexity enter and investment; and indexity enter and investment; and indexity enter and its enter e		skills				
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effective opportunities available to all control for the city as a whole has an extensive and diverse array of and deliver conditions for business and deliver success and investment; create locations to a success and deliver conditions for business and deliver conditions for business and deliver conditions for business and deliver conditions for the future; conditions and inclusive economy opportunities for business and leisure; enhancement of the facilities they centre to this to relative the returnet site and interest and intere		for an				
Create jobs and diverse conditions for business and deliver conditions for business and deliver conditions for business and deliver and diversement, as success and deliver and promote stable economic growth; Support which of a growth; Support with of deliver and promote stable economic growth; Support with of deliver and promote stable economic growth; Support with of the city centre and its support the local population as well as ensuring the vitality and vability of the city centre of the city centre. Sites within these locations would allow for enhancement of the facilities they contain to enable this to reinforce their role whist complementation of the city centre. Sites within these locations would allow for enhancement of the facilities they contain to enable this to reinforce their role whilst complementation of they contain to enable this to reinforce their role whilst complementation of the core and information of the core and information of the core and facilities and is regionally significant impact of the city centre to this. It would have a significant impact of its visible mentation of the planning applications of considered." This approach would support the overall recommits the role on their centres. This approach would support the overall recommits the role on their centres. This approach would support the overall recommits the role on their city centre to this. It would help ensure that complementation of significant impact of its visible form additional construction across the city. The approach would support the overall recommits the relation of the residence of equality. Help deliver Address existing imbalances of equality, and deceased and facilities and facilities will be considered. The resident and worker population. Following the current retail hierarchy would show support the resident and worker population in a delitional converse and facilities. Following the current retail hier		effective				
Create jobs a Help deliver conditions for business and deliver and promote stable economic success and investment; sustainable, for the future; conform and inclusive growth; conform and inclusive conomic stable economic stable economic and inclusive conomic stable economic and inclusive conomic stable economic stable economic and inclusive conomic stable economic stable economic and inclusive conomic stable economic and inclusive conomic stable economic and inclusive conomic stable economic stable economic stable economic and inclusive conomic stable economic stable economic and inclusive conomic stable economic stable economic and inclusive conomic stable economic and inclusive conomic stable economic and inclusive economic stable economic economy. His approach the approach the table entre exist the entre exist of the city centre to this. It would have a significant impact of the city centre to this. I would have a significant impact of the city centre to this. I would have a significant impact of its vitality and deprivation and economic economi		workforce				
and deliver and investment; growth of a Deliver and investment; growth of a corpier and investment; growth of a corpier and investment; growth of a corpier and promote stable economic and inclusive egrowth; or beliver and promote stable economic and inclusive egrowth; or beliver and promote stable economic and inclusive egrowth; or beliver and promote stable economic and inclusive egrowth; or provide the appropriate infrastructure for economic growth; or economic growth; or economic growth; or economic growth; or equality and valability of the city centre to this. It would help ensure that the City Centre is protected from additional competitive uses on other centres, which would have a significant impact of its vitality and viability. Help deliver and promote a low carbon economy. Help deliver and promote a low carbon economy. Help deliver and promote a low carbon economy. Help deliver and promote a low carbon economy. Help deliver a for ceconomic growth; or equality and viability, of the city centre to this. It would help ensure that the City centre to this. It would help ensure importance of the city centre to this. It would help ensure importance of the city centre to this. It would help ensure importance of the city centre to this. It would help ensure importance of the city centre to this. It would help ensure a significant importance of the city centre to this. It would help ensure that the centres, which would have a significant importance of the city centre to this. It would help ensure a significant importance of the city centre to this. It would help ensure that the centre, which would have a significant importance of the city centre to this. It would help ensure that the centre is the contract of many or the centre is the contract of many or the centre is the promote and promote a low carbon economic growth would show support the centre is the contract of many or the centre is the contract of the city centre is the centre is the contract of the city centre is the contract of the city centre is t	4	Create jobs		+	The city as a whole has an extensive and diverse array of	This approach would support the role of York as a regional
growth of a sustainable and relevant workforce regional centre. The current retail linear rity reflects the vider role and potential or different retail linear rity reflects the vider role and potential or different retail linear role will a sustain be sourced and relevant work. To be liver and promote stable economic growth; Provide the appropriate infrastructure complementing the roles of other centres. Provide the appropriate infrastructure complementing the roles of other centres. Provide the appropriate infrastructure complementing the roles of other centres. Provide the appropriate infrastructure complementing the roles of other centres. Provide the appropriate infrastructure complementing the roles of other centres. Provide the appropriate infrastructure complementing the roles of other centres. Provide the appropriate infrastructure complementing the roles of other centres. Provide the appropriate infrastructure complementing the roles of other centres. Provide the appropriate infrastructure complementing the roles of other centres. This approach would support the overall retail iseator as significant impact of its vitality and viability. This approach would support the overall retail iseator as significant impact of its vitality and viability. This approach would support the overall economy given the strategic importance of equality. This approach would support the overall retail iseator as significant impact of its vitality and viability. This approach would support the overall retail iseator as significant impact of its vitality and viability. This approach would support the overall retail iseator as a significant impact of its vitality and viability. This approach would support the significant inpact of its vitality and viability. This approach would support the relief in town centres, then in redge of centre locations and only if suitable sites or enot ordinal access to all deprivation and exclusion across the city. Provide accessible services and facilities and provide a forcate		and deliver	success and investment;		retail facilities and is regionally significant as a sub-	centre and reflect the extensive contribution made by the
Sustainable, Cor the future; Cord carbon Support the local population as well as ensuring the vication Support the local population as well as ensuring the vication would allow for enhancement of the facilities conomy; Continuous teachers and leisure; Provide the appropriate infrastructure Coreconomic growth; Support existing employment drivers; Provide the appropriate infrastructure Coreconomic growth; Support existing employment drivers; Provide the appropriate infrastructure Coreconomic growth; Support existing employment drivers; Provide the appropriate infrastructure Coreconomic growth; Corecessible growth; Corecessi		growth of a		a)	regional centre. The current retail hierarchy reflects the	out-of-centre site given that Monks Cross and Clifton Moor
low carbon and promote stable economic and inclusive growth; economy economy epoprutuities for business and leisure; opportunities for business and leisure; opportunities for business and leisure; economy epoprutuities for business and leisure; opportunities for business and leisure; ormpelmenting the roles of other centres. This approach would support the overall retail sector as very leading and paper competitive uses on other centres, which would have a significant impact of its vitality and viability. This approach would support the overall retail sector as very leading the current retail interaction of planning applications as follows: 'Applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available. Pollowing the current retail literarchy would show support the existing centres that perform a day-to-day convenient or the existing centres that perform a day-to-day convenient or the existing centres that the city centre population; the woole in from orther places. This will have an overall company.		sustainable,	for the future;		wider role and potential of different retail locations to	contain a concentrated proportion of convenience shopping
economy enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economy given the training applications and pullity and viability of the focal population; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. This approach would support the overall retail sector as well as the overall economy given the strategic importance of the city centre to this. It would help ensure that the City Centre is protected from additional competitive uses on other centres, which would have a significant impact of its vitality and viability. This approach would supports the implementation of NPP particularly given that it states a sequential test to planning applications as follows: "applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available accessible services and facilities Provide accessible services and facilities and income centres, which would have a significant impact of its vitality and viability. Help deliver Address existing imbalances of equality, decure in commonents on the centre sites as equential test to planning applications and only if suitable sites are not available to meet access to all one string centre shall perform a day-to-day convenience shopping as well as a general comparison role for the resident and worker population. Provide accessible services and facilities of the existing centres that perform a day-to-day convenience shopping as well as a general comparison role for the resident and worker population.		low carbon			support the local population as well as ensuring the	as well as business and commercial business.
economy e Enhance the city centre and its propertion would allow for enhancement of the facilities they contain to enable this to reinforce their role whilst opportunities for business and leisure; • Provide the appropriate infrastructure for economic growth; • Support existing employment drivers; • Promote a low carbon economy. • Promote a low carbon extrement retail interactly would show support to the existing centres that perform a day-to-day convenience shopping as well as a general companient of the existing centres that perform a day-to-day convenience special promote places. First in the existing centres that an overall promote place of ce		and inclusive	growth;		vitality and viability of the city centre. Sites within these	
Provide affordable housiness and leisure; Provide affordable housing to propriate infrastructure Provide the appropriate infrastructure Provide affordable housing to meet Provide affordable housing to me		economy			locations would allow for enhancement of the facilities	However, including these sites in the hierarchy would
Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. This approach would support the overall retail sector as well as the overall economy given the strategic importance of the city centre to this. It would help ensure that the City Centre is protected from additional competitive uses on other centres, which would have a significant impact of its vitality and viability. This approach would supports the implementation of NPPF particularly given that it states a sequential test to planning applications as follows: "Spalications of main town centre uses to be located in town centres; then in edge of centre locations and only if suitable sites are not available should out-of-centre sites be considered": Address existing imbalances of equality, deprivation and exclusion across the city of the existing centres that perform a day-to-day convenience shopping as well as a general comparison role for the resident and worker population; this will have an overall light performs and overall performs and overall light performs and overall ligh			opportunities for business and leisure;		they contain to enable this to reinforce their role whilst	acknowledge support for their growth in the future. Whilst
For economic growth; Support existing employment drivers; Promote a low carbon economy. This approach would support the overall retail sector as well as the overall economy given the strategic importance of the city centre to this. It would help ensure that the City Centre is protected from additional competitive uses on other centres, which would have a significant impact of its vitality and viability. This approach would support the owned have a significant impact of its vitality and viability. This approach would support the owned have a significant impact of its vitality and viability. This approach would supports the implementation of NPF particularly given that it states a sequential test to planning applications as follows: "applications for main town centres, then in edge of centre locations and only if suitable sites are not available should out-of-centre sites be considered". Following the current retail hierarchy would show support or the local population; Provide accessible services and facilities for the existing centres that perform a day-to-day convenience shopping as well as a general comparison role for the resident and worker population. In addition this would complement York's regional role, which would draw people in from other population.					complementing the roles of other centres.	this would be positive for supporting this out-of-centre offer,
Support existing employment drivers; Promote a low carbon economy. Promote a low carbon economy. Promote a low carbon economy. Promote a low carbon economy. This approach would supports the into would have a significant impact of its vitality and viability. This approach would supports the implementation of NPP particularly given that it states a sequential test to planning applications as follows: "applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available escassible services and facilities access to all for the local population; Provide accessible services and facilities convenience shopping as well as a general comparison role for the resident and worker population; this would complement York's regional role, which would drawn people in from other places. This will have an overall required the conversal process. The support the conversal process to all for the resident and worker population; this would complement York's regional role, which would and evaluate and representation of the provide accessible services and facilities the provide accessible accessible services and facilities the provide accessible accessible services and facilities the provide accessible a			for economic growth;			tensions would be revealed between the viability of these
Promote a low carbon economy. Promote a l					This approach would support the overall retail sector as	centres and the vitality and viability of the City Centre given
miportance of the city centre to this. It would help ensure that the City Centre is protected from additional competitive uses on other centres, which would have a significant impact of its vitality and viability. This approach would supports the implementation of NPP particularly given that it states a sequential test to planning applications as follows: "applications for main town centres, then in edge of centre locations and only if suitable sites are not available should out-of-centre sites be considered". Help deliver • Address existing imbalances of equality, equality and exclusion across the city; convenience shopping as well as a general comparison role for the resident and worker population. In addition this would complement York's regional role, which would draw people in from other places. This will have an overall			Promote a low carbon economy.		well as the overall economy given the strategic	that it could reinforce their competing roles.
that the City Centre is protected from additional competitive uses on other centres, which would have a significant impact of its vitality and viability. This approach would supports the implementation of NPP particularly given that it states a sequential test to planning applications as follows: "applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out-of-centre sites be considered". Following the current retail hierarchy would show support for the existing centres that perform a day-to-day convenience shopping as well as a general comparison convenience shopping as well as a general comparison this would complement York's regional role, which would draw people in from other places. This will have an overall					importance of the city centre to this. It would help ensure	
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significant impact of its vitality and viability. Help deliver Address existing imbalances of equality, and deprivation and exclusion across the city; access to all for the local population; epignificant impact of the provide accessible services and facilities for the resident and worker population. In addition this would complement York's regional role, which would draw people in from other places. This will have an overall					competitive uses on other centres, which would have a	Further development could cause harm to the vitality and
This approach would supports the implementation of NPPF particularly given that it states a sequential test to planning applications as follows: "applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out-of-centre sites be considered". Help deliver • Address existing imbalances of equality, equality and deprivation and exclusion across the city; correles to all • Provide accessible services and facilities for the local population; error provide affordable housing to meet deam deam deam deam deam deam deam deam					significant impact of its vitality and viability.	viability of the city centre.
Help deliver Address existing imbalances of equality, equality and access to all Provide accessible services and facilities Provide affordable housing to meet This approach would supports the implementation of planning applications as follows: "applications for main town centres, then in edge of centre locations and only if suitable sites are not available should out-of-centre sites be considered". Following the current retail hierarchy would show support Following the current retail hierarchy would						
Help deliver Address existing imbalances of equality, equality and deprivation and exclusion across the off provide accessible services and facilities Provide affordable housing to meet Provide affordable housing to meet Particularly given that it states a sequential test to planning applications as follows: "applications for main town centres, then in edge of centre locations and only if suitable sites are not available sites are not available should out-of-centre sites be considered". Following the current retail hierarchy would show support for the existing imbalances of equality, depending the current retail hierarchy would show support for the existing centres that perform a day-to-day convenience shopping as well as a general comparison role for the resident and worker population . In addition this would complement York's regional role, which would draw people in from other places. This will have an overall					This approach would supports the implementation of	The retail expansion/community stadium development of
Help deliver Address existing imbalances of equality, equality and deprivation aross the city; equality and provide accessible services and facilities for the local population; epiporal or provide accessible services and facilities this would complement York's regional role, which would draw people in from other places. This will have an overall					NPPF particularly given that it states a sequential test to	Monks cross will be including community facilities as part of
Help deliver • Address existing imbalances of equality, equality and eccessible services and facilities for the local population; • Provide accessible services and facilities for the local population; • Provide accessible housing to meet edge of centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available					planning applications as follows : "applications for main	the development. New employment and residential
Help deliver Address existing imbalances of equality, equality and deprivation and exclusion across the city; access to all Provide accessible services and facilities Address existing imbalances of equality, Following the current retail hierarchy would show support Following the considered Following the current retail hierarchy would show support Following the considered Following the current retail hierarchy would show support Following the considered Following the current retail hierarchy would show support Following the considered Following the considered Following the current retail hierarchy Following the considered Following the current retail hierarchy Following the considered Following the considered Following the considered Following					town centre uses to be located in town centres, then in	development to the north as well as north of Clifton Moor
Help deliver • Address existing imbalances of equality, equality and access to all • Provide accessible services and facilities for the local population; • Provide affordable housing to meet enable.					edge of centre locations and only if suitable sites are not	would need to have additional facilities for the population.
Help deliver • Address existing imbalances of equality, deprivation and exclusion across the city; equality and access to all • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand:					available should out-of-centre sites be considered".	Expanding these sites could offer a potential solution to the
Help deliver • Address existing imbalances of equality, equality and ecess to all • Provide accessible services and facilities for the local population; • Provide affordable housing to meet employed draw people in from other places. This will have an overall						need required. However, until this site and the Clifton Gate
Help deliver • Address existing imbalances of equality, equality and eccess to all • Provide accessible services and facilities for the local population; • Provide affordable housing to meet equality and eccess to all eccessible services and facilities for the local population; • Provide affordable housing to meet equality and eccessible services and facilities for the local population; this would complement York's regional role, which would draw people in from other places. This will have an overall						urban Expansion are planned, the level of facilities is not
Help deliver • Address existing imbalances of equality, equality and eccess to all • Provide accessible services and facilities for the local population; • Provide affordable housing to meet equality and eccess to all eccessible services and facilities for the local population; • Provide affordable housing to meet equality and eccessible services and facilities for the local population; this would complement York's regional role, which would draw people in from other places. This will have an overall						known and may better be catered for through a new local
Help deliver • Address existing imbalances of equality, equality and deprivation and exclusion across the city; equality and eccessible services and facilities for the local population; • Provide affordable housing to meet this would complement York's regional role, which would draw people in from other places. This will have an overall						centre to enable better accessibility with the site.
equality and deprivation and exclusion across the city; access to all • Provide accessible services and facilities for the local population; • Provide affordable housing to meet demand:	2	Help deliver	 Address existing imbalances of equality, 			The impacts of following this would not be dissimilar to
 Provide accessible services and facilities for the local population; Provide affordable housing to meet demand: Provide accessible services and facilities for the resident and worker population. In addition this would complement York's regional role, which would draw people in from other places. This will have an overall demand. 		equality and	deprivation and exclusion across the city	: `	for the existing centres that perform a day-to-day	option one. Including Monks Cross and Clifton Moor as part
role for the resident and worker population . In addition this would complement York's regional role, which would draw people in from other places. This will have an overall		access to all			convenience shopping as well as a general comparison	of the hierarchy would enable the offer at these location to
this would complement York's regional role, which would draw people in from other places. This will have an overall			for the local population;		role for the resident and worker population . In addition	expand to accommodate the wider needs of the population
draw people in from other places. This will have an overall			 Provide affordable housing to meet 		this would complement York's regional role, which would	rather than just a predominantly convenience shopping role.
			demand:		draw people in from other places. This will have an overall	

KEA		impact	+ Positive impact likely	O No significant	cant effect	/ Uncertain or	Negative impact likely	Very	negative impact	I Positive or negative impact depending on
	likely			no clear link	nk	insufficient information		likely		how it is implemented
		Promote people &	Help reduce homelessness; Promote the safety and security for people and/or property.			positive benefit for the resident population now and in the future.	ppulation now and in		The retail expansion/cor Monks cross will be inclused development. New development to the norwould need to have add Expanding these sites coneed required. However urban Expansion are plasknown and may better be centre to enable better? However, should the out competitive with the city impact on facilities for contre in the long-term.	The retail expansion/community stadium development of Monks cross will be including community facilities as part of the development. New employment and residential development to the north as well as north of Clifton Moor would need to have additional facilities for the population. Expanding these sites could offer a potential solution to the need required. However, until this site and the Clifton Gate urban Expansion are planned, the level of facilities is not known and may better be catered for through a new local centre to enable better accessibility with the site. However, should the out-of-centre sites become increasingly competitive with the city centre this may have a detrimental impact on facilities for communities within proximity to city centre in the long-term.
φ	Reduce the need to travel and deliver a sustainable integrated transport network	Deliver of accessib and cyclicar; Deliver t supports Promote Improve	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.	ding the ich		There is no clear link between this alternative and the objective	alternative and the	0	There is no clear lir objective	There is no clear link between this alternative and the objective
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Reduce or mit emissions from Plan or impler for the likely or Provide and drenwable, lot technologies; Promote sust materials that and conseque and conseque Adhere to the hierarchy.	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.	sures nge; nilding isks		There is no dear link between this alternative and the objective	alternative and the	0	There is no clear lir objective	There is no clear link between this alternative and the objective
∞	Conserve or enhance green infrastructure , bio- diversity,	Conservinational habitats SSSIs; Conservinational habitats Conservinational habitats Conservinational habitats	Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity /	and 0 es and Rs and tant		There is no dear link between this alternative and the objective	alternative and the	0	There is no clear lir objective	There is no clear link between this alternative and the objective

L	+		+	0			٥		1			
KEA	Very positive impact likely	impact	Positive impact likely	No significant no clear link		effect /	Uncertain or insufficient information	Negative impact likely	Very likely	negative impact	Positive or negative impact depending on how it is implemented	_
					•							1 [
	flora and	geodive	geodiversity value;									
	rauna tor	• Improve	Improve connectivity of green									
	high quality	environment;	ucture and the natural ment;									
	and	Provide	Provide opportunities for people to	0								
	connected	access t	access the natural environment.									
	natural environment											
6	Use land	Re-use l	Re-use previously developed land;		0	There is r	There is no clear link between this alternative and the	s alternative and the	0	There is no clear li	There is no clear link between this alternative and the	
	resources	Prevent	Prevent pollution contaminating the land	he land		objective				objective		
	efficiently	and rem	and remediate any existing									
	and	contam	contamination;									
	safeguard	Safegua	Safeguard soil quality, including the best	e best								
	men danny		and most versatile agricultural land;	.; ö								
		· Conserv	Conserve or enhance allotments;									
		 Safegua 	Safeguard mineral resources and									
,			encourage their efficient use.	-		i		:		-	3	
10	Improve	Conserv	Conserve water resources and quality;	ality;	0	There is r	There is no clear link between this alternative and the	s alternative and the	0	There is no clear li	There is no clear link between this alternative and the	
	water	• Improve	 Improve the quality of rivers and 			objective				objective		
	efficiency and	groundwaters.	waters.									
11	Bedlice waste	• Promot	Dromote reduction re-use recovery	buc ya		There is r	There is no clear link hetween this alternative and the	alternative and the	c	There is no clear li	There is no clear link between this alternative and the	
1	generation		a of wasto:	, a	•	objective			,	objective		
	generation and increase	recyclin	recycling of waste;			onlective				onjective		
	alla llici casa	Promou	Profitote and increase resource									
	and recycling	efficiency.	cy.									
12	Improve air	Reduce	Reduce all emissions to air from current	urrent	0	There is r	There is no clear link between this alternative and the	s alternative and the	0	There is no clear li	There is no clear link between this alternative and the	
	quality	activities;	;S;			objective				objective		
		Minimis	Minimise and mitigate emissions to air	o air								
		from ne	from new development (including									
		reducing	reducing transport emissions through	ngh								
		low emi	low emission technologies and fuels);	ils);								
		Support	Support the development of city wide	vide								
		low emi	low emission infrastructure;									
		Improve	Improve air quality in AQMAs and									
		prevent	prevent new designations;									
		Avoid lo	Avoid locating development where it	e it								
		could ne	could negatively impact on air quality;	lity;								
		Avoid lo	Avoid locating development in areas of	as of								
		existing	existing poor air quality where it could	plno								
		result in	result in negative impacts on the health	ealth								
		of futur	of future occupants/users;									

										ŀ
KΞ	Very positive impact	+ Positive impact likely	O No significant	ant effect	ct / Uncertain or	Negative impact likely	Verv	negative impact	I Positive or negative impact depending on	
K			no clear link		insufficient informatio				how it is implemented	
		Promote sustainable and integrated transport network to minimise the use of the car.	Jo a							
13	Minimise flood risk and reduce the impact of flooding to people and property in York	 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 sk;	<u>+ 4</u>	There is no clear link between this alternative and the objective	alternative and the	0	There is no clear lin objective	There is no clear link between this alternative and the objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	 Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	eir lin	₽ 5	There is no clear link between this alternative and the objective	alternative and the	0	There is no clear lin objective	There is no clear link between this alternative and the objective	
15	Conserve or enhance York's natural and built landscape	 Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	o	<u> </u>	There is no clear link between this alternative and the objective		0	There is no clear lin objective	There is no clear link between this alternative and the objective	
General	eral		gg op ne gg op	Option 1 is like growth. This w the other tiers. Including Monl competition, palready and by turn may also i would be inclumbusing to the	Option 1 is likely to support the role of York's multi-layered retail offer through defining the centres and showing support for their ow growth. This would prioritise the city centre as the main location for retail ensuring complimentary rather competing convenience is the other tiers. Including Monks Cross and Clifton Moor within these hierarchies would also support York's retail offer. However, it is likely to lead to competition, particularly given the recent permission for the expansion of Monks Cross. The city centre is under pressure from these already and by allocating these site in the hierarchy, its may have a further detrimental impact on the city centre's vitality and viability turn may also impact on other aspects of the economy located within the city centre. It is acknowledged that the permission at Monk would be including community facilities as well which could be a solution to some need required from the allocations for employmen housing to the north. Given that this is yet unknown and that the function of a new local centre may also be a practical solution too, the contract of the contract contract of the contract contract of the contract contract of the contract of the contract of the contract of the contract contract of the contract contract of the contract contract of the contract contr	s multi-layered retail offer t as the main location for retain in these hierarchies would rmission for the expansion srarchy, its may have a furth economy located within the lell which could be a solution hknown and that the function	hrough call ensuring also supported to Monks out detribute to e city centro some on to some on of a nor an of a no	lefining the centres ng complimentary race. York's retail off s Cross. The city centental impact on the order is acknowled e need required frow local centre may	Option 1 is likely to support the role of York's multi-layered retail offer through defining the centres and showing support for their overall growth. This would prioritise the city centre as the main location for retail ensuring complimentary rather competing convenience is offered in the other tiers. Including Monks Cross and Clifton Moor within these hierarchies would also support York's retail offer. However, it is likely to lead to competition, particularly given the recent permission for the expansion of Monks Cross. The city centre is under pressure from these centres already and by allocating these site in the hierarchy, its may have a further detrimental impact on the city centre's vitality and viability. This in turn may also impact on other aspects of the economy located within the city centre. It is acknowledged that the permission at Monks Cross would be including community facilities as well which could be a solution to some need required from the allocations for employment and housing to the north Given that this is the tentre may also be a practical solution too, the	
Pref	Preferred Approach		o •	otion 1: F	Operation 1: Retain the existing retail centre hierarchy (city centre, district and local centres) This approach is likely to have positive impacts for the economy in the long-term. Er	re negative. starchy (city centre, district impacts for the economy in	and loca the long	centres) -term. Ensuring the	an impacts of this approach are fixely to be negative. It setain the existing retail centre hierarchy (city centre, district and local centres) This approach is likely to have positive impacts for the economy in the long-term. Ensuring the city centre is the focus for retail will	\top

	ding on		
-	Positive or negative impact depend	how it is implemented	
	e impact		
	y negative	ly	
1	Very	likely	
	Negative impact likely		
ز	Uncertain or	insufficient information	
0	No significant effect /	no clear link	
+	Positive impact likely		
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KEA	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	or Negative impact likely	Very negative impact	Very negative impact Positive or negative impact depending on
	likely		no clear link	insufficient information		likely	how it is implemented
			support its	sub-regional role as well as	reinforcing local centres/dis	strict centres to support the	support its sub-regional role as well as reinforcing local centres/district centres to support the needs of the local population. This
			approach w	approach will cause the least harm to York by limiting growth of out-of-town shopping areas.	rork by limiting growth of or	ut-of-town shopping areas.	
Recon	tecommendations		There were no a	dverse impacts identified fro	om having a local policy for	retaining the current retail	here were no adverse impacts identified from having a local policy for retaining the current retail hierarchy and therefore there is no need for
			the policy wordir	wording to take account of any negative impacts	sgative impacts		

Re	etail Centre	Retail Centres – Issue 1: Guiding development	ınt			
SA	SA Objective		Option (Option 1: Rely on the NPPF policies to guide retail development	Option retail ce	Option 2: Provide Local level policy to guide retail development in retail centres / out of town centres
П	To meet the diverse housing needs of the population in a sustainable way.	 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 Showneople. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
2	Improve the health and well-being of York's population	 Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional openspace Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
ო	Improve education, skills development and training for an effective	 Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

KEY	Very positive impact	impact	Positive impact likely	No significant	icant e	effect / Un	Incertain or	And the second of the second		4	
	llkeiy		רטאווועם ווווף שכני וואפוץ	no clear link	h	ins	oncertain insufficient information	Negative impact likely	very likely	negative impact	Positive of negative impact depending on how it is implemented
) <u>v</u>	Create jobs and deliver growth of a sustainable,	 Help deliver co success and in Deliver a flexit for the future; 	Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future;	+ force	1	The NPPF ap is recognisec sequential at could be app	The NPPF approach is clear that the vitality of town centrics recognised and positively planned for. It dictates that a requential approach to designating and consenting sites could be applied to ensure this happens under the remit to	he NPPF approach is clear that the vitality of town centres s recognised and positively planned for. It dictates that a requential approach to designating and consenting sites could be applied to ensure this happens under the remit of	+	This approach wor allow the hierarch designated locally defined using knov	This approach would be build upon the NPPF approach to allow the hierarchy and retail needs/impacts to be designated locally. This would allow the retail needs to be defined using known locations and development proposals
<u> </u>	low carbon and inclusive economy	Deliver a growth; Enhance opporture. Provider for each	Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth.	ic re; re		a hierarchy locations. The NPPF would put tretail needs to be desmay cause tensions fro Council would not con	a hierarchy locations. The NPPF would put the onus on developers to define whretail needs to be designated within different areas and may cause tensions for development in locations that the Council would not consider suitable based upon a local	in hierarchy locations. The NPPF would put the onus on developers to define why etail needs to be designated within different areas and may cause tensions for development in locations that the Council would not consider suitable based upon a local		as well as an understanding of the economy. This approach is likely to maximise from the retail sector for the overal the local population and workforce.	as well as an understanding of the overall impact on the economy. This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce.
		Support Promote	Support existing employment drivers; Promote a low carbon economy.	:s		assessment a York centric t sectors within therefore wo between dev term.	issessment and hierarchy. This approach lacks a local an fork centric understanding of impacts on specific areas a sectors within York. The approach would be general and herefore would be open to challenge causing tensions between developer and council requirements for the lonerm.	issessment and hierarchy. This approach lacks a local and fork centric understanding of impacts on specific areas and sectors within York. The approach would be general and herefore would be open to challenge causing tensions between developer and council requirements for the longerm.		-	
N	Help deliver equality and access to all	Address e deprivation Provide a for the lo Provide a demand; Help reduce the propole are people are people are dependent.	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.	ulity, 0 e city; it ies		There is no cl	here is no clear link between this alternative and the bjective	alternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective
0 2 2 3 5 5 6	Reduce the need to travel and deliver a sustainable integrated transport network	Deliver of accessible and cycles car; Deliver t support: Promote Improve	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.	o ;		There is no clopjective	here is no clear link between this alternative and the bjective	alternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective
L m m n n n	To minimise greenhouse gases that cause climate change and deliver a	Reduce emission Plan or i for the li Provide renewak	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	ures ge;		There is no copjective	here is no clear link between this alternative and the objective	alternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective

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KEA	Very positive impact	impact	Positive impact likely	No significant no clear link	nt effect /	Uncertain or insufficient information	Negative impact likely	Very r likely	negative impact	Positive or negative impact depending on how it is implemented	
	managed response to its effects	technologies; Promote sust materials that and conseque Adhere to the	technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy	ilding sks e;							
∞	Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural	Conserve or enationally sign habitats withis SSSIs; Conserve or enature connection infrastructure environment; Provide oppopagoess the nar	hierarchy. Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	and 0 8s and Rs and ant rsity/	There is n objective	There is no clear link between this alternative and the objective		0	There is no clear lir objective	There is no clear link between this alternative and the objective	
ത	Use land resources efficiently and safeguard their quality	Re-use previous Prevent pollutic and remediate; contamination; Safeguard soil q and most versal and most versal Conserve or enh Safeguard mine encourage their encourage their	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use.	o e land best	There is n objective	There is no clear link between this alternative and the objective		0	There is no clear lir objective	There is no clear link between this alternative and the objective	
10	Improve water efficiency and quality	 Conserve wate Improve the quareound waters. 	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	ity; 0	There is r objective	There is no clear link between this alternative and the objective		0	There is no clear lir objective	There is no clear link between this alternative and the objective	
11	Reduce waste generation and increase level of reuse and recycling	Promote r recycling c Promote a efficiency.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	y and 0	There is n objective	There is no clear link between this alternative and the objective		0	There is no clear lir objective	There is no clear link between this alternative and the objective	
12	Improve air quality	Reduce al activities;Minimise	 Reduce all emissions to air from current activities; Minimise and mitigate emissions to air 	rent 0	There is n objective	There is no clear link between this alternative and the objective		0	There is no clear lir objective	There is no clear link between this alternative and the objective	

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KEA	Very positive impact likely	impact	Positive impact likely	No significant no clear link	cant effect /	Uncertain or insufficient information	Negative impact likely	Very I	negative impact	Positive or negative impact depending on how it is implemented	
		-		•	-		-	•			ſ
		from ne	from new development (including								
		reducin	reducing transport emissions through	y dBr							
		low em	low emission technologies and fuels);	ls);							
		Suppor	Support the development of city wide	ide							
		low em	low emission infrastructure;								
		Improv	Improve air quality in AQMAs and								
		preven	prevent new designations;								
		Avoid Ic	Avoid locating development where it	it							
		could n	could negatively impact on air quality;	lity;							
		Avoid Ic	Avoid locating development in areas of	as of							
		existing	existing poor air quality where it could	plnc							
		result ii	result in negative impacts on the health	ealth							
		of futur	of future occupants/users;								
		Promot	Promote sustainable and integrated	ō							
		transpo	transport network to minimise the use of	nse of							
		the car.	_								
13	Minimise	Reduce	Reduce risk of flooding;	0	There is	There is no clear link between this alternative and the	alternative and the	0	There is no clear li	There is no clear link between this alternative and the	
	flood risk and	• Ensure	Ensure development location and design	design	objective	,e			objective		
	reduce the	does no	does not negatively impact on flood risk:	d risk:	,				•		
	impact of	• Deliver	Deliver or incorporate through design	ign							
	flooding to		of micol polatic till odgil deg	. ي							
	nooding to	Sustain	sustainable urban drainage systems	S							
	people alla	(sans).									
	York										
14	Conserve or	Conser	 Conserve or enhance the special 	0	There is	There is no clear link between this alternative and the	alternative and the	0	There is no clear li	There is no clear link between this alternative and the	
	enhance	charact	character and setting of the historic city;	c city;	objective	/e			objective		
	York's historic	•	Promote or enhance local culture;								
	environment,	Conserv	Conserve or enhance designated and	pu							
	cultural	non-de	non-designated heritage assets and their	d their							
	heritage,	setting;									
	character and	Conserv	Conserve or enhance those elements	nts							
	setting	which o	which contribute to the 6 Principle								
		Characi	Characteristics of the City as identified in	fied in							
		the Her	the Heritage Topic Paper.								
15	Conserve or	Conserv	Conserve or enhance the landscape	о о	There is	There is no clear link between this alternative and the	alternative and the	0	There is no clear li	There is no clear link between this alternative and the	
	enhance	includir	including areas of landscape value		objective	/e			objective		
	York's natural	Protect	Protect or enhance geologically								
	and built	import	important sites;								
	landscape	Promot	Promote high quality design in context	text							
		with its	with its urban and rural landscape and in	and in							
		line wit	line with the "landscape and Setting"	lg"							
		within t	within the Heritage Topic Paper.								

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++ Very positive impact P likely
KEA

General	Option 1 is likely to have negative impacts in the long-term given that the NPPF sets out a general approach and this would be left open to interpretation by developers. It is likely that this would cause tensions between the Council and developers due to a lack of a locally designated hierarchy and policy.
	The approach of option 2 is likely to have a positive impact for York's overall economy. This approach would be build upon the NPPF approach allow the hierarchy to be designated locally. This would allow the retail needs to be defined using known locations and development as well as what is known regarding the impact on the economy.
	This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce.
Preferred Approach	Option 2: Provide Local Level policy to guide retail development in retail centres/out of town centres. This approach would be NPPF compliant but allow the retail impact and hierarchy to be designated locally. This would allow the retail
	needs and impacts to be defined using known locations and development proposals as well as permitting an understanding on the overall the impact on the economy. This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce in the long-term.
Recommendations	There were no adverse impacts identified from having a local policy on having a locally focussed retail approach and therefore there is no
	need for the policy wording to take account of any negative impacts.

Re	tail Centre	Retail Centres – Issue 2: Protection				
SAC	SA Objective		Option	Option 1: Rely on the NPPF policies to protect the vitality and	Option	Option 2: Provide Local level policy that protects retail centres'
			viability	viability of retail centres	functio	function, vitality and viability
1	To meet the	Deliver homes to meet the needs of the	0	There is no clear link between this alternative and the	0	There is no clear link between this alternative and the
	diverse	population in terms of quantity, quality;		objective		objective
	housing	 Promote improvements to the existing 				
	needs of the	and future housing stock;				
	population in	 Locate sites in areas of known housing 				
	a sustainable	need;				
	way.	 Deliver community facilities for the needs 				
		of the population;				
		 Deliver pitches required for Gypsies and 				
		Travellers and Showpeople.				
2	Improve the	 Avoid locating development where 	0	There is no clear link between this alternative and the	0	There is no clear link between this alternative and the
	health and	environmental circumstances could		objective		objective
	well-being of	negatively impact on people's health;				
	York's	 Improve access to openspace / multi- 				
	population	functional openspace				
		 Promotes a healthier lifestyle though 				

											J
KEA	Very positive impact	impact	Positive impact likely	No significant no clear link	ant effect	/ Uncertain or insufficient information	Negative impact likely	Very r likely	negative impact	Positive or negative impact depending on how it is implemented	
		access to leisicycling) Improves acc Provides or p for residents; Ensure that la does not poss health.	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.	lking / curity							
м	Improve education, skills development and training for an effective workforce	Provide opportu Support educatio success; Provide opportu	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.	g 0	The obje	There is no clear link between this alternative and the objective		0	There is no clear li objective	There is no clear link between this alternative and the objective	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	Help del success success of the form the fo	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.	kforce nic nic rs;	The N is rec seque could a hiel may. Coun asses York secto there between terms.	The NPPF approach is clear that the vitality of town centres is recognised and positively planned for. It dictates that a sequential approach to designating and consenting sites could be applied to ensure this happens under the remit of a hierarchy locations. The NPPF would put the onus on developers to define why retail needs to be designated within different areas and may cause tensions for development in locations that the Council would not consider suitable based upon a local assessment and hierarchy. This approach lacks a local and York centric understanding of impacts on specific areas and sectors within York. The approach would be general and therefore would be open to challenge causing tensions between developer and council requirements for the long-term.	75	+	This approach would be build upon allow the hierarchy and retail needs designated locally. This would allow defined using known locations and cas well as an understanding of the economy. This approach is likely to maximise t from the retail sector for the overall the local population and workforce.	This approach would be build upon the NPPF approach to allow the hierarchy and retail needs/impacts to be designated locally. This would allow the retail needs to be defined using known locations and development proposals as well as an understanding of the overall impact on the economy. This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce.	
N	Help deliver equality and access to all	Address e deprivation Provide a for the lo Provide a demand; Help redu Promote	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	ality, 0 e city; lities	The obje	There is no clear link between this alternative and the objective		0	There is no clear li objective	There is no clear link between this alternative and the objective	

					ľ					
KEA	Very positive impact	impact Positive impact likely		No significant	effect /	Uncertain or incufficient information	Negative impact likely	Very	negative impact	Positive or negative impact depending on how it is implemented
	inciy							inciy		
		people and/or property.								
9	Reduce the	Deliver development where it is accessible by public transport walking	ere it is	0	There is n	There is no clear link between this alternative and the	alternative and the	0	There is no clear li	There is no clear link between this alternative and the objective
	and deliver a	accessible by public danishold, wanning and cycling to minimise the use of the	the use of the							
	sustainable	car;								
	integrated	Deliver transport infrastructure which	ructure which							
	transport		vel options;							
	network	Promote sustainable forms of travel;	ms of travel;							
7	Tominimico	Illiplove collgestion. Dodug or mitigato groon	200 0011040	c	Thoroic	sidt goowtod Jail reola og	od+ bac ovitcasotle		Il reolo en si escel	Thoro is no close link hotwood this altomative and the
\	greenhouse	Keduce or mitigate greenhouse gas Amissions from all courses.	nnouse gas	>	ohiective	I nere is no clear link between this alternative and the objective	arternative and the	-	inere is no clear ii obiective	nk between this aiternative and the
	greenifodse	Displaying Holling all sources, Displaying measures.	es, ation measures		Objective				annafao	
	cause climate	for the likely effects of climate change;	imate change;							
	change and	Provide and develop energy from	rgy from							
	deliver a	renewable, low and zero carbon	carbon							
	managed	technologies;								
	response to	Promote sustainable design and building	ign and building							
	its effects	materials that manage the future risks	ne future risks							
		and consequences of climate change;	nate change;							
		Adhere to the principles of the energy	of the energy							
		hierarchy.								
∞	Conserve or	Conserve or enhance international and	ernational and	0	There is r	There is no clear link between this alternative and the	alternative and the	0	There is no clear li	There is no clear link between this alternative and the
	enhance	nationally significant priority species and	ority species and		objective				objective	
	green	habitats within SACs, SPAs, RAMSARs and	As, RAMSARs and							
	infrastructure	SSSIs;								
	, bio-	Conserve or enhance locally important	ally important							
	diversity,	nature conservation sites (SINCs);	s (SINCs);							
	geodiversity,	Create new areas or site of bio-diversity /	of bio-diversity /							
	flora and	geodiversity value;								
	rauna tor	Improve connectivity of green	green							
	accessible	infrastructure and the natural	atural							
	nign quality	environment;								
	and	Provide opportunities for people to	r people to							
	connected	access the natural environment.	nment.							
	environment									
6	Use land	Re-use previously developed land;	pped land;	0	There is r	There is no clear link between this alternative and the	alternative and the	0	There is no clear li	There is no clear link between this alternative and the
	resources	Prevent pollution contaminating the land	ninating the land		objective				objective	
	efficiently	and remediate any existing	ng							
	and	contamination;								
	safeguard	 Safeguard soil quality, including the best 	cluding the best							
	tneir quality	and most versatile agricultural land;	ıltural land;							

L											
EY	Very positive impact	impact	+ Positive impact likely	O No significant	ificant	effect /	l'Incertain or	Negative impact likely	Verv	negative impact	Positive or negative impact depending on
K		200	A Company of the Comp	no clear link	≝	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	nt informatic				how it is implemented
		ConservSafeguaencoura	Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use.								
10	Improve water efficiency and quality	Conserve wate Improve the quegroundwaters.	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	lity;	0	There is no objective	There is no clear link between this alternative and the objective		0	There is no clear lii objective	There is no clear link between this alternative and the objective
11	Reduce waste generation and increase level of reuse and recycling	Promote r recycling c Promote a efficiency.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	ry and	0	There is no objective	There is no clear link between this alternative and the objective		0	There is no clear li objective	There is no clear link between this alternative and the objective
12	Improve air quality	Reduce al activities; Minimise from new reducing low emiss. Support to low emiss. Improve a prevent new rould log existing presting pr	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.	irrent o air ligh ide i it lity; so of vuld ealth d d use of	0	There is no objective	There is no clear link between this alternative and the objective		0	There is no clear lis objective	There is no clear link between this alternative and the objective
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Ensure control does not beliver control sustaina (SuDs).	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).	design d risk; ign s	0	There is no objective	There is no clear link between this alternative and the objective		0	There is no clear li objective	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic	Conserv characte Promote	Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture;	c city;	0	There is no objective	There is no clear link between this alternative and the objective		0	There is no clear li objective	There is no clear link between this alternative and the objective

	npact depending on	
	Positive or negative ir	how it is implemented
**	Very negative impact	likely
	Negative impact likely	
<u>~-</u>	Uncertain or	insufficient information
0	No significant effect /	no clear link
+	Positive impact likely	
+	Very positive impact	likely
	KΕΛ	k

	environment, cultural heritage, character and setting	 Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Location Tools and Contribute to the City as identified in the Location Tools and Contributed in the Loca		
15	Conserve or enhance York's natural and built landscape	Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.	O There is no clear link between this alternative and the objective objective	is alternative and the
General	heral		Option 1 is likely to have negative impacts in the long-term given that the NPPF sets out a general approach and this would be left open to interpretation by developers. It is likely that this would cause tensions between the Council and developers due to a lack of a locally designated hierarchy and policy. The approach of option 2 is likely to have a positive impact for York's overall economy. This approach would be build upon the NPPF approach allow the hierarchy to be designated locally. This would allow the retail needs to be defined using known locations and development as well as what is known regarding the impact on the economy. This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce.	is would be left open to a lack of a locally ild upon the NPPF approach and development as well as s for the local population
Pref	Preferred Approach		Option 2: Provide Local Level policy to guide retail development in retail centres/out of town centres. This approach would be NPPF compliant but allow the retail impact and hierarchy to be designated locally. This would allow the retail needs and impacts to be defined using known locations and development proposals as well as permitting an understanding on the overall the impact on the economy. This approach is likely to maximise the economic potential from the retail sector for the overall economy as well as for the local population and workforce in the long-term.	nis would allow the retail understanding on the iil sector for the overall
Reco	Recommendations		There were no adverse impacts identified from having a local policy on a locally derived approach to retail and therefore there is no need for the policy wording to take account of any negative impacts.	refore there is no need for

						•				
KEA	Very positive impact	impact	+ Positive impact likely	No significant no clear link	ant effect	/ Uncertain or insufficient information	Negative impact likely	Very neg likely	negative impact	Positive or negative impact depending on how it is implemented
Rei	tail Centres	s – Issue	Retail Centres – Issue 3: Development of out-of-ce	of out-o	f-cent	ntre retail				
SAC	SA Objective			Opt of-t exis reta in w in w	Option 1: Provof-town centresting, coming the retail hierarch in whole or dispussions.	Option 1: Provide local level policy that permits development of out- of-town centre retail if the development would not undermine the existing, committed or planned investment into centres within the retail hierarchy, the development cannot be accommodated (either in whole or disaggregated) to more sequentially preferable sites, a business case can be demonstrated for the provision of additional	mits development of out- ould not undermine the into centres within the e accommodated (either tially preferable sites, a	Option 2: P out-of-tow m)	Provide Local lew vn centre retail tc	Option 2: Provide Local level policy that restricts development of out-of-town centre retail to small scale expansion (less than 200sq m)
				floc	orspace or refits to th ction of th	floorspace or the development would provide additional economic benefits to the City as a whole without undermining the role and function of the City Centre.	de additional economic ermining the role and			
1	To meet the diverse housing needs of the population in a sustainable way.	Deliver Populati Promote and futur Locate si need; Deliver c of the pc Deliver F Traveller	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.	s s	Ther obje	There is no clear link between this alternative and the objective	alternative and the	0 뉴 영	There is no clear lir objective	There is no clear link between this alternative and the objective
2	Improve the health and well-being of York's	0		0	Ther	There is no clear link between this alternative and the objective	alternative and the	0 do	There is no clear lir objective	There is no clear link between this alternative and the objective
м	Improve education, skills development and training for an effective workforce	Provide opportu Support education success; Provide; provide;	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.	ifinued	Ther	There is no clear link between this alternative and the objective	alternative and the	0 는 4	There is no clear lir objective	There is no clear link between this alternative and the objective
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	Help deliver cc success and in success and in o Deliver a flexil for the future; Deliver and prigrowth; Enhance the ci opportunities.	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;	kforce nic re;	While and imported the control	Whilst this approach might help the conditions for business and economic growth overall, it does not reflect the spatial importance of other areas where investment is critical to ensure the wider objectives of the plan are met. This is particularly true of the city centre which is important for the overall delivery of York's economic vision.	e conditions for business hes not reflect the spatial nvestment is critical to plan are met. This is which is important for omic vision.	+ sp ri ri te	This approach allow spatially specific we investment in key key le This would provide term.	This approach allows the targeting of development in a more spatially specific way recognising the importance of investment in key locations to deliver York economic vision. This would provide the most positive approach for the longterm.

Feduce the need to travel and deliver a sustainable integrated transport network To minimise gases that cause climate change and deliver a managed response to its effects	• • • •	act likely te infrastructu	O No significant no clear link	nt ei	fect / Uncertain	or	ylodil tacami ovites old	Verv	negative impact	Positive or negative impact depending on
E E E E E E E E E E E E E E E E E E E	• • • • • • • • • • • • • • • • • • •	Positive impact likely de the appropriate infrastructu	No signiti no clear li	nt el	_		10011 10001 100V	Ver	בשטעוועם ושטשכן	Positive or negative impact depending or
	• • • •	de the appropriate infrastructu			insufficient information		Negative impact iikeiy	likely	ובפטייגר ווייי	how it is implemented
	• • • •	de the appropriate infrastructu								
	• • •	for economic growth.	ıre							
	• •	Support existing employment drivers; Promote a low carbon economy.	s;							
	•	Address existing impolances of parinity	, ;		Thorn is no close link hotunos this altornative	the richt account			Thorogona is an along II.	Thoro is no close link hoters whis alternative and the
	•	Address existing infibalances of equality, deprivation and exclusion across the city:			objective	עפפון נוווז מור		.	objective	IIN Detween tins afternative and the
	forth	Provide accessible services and facilities	ities		•				•	
		for the local population;								
	Provi	Provide affordable housing to meet								
	demand;	ınd;								
	• Help	Help reduce homelessness;								
	• Prom	Promote the safety and security for								
	•	le alia, oi piopeity:			المراما باستا محمام جماعت متاحما	400044			The second second P	
	•	Deliver development where it is	<u> </u>		I here is no clear link between this alternative and the	veen this alt		0	There is no clear ii	There is no clear link between this alternative and the
		accessible by public transport, walking	ng	0	objective				objective	
		and cycling to minimise the use of the	e.							
	•	Deliver transport infrastructure which	ch Ch							
		supports sustainable travel options;								
	•	Promote sustainable forms of travel;								
	• Impro	Improve congestion.								
greenhc gases th cause cl change deliver a manage respons its effec	•	Reduce or mitigate greenhouse gas	0		There is no clear link between this alternative and the	reen this alt		0	There is no clear li	There is no clear link between this alternative and the
gases th cause cl change deliver a manage respons its effec		emissions from all sources;		0	objective				objective	
cause cl change deliver a manage respons its effec	•	Plan or implement adaptation measures	nres							
change deliver a manage respons its effec	ate	for the likely effects of climate change;	ge;							
deliver a manage respons its effec	•	Provide and develop energy from								
manage respons its effec		renewable, low and zero carbon								
respons its effec		technologies;								
its effec	•	Promote sustainable design and building	lding							
		materials that manage the future risks	ks							
	and	and consequences of climate change;	iî.							
	Adhe	Adhere to the principles of the energy	gy							
	hierarchy.	rchy.								
8 Conserve or	•	Conserve or enhance international and	0 pur		There is no clear link between this alternative and the	een this alt		0	There is no clear li	There is no clear link between this alternative and the
enhance		nationally significant priority species and	and	0	objective				objective	
green	habit	habitats within SACs, SPAs, RAMSARs and	s and							
infrastructure	ucture SSSIs;									
- pio	•	Conserve or enhance locally important	ınt							
diversity,		nature conservation sites (SINCs);								
geodiversity,	•	Create new areas or site of bio-diversity /	rsity/							
flora and		geodiversity value;								
fauna for	•	Improve connectivity of green								

	11		-	c		6					
KEA	Very positive impact	impact	Positive impact likely	No significant	icant effect	sct / Uncertain or insufficient information		Negative impact likely	Very	negative impact	Positive or negative impact depending on how it is implemented
	,										
	accessible	infrast	infrastructure and the natural								
	high quality	enviro	environment;								
	and	Provid	Provide opportunities for people to	0							
	connected	access	access the natural environment.								
	natural environment										
6	Use land	Re-use	Re-use previously developed land;		0	There is no clear link between this alternative and the	tween this alt	cernative and the	0	There is no clear lin	There is no clear link between this alternative and the
	resources	Prever	Prevent pollution contaminating the land	ne land	0	objective				objective	
	efficiently	and re	and remediate any existing								
	and	contar	contamination;								
	safeguard	Safegu	Safeguard soil quality, including the best	e best							
	their quality	and m	and most versatile agricultural land;	÷							
		• Conse	Conserve or enhance allotments;								
		• Safegu	Safeguard mineral resources and								
		encon	encourage their efficient use.								
10	Improve	• Conse	Conserve water resources and quality;		0	There is no clear link between this alternative and the	tween this alt	ernative and the	0	There is no clear lin	There is no clear link between this alternative and the
	water	Impro	Improve the quality of rivers and		0	objective				objective	
	efficiency and	groun	groundwaters.								
	quality										
11	Reduce waste	Promo	Promote reduction, re-use, recovery and		0	There is no clear link between this alternative and the	tween this alt	ernative and the	0	There is no clear lin	There is no clear link between this alternative and the
	generation	recycli	recycling of waste;		0	objective				objective	
	and increase	Promo	Promote and increase resource								
	level of reuse	efficiency.	ncy.								
	and recycling										
12	Improve air	Reduce	Reduce all emissions to air from current		D 0	There is no clear link between this alternative and the	tween this alt	ernative and the	0	There is no clear lin	There is no clear link between this alternative and the
	quality	activities;	ies;		0	objective				objective	
		Minim	Minimise and mitigate emissions to air	o air							
		from r	from new development (including								
		reduci	reducing transport emissions through	hgh							
		low er	low emission technologies and fuels);	ls);							
		• Suppo	Support the development of city wide	ide							
		low er	low emission infrastructure;								
		• Impro	Improve air quality in AQMAs and								
		preve	prevent new designations;								
		Avoid	Avoid locating development where it	<u>:</u> :							
		conld	could negatively impact on air quality;	lity;							
		Avoid	Avoid locating development in areas of	as of							
		existin	existing poor air quality where it could	plno							
		result	result in negative impacts on the health	ealth							
		of futu	of future occupants/users;								
		Prome	Promote sustainable and integrated	ъ							
		transp	transport network to minimise the use of	use of							

L										
λ			+	0						
KE	Very positive impact likely	impact	Positive impact likely	No significant no clear link	ant effect / k	Uncertain or insufficient information	Negative impact likely	Very r likely	negative impact	Positive or negative impact depending on how it is implemented
] [-	-					
		the car.								
13	Minimise flood risk and	Reduce Fnsure	Reduce risk of flooding; Ensure develonment location and design	0 lesign	There is r	There is no clear link between this alternative and the objective		0	There is no clear li obiective	There is no clear link between this alternative and the objective
	reduce the	does no	does not negatively impact on flood risk;	d risk;						
	flooding to	• Deliver sustain	Deliver or incorporate through design sustainable urban drainage systems	ngn S						
	property in York	(sanc)								
14	Conserve or enhance	Conservice character	Conserve or enhance the special character and setting of the historic city;	c city;	There is r objective	There is no clear link between this alternative and the objective		0	There is no clear li objective	There is no clear link between this alternative and the objective
	York's historic	Promot	Promote or enhance local culture;							
	environment,	• Conserv	Conserve or enhance designated and	nd +koji						
	heritage,	non-des setting:	non-designated neritage assets and their setting:	a tneir						
	character and	• Conserv	Conserve or enhance those elements	nts						
	setting	which c	which contribute to the 6 Principle							
		Charact	Characteristics of the City as identified in	fied in						
7	3000	the Her	the Heritage Topic Paper.			odt bee eviterated seil and one of our dt			Il socio ca si casalt	The section of the se
7	enhance	includin	conserve or eminance menaliscape including areas of landscape value		ohiective	ive		.	objective	יון מכנאפפון נוווז מונפווומנועכ מוומ נוופ
	York's natural	Protect	Protect or enhance geologically							
	and built	importa	important sites;							
	landscape	Promot	Promote high quality design in context	text						
		with its line with	with its urban and rural landscape and in line with the "landscape and Setting"	and in Ig"						
Gen	General	N IIII	ille Hellidge Lopic Label.	>	/hilst Option 1	I might help the conditions fo	I or business and economic gr	owth ove	erall, it does not ref	Whilst Option 1 might help the conditions for business and economic growth overall, it does not reflect the spatial importance of other areas
				» ÷	here investmo e overall deli	where investment is critical to ensure the wider objectives of the plan are met. This is particularly true of the city cent the overall delivery of York's economic vision. In the long-term it is anticipated that this would have negative impacts.	ider objectives of the plan al n. In the long-term it is antic	re met. T cipated th	his is particularly tractions that the have	where investment is critical to ensure the wider objectives of the plan are met. This is particularly true of the city centre which is important for the overall delivery of York's economic vision. In the long-term it is anticipated that this would have negative impacts.
							0			
				<u>о</u>	Option 2 allows deliver York eco	Option 2 allows the targeting of development in a more spatially specific way recognising the ir deliver York economic vision. This would provide the most positive approach for the long-term.	nt in a more spatially specifi wide the most positive appr	c way rec oach for	cognising the impor the long-term.	allows the targeting of development in a more spatially specific way recognising the importance of investment in key locations to ork economic vision. This would provide the most positive approach for the long-term.
Prei	Preferred Approach			0	ption 2: Provi	ide Local level policy that rest	ricts development of out-of	-town ce	ntre retail to small	Option 2: Provide Local level policy that restricts development of out-of-town centre retail to small scale expansion (less than 200sq m)
				<u> </u>	This approach i	is likely to deliver the most po	sitive economic approach i	in the lon	g-term. This would	roach is likely to deliver the most positive economic approach in the long-term. This would allow the targeting of development in a
				ш	ore spatially s	more spatially specific way recognising the importance of investment in key locations to deliver York economic vision.	mportance of investment in	key loca	tions to deliver Yorl	k economic vision.
Rec	Recommendations			产;	nere were no	adverse impacts identified fro	om having a a local policy to	restrict	out-of-centre devel	There were no adverse impacts identified from having a a local policy to restrict out-of-centre development and therefore there is no need for
				t	e policy word	the policy wording to take account of any negative impacts.	gative impacts.			

,	++	+	0	خ			
ΚEλ	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
ı	likely		no clear link	insufficient information		likely	how it is implemented

SECTION 10: HOUSING GROWTH AND DISTRIBUTION

Н	Housing Growth	owt	ų;								
SAC	SA Objective			Option 1: 750 dwellings per annum	llings per annum	Optior	Option 2: 1090 dwellings per	Option	Option 3: 1500 dwellings per	Option 4	Option 4: 2060 dwellings per
						annum		annnm		annnm	
П	To meet	•	Deliver homes to meet the needs of the	+ This option	This option would deliver	‡	This option would deliver	++	This option would deliver	L ++	This option would
	the diverse		population in terms of quantity, quality;	750 dwellin	750 dwellings per annum.		a total of 1090 dwellings		a total of 1500 dwellings	8	deliver 2060 dwellings
	housing	•	Promote improvements to the existing	This would	This would be in-line with		per annum. This		per annum. Unlike	0.	per annum. This
	needs of		and future housing stock;	CLG househ	CLG household projections		represents a substantial		Options 1 and 2, this	S	significantly exceeds CLG
	the	•	Locate sites in areas of known housing	and will help to meet	p to meet		increase in delivery		option would meet the		household projections,
	population		need;	housing nee	ng needs in the City of		relative to Option 1 of		newly arising affordable	.=	increasing delivery by an
	in a	•	Deliver community facilities for the	York. Howe	However, the option		approximately 5,100		housing need over the	ю	additional 19,650
	sustainable		needs of the population;	would not f	not fully address		dwellings over a 15 year		plan period. However,	0	dwellings over a 15 year
	way.	•	Deliver pitches required for Gypsies and	affordable r	affordable need identified in		period. This scale of		the option would not	<u>a</u>	period. This level of
			Travellers and Show people.	the North Y	the North Yorkshire SHMA		delivery will support		meet the affordable	συ	growth is also
				for 790 affo	for 790 affordable dwellings		forecasted employment		housing backlog over the	S	substantially greater
				per annum.	per annum. This option		growth and would		Plan period.	+	than that under Options
				would also	l also not be aligned		provide the choice for			2	2 and 3.
				with foreca	with forecast economic		those who may take up		This option could present		
				growth and	growth and in consequence		new jobs to reside in		opportunities to	Œ	Reflecting the scale of
				would not p	not provide the		York.		accommodate additional	_	housing growth
				choice of ho	choice of housing for the				housing demand from	Ф	envisaged under this
				working po	working population to live in		The evidence base		neighbouring authorities	O	option, the affordable
				York.			indicates that this option		which is particularly		housing target of 790
							would generate a		pertinent given the	ю	affordable dwellings per
				Overall, this	Overall, this option has been		moderate boost to		linkages between	ю	annum over the plan
				assessed as having a	having a		affordable housing		housing market areas.	ū	period would be met
				positive effect on this	ect on this		supply over the plan			.=	including both the
				objective.			period although like		Overall, this option has	Ω	backlog and the newly
							Option 1, it would not		been assessed as having	ю	arising affordable
							meet the 790 target for		a significant positive		housing need as set out
							affordable dwellings per		effect on this objective.	>	within the North
							annum set in the North			>	Yorkshire SHMA. This
							Yorkshire SHMA.			O	option could also
										0.	present opportunities to

‡		+	0		نے	1	1		_	
Very positive impact likely	e impact	Positive impact likely	No significant no clear link	nt effect /	Uncertain or insufficient information	Negative impact likely	Very likely	negative impact	Positive or negative im how it is implemented	Positive or negative impact depending on how it is implemented
						In view of the scale of				accommodate additional
						housing growth under				housing demand from
						this option (which				neighbouring authorities
						exceeds CLG household				which is particularly
						projections), and the				pertinent given the
						boost to affordable				linkages between
						housing supply, this				housing market areas.
						option has been assessed				
						as having a significant				
						positive effect on this				Overall, this option has
						objective.				been assessed as having
										a significant positive
										effect on this objective.
Improve	Avoid	Avoid locating development where	1	Housing gr	Housing growth is likely to	The range and type of		The range and type of	type of	This option would
the health	enviro	environmental circumstances could	70	generate m	generate minor, temporary	effects on health		effects on health	£	deliver significant
and well-	negati	negatively impact on people's health;	th;	adverse eff	adverse effects on health in	associated with this		associated with this	this	housing growth and in
being of	• Impro	Improve access to open space / multi	<u>-</u> :-	the short term during	erm during	option are likely to be		option are likely to be	y to be	consequence there is the
York's	function	functional open space;		constructio	construction (e.g. as a result	similar to those		similar to those identified	identified	potential for the severity
population.	• Promo	Promotes a healthier lifestyle though	h h	of emission	of emissions to air from	identified in respect of		in respect of Option 1.	otion 1.	of adverse effects to be
	access	access to leisure opportunities (walking /	Iking /	HGV move	HGV movements and plant).	Option 1. This option		This option would deliver	uld deliver	substantially increased
	cvcling);		5	Whilst effects will be	cts will be	would deliver higher		substantially higher	gher	relative to Options 1, 2
	• Impro	Improves access to healthcare;		dependent	dependent on the exact	housing growth and in		housing growth and in	n and in	and 3. Further, in view
	Provid	Provides or promotes safety and security	ecurity	location of new	new	consequence there is the	0	consequence there is the	nere is the	of the anticipated
	for res	for residents;		development and its	nt and its	potential for the severity	_	potential for the severity	e severity	pressure for housing
	• Ensure	Ensure that land		proximity to sensitive	o sensitive	of effects to be increased	75	of effects to be increased	increased	land there is expected to
	contar	contamination/pollution does not pose	osoc	receptors, it can be	it can be	(e.g. as a result of		relative to Option 1 (and	on 1 (and	be an increased risk that
	unacce	unacceptable risks to health.		assumed th	assumed that new housing	increased traffic or		Option 2) (e.g. as a result	as a result	new development would
				would be d	would be delivered within	pressure on open space)		of increased traffic or	affic or	be located in
				and in close	and in close proximity to	relative to Option 1,		pressure on open space)	en space)	inappropriate areas (e.g.
				existing res	existing residential areas. In	although not to a level		although not to a level	a level	within AQMAs) and in
				the longer term, new	term, new	considered to be		considered to be	e e	locations that are
				housing co	housing could also adversely	significant.		significant.		relatively inaccessible to
				affect healt	affect health due to, for					both healthcare facilities
				example, e	example, emissions from	As with Option 1, new		As with Option 1, new	1, new	as well as other services
				increased traffic.	raffic.	housing development		housing development	pment	which could discourage
						may provide		may provide		walking and cycling.
_				Whilst the	Whilst the scale of housing	opportunities to		opportunities to	0	
_				delivery un	delivery under this option is	incorporate health		incorporate health	alth	Overall, this option has
				relatively lo	relatively low compared to	facilities, open space and		facilities, open space and	space and	been assessed as having
				Options 2,	Options 2, 3 and 4, there is	measures that facilitate		measures that facilitate	facilitate	a significant negative
				likely to be a need to	a need to	walking and cycling.		walking and cycling.	cling.	effect on this objective.
				accommodate some	ate some))	•
				developme	development at Greenfield					

Positive or negative impact depending on how it is implemented				The range and type of effects on education associated with this option are likely to be similar to those identified in respect of Option 1.	Taking into account the	housing development	under this option,	positive effects	identified in relation to	Options 1, 2 and 3 have hear assessed as heing	significant under this	option.
Positive or negative im how it is implemented				ype of this this to be identified identified ition 1.	ed with ++	inery to ose	pect of	gh their	ely to be	with the	under	ongh not
negative impact				The range and type of effects on education associated with this option are likely to be similar to those identified in respect of Option 1.	Effects associated with	be similar to those	identified in respect of	Option 1 although their	magnitude is likely to be	increased;	scale of growth under	this option (although not
Very	, and a			+	+				0			<u>.</u>
Negative impact likely				The range and type of effects on education associated with this option are likely to be similar to those identified in respect of Option 1.	Effects associated with	be similar to those	identified in respect of	Option 1 although their	magnitude is likely to be	increased;	scale of growth under	this option (although not
or	5		_	+	+							
Uncertain or insufficient information		sites which could result in the loss of open space.	Overall, this option has been assessed as having a negative effect on this objective. Notwithstanding, it should be noted that new housing development may provide opportunities to incorporate health facilities, open space and measures that facilitate walking and cycling.	This option is expected to help deliver student accommodation, generating a positive effect on this objective. Whilst new development may encourage additional educational provision, there is a risk that in areas such as Clifton this could further increase pressure on existing educational facilities, particularly primary schools. Overall, this option has been assessed as having a positive effect on this objective.	Housing development will	generate economic penems associated with	construction including, for	example, direct job	creation, supply chain	benetits and increased spend in the local economy	by contractors and	construction workers.
nt effect /		sites whic the loss o	Overall, t assessed negative objective it should housing c provide o incorpora open spa that facilig.	This option is exhelp deliver stuce accommodation a positive effect objective. Whils development mencourage addited a risk that in a clifton this coulc increase pressure existing educatic facilities, particuprimary schools. Overall, this optiassessed as havi positive effect o objective.	Housing o	associated with	construct	example,	creation,	spenetits a	by contra	construct
O No significant no clear link				+	+	e						
+ O Positive impact likely No	2			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.	Help deliver conditions for business	success and mivestiffent; Deliver a flexible and relevant workforce	future;	Deliver and promote stable economic		Enhance the city centre and its	opportunities for business and leisure; Provide the appropriate infrastructure	for economic growth;
impact				Provide opports Support continu Provide opports	• Help de	Deliver	for the future;	 Deliver 	growth;	• Enhanc	Provide	for ecor
++ Very positive impact	652			Improve education, skills developme nt and training for an effective workforce.	Create jobs	growth of a	sustainable	wol,	carbon and	inclusive		
КЕЛ				m	4							

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

Uncertain or Negative impact likely insufficient information espect it is congestion delay to double by Work, which may help to reduce in-commuting and stem the rise in commuting and stem the rise in commuting trips to the City. Overall, this option has been assessed as having a mixed positive and negative effect on this other two

	Positive or negative impact depending on how it is implemented	This option would deliver significant housing growth which is likely to require substantial Greenfield land and may increase pressure on the development of Brownfield sites with high biodiversity value as well as sites in close proximity to designated conservation assets and within green corridors. In consequence, this option has been assessed as having a potentially significant negative effect on this objective.
	Positive or negative im how it is implemented	with hough likely h the
	negative impact P	objective. Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option.
1	Very n likely	
	Negative impact likely	associated emissions. On balance, this option has been assessed as having a negative effect on this objective. The range and type of effects on health associated with this option are likely to be similar to those identified in respect of Option 1. This option would deliver higher housing growth and in consequence there is the potential for the severity of effects to be increased (e.g. as a result of pressure on Greenfield land and Brownfield sites with high biodiversity value for housing) although not to a level considered to be significant.
	or nation	
ذ	Uncertain or insufficient information	significant. Further, housing opportunities to increase investment in transport infrastructure and renewable energy. Additionally, there may be opportunities to encourage sustainable modes of transport alongside new development (although this is currently uncertain). Housing growth could have an adverse effect on biodiversity for example, as a result of land take/habitat loss and disturbance during construction and increased recreational pressure once development is complete. Whilst this is largely dependent on the location of development at on the location of development which at this stage is uncertain, it is expected that there is likely to be a need to accommodate some development at Greenfield sites which has been assessed as having a negative effect on this objective. However, in view of the scale of growth under this option, adverse effects ane not expected to be significant. Further, it should be noted that new housing development may provide opportunities to incorporate green infrastructure provision which could help to offset adverse effects.
	ant effect /	significant. Furthe growth may presel opportunities to in investment in tran infrastructure and renewable energy. Additionally, there opportunities to en sustainable modes transport alongsid development (alth is currently uncert. Housing growth coan adverse effect of an adverse effect of an adverse effect of biodiversity for exa a result of land tak loss and disturbanconstruction and in recreational press, a result of land tak loss and disturbanconstruction and in recreational press, development is construction and in recreational press, development to the of development withis stage is uncert expected that there to be a need to accommodate som development at Gi sites which has bee assessed as having negative effect on objective. Howeve, of the scale of grow this option, adversale not expected t significant. Furthe should be noted the housing development provide opportunit incorporate green infrastructure provide values effects.
	No significant no clear link	, p 2-
+	Positive impact likely No	Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geo-diversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.
	impact	Protect and en ationally sign habitats within and SSSIs; Protect and en ature conser Create new ar / geo-diversith; Improve conn infrastructure environment; Provide oppon access the nata
‡	Very positive impact likely	Conserve or enhance green infrastructu re, bio- diversity, flora and fauna for accessible high quality and connected natural environme nt.
	KEA	ω

I Positive or negative impact depending on how it is implemented	This option would deliver significant housing growth which is likely to require substantial Greenfield land and may increase pressure on high quality agricultural land beyond the urban area. In consequence, this option has been assessed as having a potentially significant negative effect on this objective.	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the scale of growth under this option.	Resource use and waste generation under this option would be substantial, reflecting the scale of housing growth. In consequence, this option has been assessed as having a significant negative effect on this objective.
negative impact Positive or negative im	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option.	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option.	Effects associated with this option are likely to be similar to those identified in respect of Options 1 and 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option.
Very likely	of n n in s the erity ased re	ased ased to with. with and a sele to the selection to the select	urce iste. iste iste iof erse
- Negative impact likely	The range and type of effects on health associated with this option are likely to be similar to those identified in respect of Option 1. This option would deliver higher housing growth and in consequence there is the potential for the severity of effects to be increased (as a result of pressure on Greenfield sites) although not to a level significant.	Like Option 1, this option would result in increased water consumption to support housing growth. Water consumption under this option would be expected to be greater than under Option 1, commensurate with the enhanced scale of growth although adverse effects on this objective would not be expected to be expected to be expected to be significant.	Like Option 1, this option would increase resource use and generate waste. Resource use and waste generation would be increased under this option, commensurate with the higher scale of growth although adverse effects on this objective
or mation			
effect / Uncertain or insufficient information	Whilst effects on this objective are largely dependent on the location of development which at this stage is uncertain, it is expected that there is likely to be a need to accommodate some development at Greenfield sites which has been assessed as having a negative effect on this objective. However, in view of the scale of growth under this option, adverse effects significant.	Housing growth will result in increased water consumption during both construction and in the longer term once development is complete. This has been assessed as having a negative effect on this objective.	Housing growth would result in resource use, particularly during the construction of new dwellings. Construction and the occupation of new dwellings would also generate waste. Overall, this option has been
t		1 2 0 0 5 4 1 5 5	
+ Positive impact likely	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.	Conserve water resources and quality; Improve the quality of rivers and groundwater.	Promote reduction, re-use, recovery and recycling of waste, Promote and increase resource efficiency.
++ Very positive impact likely	ently ently evand evaluated evaluate	water efficiency and quality.	Reduce waste generation and increase level of reuse and recycling.
KEY	9 Use land resources efficiently and safeguard their quality.	10 Improve water efficiency and qualit	Naste generation and increase level of reuse and recycling.

the impact positive impact likely no significant effect / Uncertain or Negative impact likely no dear link magnive effect on this policy are additionally no dear likely or megative effect on this policy and extended promote the expected to the similar to those effects associated with the policy and the similar to those effects and negative effects on this policy and reducing transport emissions the air cases and emissions to air from new decelegement (circle) and conce development is support the development of city wide in complete (e.g. due to emissions the one). Whill the prevent new designations; through the impact on air quality; and conce development of city wide in complete (e.g. due to emissions the one). Whilst the prevent new designations; through the impact on air quality; and conce development of city wide in complete (e.g. due to emissions the one). Whilst the prevent new designations; and fuels); and one development of city wide in complete (e.g. due to emissions from the prevent new designations; and fuels); and one of the case of t		++		Ī	+	c		C						
Ilikely Income all emissions to air from current no clear link Income all emissions to air from current no clear link Income all emissions to air from current no clear link n	KEA	Very positiv	e imp	act	Positive impact likely	No signific	effe	Uncertain	or				Positive or nega	Positive or negative impact depending on
Improve air educe all emissions to air from current quality. Minimise e missions to air from current quality and force tisk development in challed to the commensurate with the provided recting development of challed to the commensurate with the provided recting development of air quality in AQMAs and to air quality where it could respect to the could be commensurate with the provided recting development in areas of air quality where it could respire to the could be commensurate with the provided recting development in areas of air quality where it could respire to the could be commensurate with the provided recting development in areas of air quality where it could respire development in areas of air quality where it could respire development and integrated of the car. Promote sustainable and integrated of the car. Minimise of filter car. Minimise of the car. Minimation of the car. Minimise of the car. Minimise of the car. M		likely				no clear lir	¥	insufficient informa:	tion		likely		how it is implemented	mented
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Proproperair Reduce all emissions to air from current quality. Properair Processor from revel development in caption are likely to bring a activities.							negative objective	e effect on this e.		be significant.				
whinnise whimise and unigate emissions to air from exed of which size and unigate emissions to air from new development (including the development (including the development (including the development of city wide) to well soon the development of city wide to support the development of city wide increased and treating the development of city wide increased and treating and treating the development of city wide increased and treating development of the city wide increased and treating development of city wide increased and treating development of the city wide increased and treating development of city wide increased and treating development of city wide increased and treating development of media increased and treating or the result of media increased and treating development of	12	Improve air	•	Reduce	all emissions to air from cu		Housing	growth will result in		Effects associated with		Effects associated	d with	The types of effects
Minimise • Reduce risk of flooding: • Minimise • Reduce		quality.		activitie	.'s		increase	d emissions to air		this option are likely to		this option are lil	cely to	associated with this
reducing transport emissions transplant in equality in equality could negatively impact on air quality in Avoid locating development of city wide could negatively impact on air quality in Avoid locating development in areas of whole is currently uncertain. The could negatively impact on air quality where it could negative impacts on the health of future cocupants/suss; Avoid locating development in areas of whole is currently uncertain. Avoid locating development in areas of whole is currently uncertain. Avoid locating development in areas of whole is currently uncertain. Avoid locating development in areas of whole is currently uncertain. Avoid locating development in areas of whole is currently uncertain. Avoid locating development in areas of whole is currently uncertain. Avoid locating development in areas of which is currently uncertain. Avoid locating development in areas of which is currently uncertain. Avoid locating development in areas of which is currently uncertain. Avoid locating development in areas of which is currently uncertain. Avoid locating development in areas of which is currently uncertain. Avoid locating development in areas of which is currently uncertain. Avoid locating development in areas of which is currently uncertain. Avoid locating development in areas of which is currently uncertain. Avoid locating development in areas of which is currently uncertain. Avoid locating development in areas of which is currently uncertain. Avoid locating development in areas of which is currently uncertain. Avoid locating development in areas of which is currently under the option and integrated or properties of growth under this option and integrated or properties are not expected to be committed from the option. Avoid locating development location and design in the forth or addressed as a hank as a passociated emissions. On balance, this option are lifety to the information and design in the forthism and design in the properties. Area development the car. Area development an			•	Minimis	e and mitigate emissions t	o air	both du	ring construction		be similar to those		be similar to thos	e.	option are expected to
reducing transport emissions through led's movements and plant) over mission infrastructure; o				from ne	w development (including		(e.g. due	e to emissions from		identified in respect of		identified in resp	ect of	be similar to those under
Owe mission technologies and fuels); and once development is noresed, commensurate with the increased traffic low emission infrastructure; Improve air quality in AQMAs and evact megative from the major the development where it could negative from the evact megative defets and locating development where it could negative from in missing development in areas of evaction of development in a reas of evaction of a reason of fruits occupantly loss occupantly loss of fruits occupantly loss occupa				reducing	transport emissions throu	hgr	HGV mo	vements and plant)		Option 1 although their		Options 1 and 2 a	although	Options 1, 2 and 3.
Support the development of city wide increased training to make the figure scale of growth prevent new designations; Avoid locating development in areas of a control result in negative impact on air quality, in Activate to could negative impact on air quality in Activate to could negative impact on air quality in Activate to could negative impact on air quality in Activate to could negative impact on air quality in Activate to the result in negative impact on the health of future occupants/users; Avoid locating development in areas of a void locating development location and design and reduce its of flooding. Minimise Minimise Minimise Reduce risk of flooding: Minimise Reduce risk of flooding: Parts of Vork and its private development location and design and reduce its of flooding. Parts of carbon tregative in a regulative the text associated with a void reduce its of flooding. Parts of carbon tregative the private and reduce in a void or registry with a void or regis registry and reduce its or flooding. Parts of carbon to regist				low emi	ssion technologies and fue	ls);	and onc	e development is		magnitude could be		their magnitude	is likely	However, negative
Properties of growth properties Properties			•	Support	the development of city w	,ide	complet	e (e.g. due to		increased,		to be increased,		effects have been
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I Positive or negative impact depending on	-	n 1.	rins option would deliver significant housing growth which is likely to require substantial development within both the urban area and on Greenfield land within Green Belt, placing considerable pressure on York's historic environment. This has been assessed as having a significant negative effect on this objective.	This option would deliver significant		housing growth which is
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negative impact Positive or r		Option 1.	this option are likely to be similar to those identified in respect of Option 2 although their magnitude is likely to be increased, commensurate with the higher scale of growth under this option.	Effects associated with this option are likely to		be similar to those
Verv nega				,		0
Negative impact likely		Option 1.	associated with this option are likely to be similar to those identified in respect of Option 1 although adverse impacts are considered to be more likely, commensurate with the higher scale of growth under this option. In particular there may be increased pressure on both sites within the urban area and on Greenfield land such that the risk of adverse effects on assets and on the character and setting of York is elevated although this will be to a large extent dependent on the location and design of new development.	Effects associated with this option are likely to		be similar to those
o	nation					
effect / Uncertain		of new development is known effects are considered to be uncertain. Further, it would be expected that any development would incorporate appropriate flood risk prevention measures, informed by a FRA. Overall, this option has therefore been assessed as having a neutral effect on this objective.	nousing grown could nave an adverse effect on cultural heritage assets as a result of the direct loss of assets during construction or due to impacts on their settings during both construction and once development is complete. Whilst this is to a large extent dependent on the design and location of development which at this stage is uncertain, as this option would promote relatively low levels of growth effects on this objective have been assessed as neutral. It should also be noted that housing growth may present opportunities to enhance the settings of heritage assets as well as access to them.	Housing growth could have an adverse effect on		landscape character. Whilst
ificant ef			5	- - -		<u>a</u>
t Positive impact likely No significant		(SuDs).	reserve or ennance the special character and setting of the historic city; Promote or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the Six Principle Characteristics of the City as identified in the Heritage Topic Paper.	Preserve or enhance the landscape including areas of landscape value:	(25.55.25.55.55.55.55.55.55.55.55.55.55.5	Protect or enhance geologically
ve impact	-	ν 	• • •	•		•
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	ndscape.	with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.		and location of development which at this stage is uncertain, it is expected that there is likely to be a need to accommodate some development at Greenfield sites and to remove land from the Green Belt under this option which could affect the character and setting of City. However, in view of the scale of growth under this option, adverse effects are not expected to be significant. Development may also affect townscape and the visual amenity of residential and recreational receptors both in the short term during construction and once development is complete. Notwithstanding the above, housing growth may present an opportunity to improve townscape which could have a long term positive effect on this objective. On balance, this option has been assessed as having a negative effect on this objective.	magnitude could be increased, commensurate with the higher scale of growth under this option. In particular there may be increased pressure on Greenfield sites and on the risk of adverse effects on the character and setting of York is elevated, although this will be to a large extent dependent on the location and design of new development.		their magnitude is likely to be increased, commensurate with the scale of growth under this option.	with the under	within both the urban area and on Greenfield land including sites within the Green Belt and at smaller villages. This is likely to place considerable pressure on landscape character and visual amenity. It may also present a risk of significant adverse effects on views from/toward Minster tower. In consequence, this option has been assessed as having a significant negative effect on this objective.
Genera	al-		A total of four 1500 dwellings Option 1 No significant period. This w would not fully not be aligned	A total of four housing growth options have been identified, namely: 750 dwellings per annum (Option 1); 1090 dwellings per annum (Option 2); 1500 dwellings per annum (Option 4). Option 1 No significant positive effects have been identified in respect of this option. The option would deliver 750 dwelling per annum over the plan period. This would be in-line with CLG household projections and will help to meet housing needs in the City of York. However, the option would not fully address affordable need identified in the North Yorkshire SHMA for 790 affordable dwellings per annum. This option would also not be aligned with forecast economic growth and in consequence would not provide the choice of housing for the working population to live in	been identified, namely: 75: dwellings per annum (Optio entified in respect of this opt sehold projections and will he ntified in the North Yorkshir rth and in consequence woul	0 dwellings n 4). ion. The opelp to meet e SHMA for d not provic	per annum (Op tion would deli housing needs 790 affordable de the choice of	tion 1); 1090 dw ver 750 dwelling dwellings per an housing for the	ellings per annum (Option 2 per annum over the plan k. However, the option num. This option would als working population to live i

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++	Very positive impact	likely
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York. In consequence, the option has been assessed as having a positive effect only on housing (Objective 1). Further positive effects were identified in relation to education (Objective 3), employment (Objective 4) and equality and accessibility (Objective 5).

This option has not been assessed as having a significant negative effect on any of the SA Objectives, reflecting the relatively low level of housing resources required to support housing growth and the generation of waste both during construction and once dwellings are occupied as well as climate change (Objective 7), water (Objective 10), waste and resource use (Objective 11) and air quality (Objective 12). This reflects the use of growth. Potential minor negative effects have been identified in respect of objectives relating to health (Objective 2), transport (Objective 6), the potential for increased traffic and congestion. Further negative effects were identified in respect of biodiversity (Objective 8), land use Objective 9) and landscape (Objective 15) due to the potential pressure placed on the City's environmental assets by housing growth.

affordable housing supply over the plan period although like Option 1, it would not meet the 790 target for affordable dwellings per annum set in the North Yorkshire SHMA. Overall, in view of the scale of housing growth under this option (which exceeds CLG household projections), and the boost to affordable housing supply, this option has been assessed as having a significant positive effect on housing (Objective 1). Further positive approximately 5,100 dwellings over a 15 year period. The evidence base indicates that this option would generate a moderate boost to This option would deliver a total of 1090 dwellings per annum. This represents a substantial increase in delivery relative to Option 1 of effects were identified in relation to education (Objective 3), employment (Objective 4) and equality and accessibility (Objective 5).

not be expected to be significant. Additionally, this option is considered more likely (relative to Option 1), to generate adverse effects on cultural and congestion. Further negative effects were identified in respect of biodiversity (Objective 8), land use (Objective 9) and landscape (Objective heritage due to increased pressure on both sites within the urban area and on Greenfield land, although this will be to a large extent dependent housing growth and generation of waste both during construction and once dwellings are occupied as well as the potential for increased traffic objectives would be likely to be increased relative to Option 1, commensurate with the higher scale of growth under this option, effects would Potential negative effects have been identified in respect of objectives relating to health (Objective 2), climate change (Objective 7), water (Objective 10), waste and resource use (Objective 11) and air quality (Objective 12). This reflects the use of resources required to support 15) due to the potential pressure placed on the City's environmental assets by housing growth. Whilst the magnitude of effects on these on the location and design of new development.

forecast in the York Economic and Retailing Growth and Analysis and Visioning Work, which may help to reduce in-commuting and stem the rise This option has been assessed as having a mixed positive and negative effect on transport (Objective 6). Whilst housing growth will generate increased transport movements and congestion, this option would provide the scale of housing growth to support the employment growth in commuting trips to the City.

housing need over the plan period although the option would not meet the affordable housing backlog. Overall, Option 3 has been assessed as This option would deliver a total of 1500 dwellings per annum. Unlike Options 1 and 2, this option would meet the newly arising affordable having a significant positive effect on housing (Objective 1). Further positive effects were identified in relation to education (Objective 3), employment (Objective 4) and equality and accessibility (Objective 5).

required to support housing growth and generation of waste both during construction and once dwellings are occupied as well as the potential Potential negative effects have been identified in respect of objectives relating to health (Objective 2), transport (Objective 6), climate change for increased traffic and congestion. Further negative effects were identified in respect of biodiversity (Objective 8), land use (Objective 9), (Objective 7), water (Objective 10), waste and resource use (Objective 11) and air quality (Objective 12). This reflects the use of resources

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and Retailing Growth and Analysis and Visioning Work, which may help to reduce in-commuting and stem the rise in commuting trips to the this option, the potential for increased traffic and congestion and the significant pressure that is likely to be placed on the City's built and natural Further, the preferred option would provide the scale of housing growth to support the employment growth forecast in the York Economic growth. Whilst the magnitude of effects on these objectives would be likely to be increased relative to Options 1 and 2, commensurate with the cultural heritage (Objective 14) and landscape (Objective 15) due to the potential pressure placed on the City's environmental assets by housing This option would deliver 2060 dwellings per annum. This significantly exceeds CLG household projections, increasing delivery by an additional 19,650 dwellings over a 15 year period. This level of growth is also substantially greater than that under Options 2 and 3 and under this option new housing development is likely to stimulate investment in community facilities and services, growth could have adverse minor effects significant positive effects were also identified in relation to employment (Objective 4) and equality and access (Objective 5). Further positive Environmental Impact: Housing growth will result in an increase in the use of resources including energy (and associated emissions to air) prospective residents. The evidence base indicates that this option would generate a moderate boost to affordable housing supply over and generation of waste during both construction and operation. New housing development may also place pressure on the City's built (Objective 3) and transport (Objective 6). This reflects the anticipated substantial use of resources required to support housing growth under the plan period although it would not meet the 790 target for affordable dwellings per annum set in the North Yorkshire SHMA. Whilst This option has been assessed as having a significant negative effect on the majority of the environmental SA Objectives as well as on health the affordable housing target of 790 affordable dwellings per annum over the plan period would be met including both the backlog and the Economic Impact: Housing growth will help stimulate the local economy both during construction and once development is complete. newly arising affordable housing need as set out in the North Yorkshire SHMA. Reflecting the scale of housing growth under this option, Social Impact: The preferred option would deliver a total of 1090 dwellings per annum, helping to meet the needs of existing and and natural environmental assets, although (subject to site location), adverse effect would not be expected to be significant. on human health in the short term during construction and once development is complete. Reduce the need to travel and/or encourage the use of sustainable modes of transport. higher scale of growth under this option, effects would not be expected to be significant. Avoid adverse impacts on the City's built and natural environmental assets. Avoid locations that could exacerbate existing health issues (e.g. AQMAs). New housing development should be directed to locations that: effects were identified in relation to education (Objective 3). Incorporate service provision where possible. Make best use of previously developed land. environmental assets by housing growth. • • Preferred Approach Recommendations

Housing Supply Buffer	
SA Objective	Option 1: Housing target to

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Option 3: Housing target to Option 4: Housing target to

Option 2: Housing target to

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ł					no clear link	link		insufficient information	tion				how it is implemented	mpleme	ented	_
						incorpo	incorporate 5% buffer	fer	incorp	incorporate 10% buffer	inco	incorporate 15% buffer	L	incorp	incorporate 20% buffer	
Н	To meet the diverse housing needs of the population in a sustainable way.	• • • •	Deliver populat Promot and furth and furth coate : Deliver need; Deliver Travelle	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Show people.		0	This option would make provision for a housing supply buffer of 5% (approximately 55 dwel per annum based on a planned annual supply. 1090 dwellings). It is assumed that this woul result in the developme additional housing but instead would identify additional land to help ensure choice and competition in the marl for land, in accordance the NPPF. Overall, this option has assessed as having a ne effect on this objective.	This option would make provision for a housing land supply buffer of 5% (approximately 55 dwellings per annum based on a planned annual supply of 1090 dwellings). It is assumed that this would not result in the development of additional housing but instead would identify additional land to help ensure choice and competition in the market for land, in accordance with the NPP. Overall, this option has been assessed as having a neutral effect on this objective.	0	This option would make provision for a housing land supply buffer of 10% (109 dwellings per annum based on a planned annual supply of 1090 dwellings). As under Option 1, it is assumed that this would not result in the development of additional housing but instead would identify additional land to help ensure choice and competition in the market for land, in accordance with the NPPF. Overall, this option has been assessed as having a neutral effect on this	+	This option would make provision for a housing land supply buffer of 15% (approximately 164 dwellings per annum based on a planned annual supply of 1090 dwellings). A larger buffer of 15% (relative to Options 1 and 2) may help to ensure that planned supply is achieved. In consequence, this option has been assessed as having a positive effect on this objective.	uld make housing fer of a tely 164 ately 164 nnum nned of 1090 arger relative to ?! may that is pation his option sed as re effect e.	+	This option would make provision for a housing land supply buffer of 20% (approximately 218 dwellings per annum based on a planned annual supply of 1090 dwellings). A larger buffer of 20% may help to ensure that planned supply is achieved and would be in accordance with guidance contained within the NPPF. In consequence, this option has been assessed as having a positive effect on this objective.	uke ng control of the ned tion cct
7	Improve the health and well- being of York's population.		Avoid locating environment negatively im Improve accefunctional op Promotes a hacess to leisis cycling); Improves acc Provides or p for residents; Ensure that la contaminatio unacceptable	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to open space / multifunctional open space; Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling); Improves access to healthcare; Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health.		0	Whilst the need to iden an additional supply of housing land could in the place increased pressur open space, as this opti would not result in additional housing development, it has bee assessed as having a ne effect on this objective.	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on open space, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to Whilst the need to supply housing land could in theory place increased pressure on open space, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply housing land could in theory place increased pressure on open space, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	d to titional land place place this on this ot result using t has as having on this	0	Whilst the need to identify an additional supply housing land could in theory place increased pressure on open space, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	ult ult ing
ო	Improve education, skills developme	• •	Provide opports Suppor educati	Provide good education and training opportunities for all; Support existing higher and further educational establishments for	pū	0	This option is not to have a signific on this objective.	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	ot ve a :t on this	0	This option is not expected to have a significant effect on this objective.	his

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KΕΛ	Very positive impact	ve impa	act	Positive impact likely	No significant effe	icant e	/ t	Uncertain	or	Negative impact likely	Very	negative impact	Positive or	negativ	Positive or negative impact depending on
K		-		-	no clear link	hk		insufficient information	tion	-			how it is implemented	nplemer	ited
						}			f		ŀ	<u></u>			
	nt and training for	•	continu	continued success;											
	an effective workforce.		opportu	opportunities available to all.											
4	Create jobs	•	Help de	Help deliver conditions for business	0		This option is not expected	ot expected	0	This option is not	0	This option is not	χ	0	This option is not
	and deliver		success	success and investment:			to have a significant effect	cant effect		expected to have a		expected to have a	e a		expected to have a
	growth of a	•	Deliver	Deliver a flexible and relevant workforce	kforce		on this objective	a:		significant effect on this		significant effect on this	t on this		significant effect on this
	sustainable		for the future:	future:			,			objective.		objective.			objective.
	, low	•	Deliver	Deliver and promote stable economic	nic					•		•			
	carbon and		growth;												
	inclusive	•	Enhance	Enhance the city centre and its											
	economy.		opportu	opportunities for business and leisure:	ure:										
		•	Provide	Provide the appropriate infrastructure	יווי (
			for 2000	Somio grouph	3										
			ior ecor	lor econornic growin;											
		•	Support	Support existing employment drivers;	ers;										
		•	Promot	Promote a low carbon economy.											
2	Help	•	Address	Address existing imbalances of equality,	uality, 0		This option is not expected	ot expected	0	This option is not	+	As noted above, a larger	, a larger	+	As noted above, a larger
	deliver		denriva	deprivation and exclusion across the	: 9	+	to have a significant effect	cant effect		expected to have a		buffer of 15% (relative to	elative to		buffer of 20% (relative to
	Acriality		, , ;				on this objective			significant offect on this		Options 1 and 2) may	Ve m		Options 1 and 2) may
	and across	•	Drovido	ory, Drowids accordible comised and facilities	-:::: ::::::::::::::::::::::::::::::::	_		i		objective		heln to ensure that	hat		help to ensure that
	מוומ מכככיי	•		accessible services and lac	יוורופי					objective:		i leng to ensure i	linat.		incip to crisque tilat
	to all.		tor the	for the local population;								pianned supply (and,	(and,		pianned supply (and,
		•	Provide	Provide affordable housing to meet								therefore, affordable	dable		theretore, affordable
			demand;	ä:								nousing provision) is	sı (uo		nousing provision) is
		•	Help re	Help reduce homelessness;								achieved. In			achieved. In
		•	Promot	Promote the safety and security for								consequence, this option	his option		consequence, this option
			beople :	people and/or property.								has been assessed as	ed as		has been assessed as
												having a positive effect	e effect		having a positive effect
												on this objective.	i.		on this objective.
٥	Keduce the	•	Deliver	Deliver development where it is	O		Whilst the need to identify	tilty	-	Whilst the need to	>	Whilst the need to	9	0	Whilst the need to
	need to		accessik	accessible by public transport, walking	king		an additional supply of	pply of		identify an additional		identify an additional	tional		identify an additional
	travel and		and cyc	and cycling to minimise the use of the	the	_	housing land could in theory	uld in theory		supply of housing land		supply of housing land	ng land		supply of housing land
	deliver a		car;			_	result in sites coming	ming		could in theory result in		could in theory result in	result in		could in theory result in
	sustainable	•	Deliver	Deliver transport infrastructure which	hich	_	forward in less accessible	accessible		sites coming forward in		sites coming forward in	ward in		sites coming forward in
	integrated		support	supports sustainable travel options;	2;	_	locations this is uncertain.	uncertain.		less accessible locations		less accessible locations	ocations		less accessible locations
	transport	•	Promote	Promote sustainable forms of travel;	- []	_	Further, as this option	option		this is uncertain. Further,		this is uncertain.	ي.		this is uncertain.
	network.	•	Improve	Improve congestion.		_	would not result in	t in		as this option would not		Further, as this option	option		Further, as this option
						10	additional housing	ng		result in additional		would not result in	t in		would not result in
							development, it has been	has been		housing development, it		additional housing	ing		additional housing
						(0	assessed as having a neutral	ing a neutral		has been assessed as		development, it has	has		development, it has
						Ψ	effect on this objective.	jective.		having a neutral effect on		been assessed as having	1s having		been assessed as having
										this objective.		a neutral effect on this	on this		a neutral effect on this
												objective.			objective.
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Y			ţ	+ + Committee	O	130	,		-			1000	-		10 00 00 00 00 00 00 00 00 00 00 00 00 0	
KE	very positive impact likely	ve im	pact	Positive impact likely	No significant effect no clear link	cant er ık	,	ı nt informatic		Negative impact likely	very likely	negative impact	Positive or negative im how it is implemented	r negativ mplemer	Positive or negative impact depending on how it is implemented	_
												ļ				
7	To	•	Reduce	Reduce or mitigate greenhouse gas	0		As noted above, whilst the	whilst the 0	⋖ .	As noted above, whilst	0	As noted above, whilst	, whilst	0	As noted above, whilst	
	minimise		emissic	emissions from all sources;		ne	need to identify an	an	نب	the need to identify an		the need to identify an	ntify an		the need to identify an	n
	greenhouse	•	Plan or	Plan or implement adaptation measures	sures	ad	additional supply of housing	of housing	ת ב	additional supply of		additional supply of	oly of		additional supply of	
	gases mar		ror tne	Tor the likely effects of climate change;	.'agu	₫ :	ind could in the	ory result III	- 7	Housing land could in		Housing land could in	ould III		Housing land could in	
	climate	•	Provide	Provide and develop energy from		JIS JOE	sites coming iorward in less accessible locations	vard in less		meory result in sites		coming forward in less	i sites i in loce		coming forward in less	U
	change and		terlewable, lo	lenewabie, low and zero carbon		£ £	accessible locations (thereby increasing	2 5	ח כ	accessible locations		acrescible locations	ions		acressible locations	n
	deliver a	•	Promot	technologies, Dromote sustainable design and building	ם ביי	en (F	emissions to air associated	associated	, =	thereby increasing		(thereby increasing	sing		(thereby increasing	
	managed		materio	materials that manage the future risks	sks	Ň	with transport) this is	his is	- 0	emissions to air		emissions to air	,		emissions to air	
	response to		and cor	and consequences of climate change;	.e.;	'n	uncertain. Further, as this	er, as this	ю	associated with transport)		associated with	_		associated with	
	its effects.	•	Adhere	Adhere to the principles of the energy	, Z	do	option would not result in	t result in	7	this is uncertain. Further,		transport) this is	. <u>s</u>		transport) this is	
			hierarchy.		5	ad	additional housing	g ₍	В	as this option would not		uncertain. Further, as	her, as		uncertain. Further, as	(۵
						de	development, it has been	has been		result in additional		this option would not	ld not		this option would not	
						as	assessed as having a neutral	ng a neutral	4	housing development, it		result in additional	lauc		result in additional	
						efi	effect on this objective	ective.		has been assessed as		housing development, it	pment, it		housing development, it	; it
									ᅩ	having a neutral effect on		has been assessed as	sed as		has been assessed as	
									—	this objective.		having a neutral effect	ıl effect		having a neutral effect	ب
												on this objective.	ė.		on this objective.	
∞	Conserve	•	Protect	Protect and enhance international and	and 0		Whilst the need to identify	to identify 0		Whilst the need to	0	Whilst the need to	1 to	0	Whilst the need to	
	or enhance		natione	nationally significant priority species and	s and	an	an additional supply of	ply of	.=	identify an additional		identify an additional	itional		identify an additional	
	green		habitat	habitats within SACs, SPAs, RAMSARs	Rs	þ	housing land could in theory	ld in theory	S	supply of housing land		supply of housing land	ng land		supply of housing land	70
	infrastructu		and SSSIs;	SIs;		pk	place increased pressure on	ressure on	O	could in theory place		could in theory place	place		could in theory place	
	re, bio-	•	Protect	Protect and enhance locally important	ant	jğ	biodiversity assets (e.g.	ts (e.g.	.=	increased pressure on		increased pressure on	ne on		increased pressure on	_
	diversity,		nature	nature conservation sites (SINCs);		Ö	Greenfield sites or	Jr.		biodiversity assets (e.g.		biodiversity assets (e.g.	ets (e.g.		biodiversity assets (e.g.	ë.
	geo-	•	Create	Create new areas or site of bio-diversity	rsity	Ā	Brownfield land with high	with high	·	Greenfield sites or		Greenfield sites or	s or		Greenfield sites or	
	diversity,		/ geo-d	'geo-diversity value;		bịc	biodiversity value), this is	e), this is	ш	Brownfield land with high		Brownfield land with	with		Brownfield land with	
	flora and	•	Improv	Improve connectivity of green		'n	uncertain. Further, as this	er, as this	٩	biodiversity value), this is		high biodiversity value),	y value),		high biodiversity value),	(e
	fauna for		infrastr	infrastructure and the natural		do	option would not result in	t result in	ב	uncertain. Further, as		this is uncertain.			this is uncertain.	
	accessible		environment;	ıment;		ad	additional housing	g,	<u> </u>	this option would not		Further, as this option	option		Further, as this option	_
	high quality	•	Provide	Provide opportunities for people to	_	de	development, it has been	has been	_	result in additional		would not result in	ı i		would not result in	
	and		access	access the natural environment.		as.	assessed as having a neutral	ng a neutral	<u> </u>	housing development, it		additional housing	ing		additional housing	
	connected					e t	effect on this objective.	ective.	. ت	has been assessed as		development, it has	thas		development, it has	
	natural								- ت	having a neutral effect on		been assessed as having	as having		been assessed as having	ng
	environme								نر	tnis objective.		a neutral effect on this	on this		a neutral effect on this	s
	nt.											objective.			objective.	
6	Use land	•	Re-use	Re-use previously developed land;	0		Whilst the need to identify	to identify 0	>	Whilst the need to	0	Whilst the need to	to To	0	Whilst the need to	
	resources	•	Preven	Prevent pollution contaminating the	e e	au	an additional supply of	ply of	.=	identify an additional		identify an additional	itional		identify an additional	
	efficiently		land an	and and remediate any existing		h	housing land could in theory	ld in theory	S	supply of housing land		supply of housing land	ng land		supply of housing land	7
	and		contain	contamination;		pk	place increased pressure on	ressure on	S	could in theory place		could in theory place	place		could in theory place	
	safeguard	•	Safegua	Safeguard soil quality, including the best	best	ΰ	Greenfield land this is	his is	·=	increased pressure on		increased pressure on	ne on		increased pressure on	_
	their		and mc	and most versatile agricultural land;	د نے	'n	uncertain. Further, as this	er, as this		Greenfield land this is		Greenfield land this is	this is		Greenfield land this is	
	quality.	•	Protect	Protect or enhance allotments;		do	option would not result in	t result in	ב	uncertain. Further, as		uncertain. Further, as	her, as		uncertain. Further, as	٠,
		•	Safegua	Safeguard mineral resources and		ad	additional housing	g _l	ته	this option would not		this option would not	nld not		this option would not	

							•						-			
KEA	Very positive impact	ve impact	t	+ Positive impact likely	O No significant	nt	effect / Uncertain or insufficient information	formati		Negative impact likely	Very likely	negative impact	Positive or negative im	r negati	Positive or negative impact depending on how it is implemented	
		Ψ	encoura	encourage their efficient use.		υ υ	development, it has been assessed as having a neutral effect on this objective.	rtral		result in additional housing development, it has been assessed as having a neutral effect on this objective.		result in additional housing development, it has been assessed as having a neutral effect on this objective.	nal oment, it ed as effect		result in additional housing development, it has been assessed as having a neutral effect on this objective.	
10	Improve water efficiency and quality.	• •	Conserve wat Improve the q groundwater.	Conserve water resources and quality; Improve the quality of rivers and groundwater.	ity; 0		This option is not expected to have a significant effect on this objective.	_	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	e a t on this	0	This option is not expected to have a significant effect on this objective.	
11	Reduce waste generation and increase level of reuse and recycling.	• •	Promote r recycling or Promote a efficiency.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	y and 0		This option is not expected to have a significant effect on this objective.		0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	or this	0	This option is not expected to have a significant effect on this objective.	
12	Improve air quality.	• • • • • • • • • • • • • • • • • • •	Reduce all activities; Minimise a from new reducing the low emissi Support the low emissi Improve at prevent ne Avoid loca could nega Avoid loca existing por result in ne of future of Promote s transport I of the car.	Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car.	air air s); s); de tit ty; s of uld salth alse use		Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.		0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	to tional gland result in ward in ocations ing her, as Id not nal oment, it ed as effect	0	Whilst the need to identify an additional supply of housing land could in theory result in sites coming forward in less accessible locations (thereby increasing emissions to air associated with transport) this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	
13	Minimise flood risk and reduce the impact of flooding to people	• • • • • • • • • • • • • • • • • • •	Reduce Ensure c does not Deliver c sustaina (SuDs).	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).	esign 1 risk; gn 5		This option is not expected to have a significant effect on this objective.	_	0	This option is not expected to have a significant effect on this objective.	0	This option is not expected to have a significant effect on this objective.	ot e a t on this	0	This option is not expected to have a significant effect on this objective.	

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KEA	Very positive impact	e impact	Positive impact likely	No significant effect	ant effect ,	/ Uncertain or		Negative impact likely	Very r likely	negative impact	Positive or negative im	negative	Positive or negative impact depending on how it is implemented	
	inciy						2		IINCI		1000		5	
	and property in York.													
114	Conserve or enhance York's historic environme nt, cultural heritage, character and setting.	Preserve characte Promote Preserve non-des setting; Preserve which cc Charactt the Heri	Preserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the Six Principle Characteristics of the City as identified in the Heritage Topic Paper.	city;	Whilst t an addith housing place in the York and the setting t result of develop urban ai identific sites wif this opt in additi develop assessee effect o	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's historic assets and the character and setting the city (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	\\ \text{\rightarrow} \\ \text{\rightarrow} \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's historic assets and the character and setting the city (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as housing development, it has been assessed so this option would not result in additional housing development, it has been assessed as this option and this option of this objective.	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's historic assets and the character and setting the city (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	to ional gland place ire on ic assets ir and e.g. as a itensive thin the e within this is d not an ment, it	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's historic assets and the character and setting the city (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect	S
115	Protect and enhance York's natural and built landscape.	Preser includi Protec import Protec with it. line with it. within	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.	nd in	Whilst I an addi housing place in the Yorl charact more in develop urban a identific sites wi this is u this opt in additi develop assessee effect o	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's landscape character (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on this objective.	0	Whilst the need to identify an additional supply of housing land coupling land in theory place increased pressure on the York's landscape character (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect on	0	Whilst the need to identify an additional supply of housing land could in theory place increased pressure on the York's landscape character (e.g. as a result of more intensive development within the urban area or the identification of additional sites within the Green Belt), this is uncertain. Further, as this option would not result in additional housing development, it has been assessed as having a neutral effect	i. to ional g land blace cape e a result e thin the within this is d not ment, it	0	oonal sland lace on a res on a res on a res on a res on in this is er, as a loot all mort, all ment, das	it e ut

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KEA	Very positive impact	+ Positive impact likely	O No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on	npact depending on
	likely		no clear link	insufficient information		likely	how it is implemented	ъ
					this objective.	on this objective.		on this objective.
General	al		A total of four ho incorporate 10%	using supply buffer options buffer (Option 2); Housing t	A total of four housing supply buffer options have been identified, namely: Housing target to incorporate 5% buffer (Option 1); Housing target to incorporate 10% buffer (Option 2); Housing target to incorporate 15% buffer (Option 3); Housing target to incorporate 20% buffer (Option 4).	ly: Housing target to incor Iffer (Option 3); Housing t	porate 5% buffer (Optio arget to incorporate 20%	n 1); Housing target to 6 buffer (Option 4).
			Option 1 This option would supply of 1090 dy land to help ensu	Option 1 This option would make provision for a hous supply of 1090 dwellings). It is assumed that land to help ensure choice and competition i Objectives have been assessed as neutral.	Option 1 This option would make provision for a housing land supply buffer of 5% (approximately 55 dwellings per annum based on a planned annual supply of 1090 dwellings). It is assumed that this would not result in the development of additional housing but instead would identify additional land to help ensure choice and competition in the market for land, in accordance with the NPPF. In consequence, effects across all of the SA Objectives have been assessed as neutral.	(approximately 55 dwellin development of addition: ordance with the NPPF. I	gs per annum based on al housing but instead w n consequence, effects a	a planned annual ould identify additional across all of the SA
			Option 2 Like Option 1, thi housing land supl assumed that this competition in th	s option has been assessed ply buffer of 10% (109 dwel s would not result in the der e market for land, in accoro	Option 2 Like Option 1, this option has been assessed as having a neutral effect across all of the SA Objectives. This option would make provision for a housing land supply buffer of 10% (109 dwellings per annum based on a planned annual supply of 1090 dwellings). As under Option 1, it is assumed that this would not result in the development of additional housing but instead would identify additional land to help ensure choice and competition in the market for land, in accordance with the NPPF. In consequence, effects across all of the SA Objectives have been assessed as neutral.	ross all of the SA Objectiv planned annual supply of sing but instead would ide equence, effects across al	es. This option would m 1090 dwellings). As und entify additional land to I of the SA Objectives ha	rake provision for a ler Option 1, it is help ensure choice and ive been assessed as
			Option 3 This option would supply of 1090 th consequence, this this option would Objectives.	d make provision for a hous wellings). A larger buffer of s option has been assessed I not result in the developm	Option 3 This option would make provision for a housing land supply buffer of 15% (approximately 164 dwellings per annum based on a planned annual supply of 1090 dwellings). A larger buffer of 15% (relative to Options 1 and 2) may help to ensure that planned supply is achieved. In consequence, this option has been assessed as having a positive effect on housing (Objective 1) and equality and accessibility (Objective 5). As this option would not result in the development of additional housing it has been assessed as having a neutral effect across the remaining SA Objectives.	6 (approximately 164 dwe nd 2) may help to ensure n housing (Objective 1) an nas been assessed as havi	llings per annum based that planned supply is a d equality and accessibil ng a neutral effect acros	on a planned annual chieved. In lity (Objective 5). As s the remaining SA
			Option 4 This option woul supply of 1090 dy contained within accessibility (Obj effect across the	Option 4 This option would make provision for a hous supply of 1090 dwellings). A larger buffer of contained within the NPPF. In consequence, accessibility (Objective 5). As this option wo effect across the remaining SA Objectives.	Option 4 This option would make provision for a housing land supply buffer of 20% (approximately 218 dwellings per annum based on a planned annual supply of 1090 dwellings). A larger buffer of 20% may help to ensure that planned supply is achieved and would be in accordance with guidance contained within the NPPF. In consequence, this option has been assessed as having a positive effect on housing (Objective 1) and equality and accessibility (Objective 5). As this option would not result in the development of additional housing it has been assessed as having a neutral effect across the remaining SA Objectives.	% (approximately 218 dww t planned supply is achiev ed as having a positive eff ment of additional housin	ellings per annum based ed and would be in accc ect on housing (Objectiv g it has been assessed a	on a planned annual ordance with guidance re 1) and equality and s having a neutral
Prefer	Preferred Approach		• Environmen natural envi	tal Impact: Whilst the ident ronmental assets and, furth option would not result in	Environmental Impact: Whilst the identification of additional housing land could in theory place additional pressure on the City's built and natural environmental assets and, further, could result in the identification of sites in more unsustainable locations, this is uncertain. Further, the option would not result in additional housing development.	Ig land could in theory pla fication of sites in more un hent.	ce additional pressure o nsustainable locations, t	on the City's built and his is uncertain.
				t: The preferred option woo	Social Impact: The preferred option would make provision for a housing land supply buffer of 15% (approximately 164 dwellings per annum based on a planned annual supply of 1090 dwellings). This may help to ensure that planned supply is achieved.	ising land supply buffer of to ensure that planned s	15% (approximately 16⁄- upply is achieved.	4 dwellings per annum
Recom	Recommendations		Additional housin	Additional housing land supply should be directed to locations that: Reduce the need to travel and/or encourage the use of sustain	housing land supply should be directed to locations that: ee the need to travel and/or encourage the use of sustainable modes of transport.	modes of transport.		
			Avoid adver	se impacts on the City's bui	adverse impacts on the City's built and natural environmental assets.	l assets.		
			Avoid location Make best u	locations that could exacerbate existin best use of previously developed land.	locations that could exacerbate existing health issues (e.g. AQMAs). best use of previously developed land.	JMAS).		
			Incorporate	Incorporate service provision where possible.	ssible.			

L	‡		+	0		ذ		1	1	-		
	Very positive impact likely		Positive impact likely	No significa no clear link	No significant effect / no clear link	Uncertain or insufficient information	or ormation	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented	ct depending on
_	,											
Δ	Phasing and Delivery	Delivery										
SA	SA Objective			O J	Option 1: Rely on the National	n the National	Option 2	Option 2: Provide local level	Option 3: Provide local level	ocal level	Option 4: Provide local level	local level
				<u> </u>	Planning Policy Framework	ramework	policy to	policy to guide phasing of	policy to guide phasing of	sing of	policy to guide phasing of	nasing of
				o b	policy to guide n development	policy to guide nousing related development	approact	development, market led approach to be adopted	development, nierarchy or development sites to be adopted	rchy or to be adopted	development, development only once Strategic Site	velopment only
					_				(enabling least sustainable sites	ainable sites	Supplementary Planning	lanning
									to be released later if required	if required	Document (SPD) adopted	adopted
									during review process)	(SS)	(enabling least sustainable sites	stainable sites
											to be released later II required during review process)	er ir required ocess)
Н	To meet the	Deliver h	Deliver homes to meet the needs of the	f the +	Phasing	Phasing development	‡	By adopting a market	? Phasing de	Phasing development so	++ Phasing	Phasing development
	diverse	population	population in terms of quantity, quality;	ality;	by relyi	by relying on the NPPF		led approach sites can	that the least	ast	such tha	such that the least
	housing	Promote	Promote improvements to the existing	ing	require	equires strategic sites		be released if the	sustainable	sustainable strategic	sustainal	sustainable strategic
	needs of the	and futu	and future housing stock;		to be al	o be allocated into		market requires them,	sites are re	sites are released only if	sites can	sites can only be
	population in	Locate si	Locate sites in areas of known housing	ing	current	current, 6-10 year and		even if allocated for	required w	required will have an	released	released only once an
	a sustainable	need;			11-15 y	11-15 year brackets.		development in 15	uncertain	uncertain effect. In the	SPD is in	SPD is in place will have
	way.	Deliver c	Deliver community facilities for the needs	needs	In York	n York's case sites		years plus. By enabling	long term	long term it will enable	a very po	a very positive effect on
			of the population;	_	have also bee	have also been		the market to respond	housing de	housing development to	allowing	allowing housing
		Deliver p T	Deliver pitches required for Gypsies and	and	develor	allocated for		there will be a yery	delivered but it may	lieeds to be	idoleven	development to meet
		Iravellei	I ravellers and Showpeople.		years pl	years plus. This will		positive effect.	restrict de	delivered, but it illay restrict development in	delivered	delivered, since sites
					enable	enable housing			the short term.	erm.	that are	that are allocated for
					develop	development to meet					developr	development in 15 years
					local need delivered.	local needs to be delivered.					plus can forward	plus can still come forward in the short
											term.	
7	Improve the	Avoid loc	Avoid locating development where	_	Phasing	Phasing development		Phasing development	+ Phasing de	Phasing development so	I Phasing	Phasing development
	health and	environn	environmental circumstances could		by relyi	by relying on the NPPF		by allowing strategic	that the least	ast	such tha	such that the least
	well-being of	negative	negatively impact on people's health;	. ;	require	requires strategic sites		sites to be released if	sustainable strategic	strategic	sustainal	sustainable strategic
	York's	Improve	Improve access to openspace / multi-	÷	to be al	to be allocated into		the market requires it	sites (incln	sites (including those on	sites can	sites can only be
	population	functions	functional openspace		current	current, 6-10 year and		may mean that sites	Greenfield	Greenfield sites or those	released	released only once a SPD
		Promote	Promotes a healthier lifestyle though	r,	11-15 y	11-15 year brackets.		that Greenfield sites or	impacting	impacting on open space	is in plac	is in place should help to
		access to	access to leisure opportunities (walking /	king /	In York	n York's case sites		those impacting on	provision)	provision) are released	mitigate for any	for any
		cycling)			have als	nave also been		open space provision	only if requ	only if required should	negative effect.	effect.
		Improves	Improves access to healthcare;		allocated for	ed for		come forward for	have a pos	have a positive effect in	However	However, effects
					develop	sevelopment in 15		development in the	the short to medium	o medium	gebena (depend on the timing of

L	++		+	c		6								
KEA	Very positive impact likely	impact	Positive impact likely	No significant eff no clear link	icant eff nk	ect /	Uncertain or insufficient information	or rmation	Negative impact likely	Very likely	negative impact	Positive or negative im how it is implemented	negative in nplemented	Positive or negative impact depending on how it is implemented
		Provides or propriets; Ensure that ladoes not pose health.	Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health.	ecurity ollution o	70 2 0 2 0 1	years plus. Effects depend on how the release of Greenfield sites or those sites impacting on open space provision is phased.	ffects ow the eenfield sites open on is		short to medium term, even if allocated for development in 15 years plus.		term.		the S susta alloc deve plus forw med	the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
м	Improve education, skills development and training for an effective workforce	Provide opportu Support educatii success; Provide opportu	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.	ng 0 r ntinued		No significant effect / no clear link	it effect /	0	No significant effect / no clear link	0	No significant effect / no clear link	t/no 0	No s	No significant effect / no clear link
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	 Help deliver co success and inn Deliver a flexit for the future; Deliver and progrowth; Enhance the ci opportunities for economic g Support existir Prowide the ap for economic g Support existir Promote a low 	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.	ss 0 rkforce mic ure; ture		No significant effect / no clear link	it effect /	0	No significant effect / no clear link	0	No significant effect / no clear link	1, no 0	Clear	No significant effect / no clear link
ហ	Help deliver equality and access to all	Address deprivation of the log of the log demand; Help redd Promote people a	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.	aality, 1 ne city; ilities tt		by relying development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. This will enable affordable housing development to be delivered.	the NPPF tegic sites bed into year and ackets. sites an in 15 his will lable lopment each series will sable lopment each series series and series series and series	+	By adopting a market led approach sites can be released if the market requires them, even if allocated for development in 15 years plus. By enabling the market to respond to local housing need there will be a very positive effect on affordable housing provision. However, sites that have greater	+	Phasing development so that the least sustainable strategic sites are released only if required will have an uncertain effect. In the long term it will enable housing development to meet local needs to be delivered, but it may restrict affordable housing development in the short term. Hierarchy approach	int so	Phas such susta sites sites relea SPD a ver allow hous be do that that deve plus forw	Phasing development such that the least sustainable strategic sites can only be released only once an SPD is in place will have a very positive effect on allowing affordable housing development to be delivered, since sites that are allocated for development in 15 years plus can still come forward in the short

Ελ	Very positive impact	impact	+ Positive impact likely	O No significant	ant offect /	Illncertain	ż	Negative impact likely	Verv	negative impact	Positive	or negativ	Positive or negative impact depending on
K		i i bacı		no clear link	υ	insufficient information	rmation	ווכפמוועב ווווסמרו וועבו)			how it is implemented	or negativ impleme	inted
		-										•	
					Howeve	However, effects also		accessibility to public		would help to prioritise	itise	<u> </u>	term. However, effects
					depend	depend on how sites		transport or		sites that have greater	ater .		depend on the timing of
					that ha	tnat nave greater		services/racilities may		accessibility to public	<u> </u>		tne SPD since less sustainable sites that are
					transport or	rt or		a market led approach.		services/facilities			allocated for
					services	services/facilities are				resulting in a positive	ve		development in 15 years
					phased					effect.			plus could still come
													forward in the short to
													medium term if an SPD
													is adopted.
9	Reduce the	Deliver	Deliver development where it is	_	Phasing	Phasing development		_	+	Phasing development so	os tus	_	Phasing development
	need to travel	accessik	accessible by public transport, walking	king	by relyi	by relying on the NPPF		accessibility to public		that the least			such that the least
	and deliver a	and cyc	and cycling to minimise the use of the	the	require	requires strategic sites		transport may not be		sustainable strategic	i.		sustainable strategic
	sustainable	car;			to be al	to be allocated into		prioritised under a		sites (considering			sites (considering
	integrated	 Deliver 	Deliver transport infrastructure which	ich	current	current, 6-10 year and		market led approach		accessibility issues) are	are		accessibility issues) can
	transport	support	supports sustainable travel options;	:2	11-15 y	11-15 year brackets.		and sites that require		released only if required	nired		only be released only
	network	Promote	Promote sustainable forms of travel;	;le	In York	In York's case sites		new infrastructure to		should have a positive	ive		once a SPD is in place
		• Improve	Improve congestion.		have al:	have also been		support them could be		effect in the short to	9.		should help to mitigate
					allocated for	d for		developed ahead of this		medium term.		•	for any negative effect,
					develor	development in 15		infrastructure being in-		Hierarchy approach			particularly in relation to
					years p	years plus. Effects		situ.		would help to prioritise	itise		sites that require new
					depend	depend on how sites				sites that have greater	ıter		infrastructure.
					that ha	that have greater				accessibility to public	lic		However, effects
					accessil	accessibility to public				transport.			depend on the timing of
					transpo	transport or require						•	the SPD since less
					new inf	new infrastructure to							sustainable sites that are
					suppor	support them are							allocated for
					phased.								development in 15 years
													plus could still come
													forward in the short to
													medium term if an SPD is adopted
7	To minimise	Reduce	Reduce or mitigate greenhouse gas	0	No sign	No significant effect /	0	No significant effect /	0	No significant effect / no		0	No significant effect / no
	greenhouse	emissio	emissions from all sources;		no clear link	r link				clear link			clear link
	gases that	Plan or	Plan or implement adaptation measures	sures									
	cause climate	for the	for the likely effects of climate change;	nge;									
	change and	Provide	Provide and develop energy from										
	deliver a	renewa	renewable, low and zero carbon										
	managed	technologies;	logies;										
	response to	Promot	Promote sustainable design and building	ilding									
	its effects	materia	materials that manage the future risks	isks									
		and cor	and consequences of climate change;	ge;									
		Adhere	Adhere to the principles of the energy	rgy									

Positive impact Positive impact likely likely	tierarchy. Conserve or enhance international and habitats within SACs, SPAs, RAMSARs and SSSIs; Conserve or enhance locally important Conserve or enhance locally important Conserve or enhance locally important Greate new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment;	effect / Phasing d by relying requires s to be allor current, 6 11-15 yea In York's c have also allocated developm years pluss depend or	Uncertain or insufficient information evelopment on the NPPF	or Negative impact likely	Very negative likely	negative impact Positive or how it is im	Positive or negative impact depending on how it is implemented
likely Conserve or enhance green infrastructure of diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment environment safeguard safeguard their quality or their	ional a pecies MSAR mporta CS);	Phasing d by relying requires s to be alloo current, 6 11-15 years plus allocated developm years plus depend on that coulc	ufficient informat			_	negative impact depending on iplemented
Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment resources efficiently and safeguard their quality .	onal a pecies MSAR nporta CS);	Phasing d by relying requires s to be allon current, 6 11-15 year lin York's c have also allocated developm years plus depend ou that coulc	lopment -				
Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment eresources efficiently and safeguard their quality.	Inhance international and Ificant priority species and ISACs, SPAs, RAMSARs and Inhance locally important action sites (SINCs); ass or site of bio-diversity / Ilue; cctivity of green and the natural	Phasing devel by relying on requires strat to be allocate current, 6-10 11-15 year br In York's case have also bee allocated for development years plus. E' depend on w that could ha	lopment -	-	•		-
Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment resources efficiently and safeguard their quality.	Inhance international and lificant priority species and ISACs, SPAs, RAMSARs and ISACs, SPAs, RAMSARs and Inhance locally important action sites (SINCs); as or site of bio-diversity / Ilue; cctivity of green and the natural	Phasing devel by relying on requires strat to be allocate current, 6-10 11-15 year br In York's case have also bee allocated for development years plus. El depend on w that could ha	lopment -				
enhance green infrastructure , bio- diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment eresources efficiently and safeguard their quality .	ificant priority species and I SACs, SPAs, RAMSARs and I SACs, SPAs, RAMSARs and I hance locally important action sites (SINCs); ass or site of bio-diversity / Ilue; cctivity of green and the natural	by relying on requires strat to be allocate current, 6-10 11-15 year br In York's case have also bee allocated for development years plus. El depend on w that could ha	the NPPF	Phasing development	+ Phasing	Phasing development so	Phasing development
green infrastructure , bio- diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment resources efficiently and safeguard their quality .	I SACs, SPAS, KAMISARS and hance locally important ation sites (SINCs); ass or site of bio-diversity / lue; ctivity of green and the natural	requires strat to be allocate current, 6-10 11-15 year br In York's case have also bee allocated for development years plus. El depend on w that could ha		by allowing strategic	that the least	e least	such that the least
, bio- diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment eresources efficiently and safeguard their quality	inance locally important ation sites (SINCs); eas or site of bio-diversity / llue; cctivity of green and the natural	to be allocate current, 6-10 11-15 year br In York's case have also bee allocated for development years plus. El depend on with at could ha	tegic sites	sites to be released if	sustain	sustainable strategic	sustainable strategic
, blo- diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment eresources efficiently and safeguard their quality	inance locally important action sites (SINCs); eas or site of bio-diversity / llue; cctivity of green and the natural	current, 6-10 11-15 year br 11-15 year br In York's case have also bee allocated for development years plus. El depend on w that could ha	ed into	the market requires it	sites (in	sites (including those	sites can only be
diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment resources efficiently and safeguard their quality	ration sites (SINCs); eas or site of bio-diversity / llue; cctivity of green and the natural	11-15 year or In York's case have also bee allocated for development years plus. El depend on wi	year and	may mean that sites	that cou	that could have a	released only once a SPD
geodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment resources efficiently and safeguard their quality .	eas or site of bio-diversity / Ilue; ctivity of green and the natural	In York's case have also bee allocated for development years plus. El depend on withat could ha	rackets.	that could have a	negativ	negative effect on the	is in place should help to
flora and fauna for accessible high quality and connected natural environment resources efficiently and safeguard their quality	ilue; ctivity of green and the natural	have also bee allocated for development years plus. Ei depend on withat could ha	s sites	negative effect on the	natural	natural environment)	mitigate for any
fauna for accessible high quality and connected natural environment resources efficiently and safeguard their quality	ectivity of green and the natural	allocated for development years plus. Ef depend on wi	ue	natural environment	are rele	are released only if	negative effect.
accessible high quality and connected natural environment resources efficiently and safeguard their quality •	and the natural	development years plus. Ef depend on wi that could ha		come forward for	require	required should have a	However, effects
high quality and connected natural environment Use land resources efficiently and safeguard their quality •		years plus. Ef depend on wi that could ha	t in 15	development in the	positive	positive effect in the	depend on the timing of
and connected natural environment Use land resources efficiently and safeguard their quality .		depend on wl that could ha	ffects	short to medium term,	short tc	short to medium term.	the SPD since less
connected natural environment Use land resources efficiently and safeguard their quality .	Provide opportunities for people to	that could ha	rhen sites	even if allocated for			sustainable sites that are
use land environment environment Use land eresources efficiently and safeguard their quality environment	ural environment.		ıve a	development in 15			allocated for
Use land resources efficiently and safeguard their quality .		negative effect on the	ct on the	years plus.			development in 15 years
Use land resources efficiently and safeguard their quality		natural environment	onment				plus could still come
Use land resources efficiently and safeguard their quality		are phased.					forward in the short to
Use land resources efficiently and safeguard their quality							medium term if an SPD
Use land resources efficiently and safeguard their quality							is adopted.
eintly guard aquality .	Re-use previously developed land;	Phasing development	lopment -	Phasing development	+ Phasing	Phasing development so	Phasing development
iently guard quality •	Prevent pollution contaminating the land	by relying on the NPPF	the NPPF	by allowing strategic	that the least	e least	such that the least
guard • quality •	any existing	requires strategic sites	tegic sites	sites to be released if	sustain	sustainable strategic	sustainable strategic
• • •		to be allocated into	ed into	the market requires it	sites (in	sites (including those on	sites can only be
• •	Safeguard soil quality, including the best	current, 6-10 year and	year and	may mean that sites	Greenfi	Greenfield sites or those	released only once a SPD
Conserve or enhar Safeguard mineral encourage their et	and most versatile agricultural land;	11-15 year brackets.	rackets.	that Greenfield sites or	impacti	impacting on open space	is in place should help to
Safeguard mineral encourage their et	Conserve or enhance allotments;	In York's case sites	s sites	those impacting on	provisic	provision) are released	mitigate for any
encourage their et	eral resources and	have also been	ue	open space provision	only if r	only if required should	negative effect.
	ir efficient use.	allocated for		come forward for	have a	have a positive effect in	However, effects
		development in 15	t in 15	development in the	the sho	the short to medium	depend on the timing of
		years plus. Effects	ffects	short to medium term,	term.	term. Hierarchy	the SPD since less
		depend on how	wo	even if allocated for	approa	approach would help to	sustainable sites that are
		brownfield sites are	tes are	development in 15	prioritis	prioritise brownfield site	allocated for
		phased in relation to	ation to	years plus. Brownfield	development,	oment,	development in 15 years
		release of Greenfield	eenfield	sites, especially those	encour	encouraging the reuse of	plus could still come
		sites or those	C:	that are contaminated,	previou	previously developed	forward in the short to
		impacting on open	nodo	may not be prioritised	land.		medium term if an SPD
		space provision.	on.	under a market led			is adopted.
				approach.			
10 Improve • Conserve water re	Conserve water resources and quality;	Phasing development	lopment -	Phasing development	+ Phasing	Phasing development so	Phasing development
water • Improve the quality of rivers and	uality of rivers and	by relying on the NPPF	the NPPF	by allowing strategic	that the least	e least	such that the least
efficiency and groundwaters.		requires strategic sites	tegic sites	sites to be released if	sustain	sustainable strategic	sustainable strategic
quality		to be allocated into	ed into	the market requires it	sites (in	sites (including those	sites can only be
		current, 6-10 year and	year and	may mean that sites	that cor	that could have a	released only once a SPD

	77		+	C		6							
KEA	Very positive impact	impact	Positive impact likely	No significant	ant effect	ect / Uncertain or incufficion+ information	or or	Negative impact likely	Very	negative impact Po	Positive or negative im	r negativ	Positive or negative impact depending on
	inciy				۷				IINCI		W 1613		
					1	11-15 year brackets.		that could have a		negative effect on the	4		is in place should help to
					=	In York's case sites		negative effect the		water environment) are	are .		mitigate for any
					عَ	have also been		water environment		released only if required	pe		negative effect.
					ซื	allocated for		come forward for		should have a positive	(1)		However, effects
					ס	development in 15		development in the		effect in the short to			depend on the timing of
					Š	years plus. Effects		short to medium term,		medium term.		•	the SPD since less
					: ס	depend on when sites		even if allocated for					sustainable sites that are
					=	that could have a		development in 15					allocated for
					_	negative effect on the		years plus.					development in 15 years
					\$	water environment							plus could still come
					Ö	are phased.							forward in the short to
													medium term ii an 3FD is adopted.
11	Reduce waste	Promot	 Promote reduction, re-use, recovery and 	ery and 0	z	No significant effect /	0	No significant effect /	0	No significant effect / no	no 0		No significant effect / no
	generation	recyclir	recycling of waste;		Ċ	no clear link		no clear link		clear link		_	clear link
	and increase	Promote	Promote and increase resource										
	level of reuse	efficiency.	лсу.										
,	and recycling		J	-	Č					4	-		400000000000000000000000000000000000000
77	Improve air	• Keduce	Keduce all emissions to air from current	urrent	<u>د</u> د	Pnasing development		_	+	Phasing development so	- 0		Pnasing development
	damity				2 }	by relying on the NFFF		by anowing strategic		ulat ule least			sucil tilat tile least
		• Minimis	Minimise and mitigate emissions to air	to air	٤.	requires strategic sites		sites to be released if		sustainable strategic			sustainable strategic
		trom n	from new development (including	ho.	5	to be allocated into		tne market requires it		sites (including those			sites can only be
		reducir	reducing transport emissions through	yngh	σ,	current, 6-10 year and		may mean that sites		that could have a			released only once a SPD
		low em	low emission technologies and fuels);	els);	н.	11-15 year brackets.		that could have a		negative effect on air			is in place should help to
		Suppor	Support the development of city wide	wide	<u>-</u> .	In York's case sites		negative effect on air		quality or are located in	<u>.</u> ⊆		mitigate for any
		low em	low emission infrastructure;		_ ح	have also been		quality or are located in		areas of poorer air			negative effect,
		• Improv	Improve air quality in AQMAs and		ri T	allocated for		areas of poorer air		quality) are released			particularly in relation to
		preven	prevent new designations;		0	development in 15		quality come forward		only if required should	o .		sites that require new
		Avoid Ic	Avoid locating development where it	e it	> 7	years plus. Effects		for development in the		nave a positive effect in	⊆		intrastructure.
		conld n	could negatively impact on air quality;	ality;	0 7	depend on wnen sites		snort to medium term,		the short to medium			However, effects
		Avoid Ice	Avoid locating development in areas of	eas of	5 9	that could have a		even if allocated for		term. Hierarchy	-		depend on the timing of
		existing	existing poor air quality where it could	plnos	=	negative effect on air		gevelopment in 13		approach would help to	2		the SPD since less
		result i	result in negative impacts on the health	health	ъ.:	quality or are located		years plus. Sites that		prioritise sites that have	e e		sustainable sites that are
		of futur	of future occupants/users;			in areas or poorer air		nave greater		greater accessibility to	0		allocated for
		Promot	Promote sustainable and integrated	eq	σ.	quality are phased.		accessibility to public		public transport.			development in 15 years
		transpo	transport network to minimise the use of	e use of	⋖	Also, on how sites that		transport may not be					plus could still come
		the car.			ح	have greater		prioritised under a				•	forward in the short to
					ō	accessibility to public		market led approach					medium term if an SPD
					Þ	transport or require		and sites that require					is adopted.
					_	new infrastructure to		new infrastructure to					
					S	support them are		support them could be					
					<u>a</u>	phased.		developed ahead of this					
								infrastructure being in-					

				_								
,	‡	+	0		5		-	1		_		
KE		impact Positive impact likely	No significant	nt effect /	Uncertain	or	Negative impact likely		negative impact	Positive	or negativ	Positive or negative impact depending on
	likely		no clear link		insufficient information	rmation		likely		how it is	how it is implemented	nted
			•	=	•							
							situ.					
13	Minimise	 Reduce risk of flooding; 	_	Phasing	Phasing development		Phasing development	+	Phasing development so	ent so	_	Phasing development
	flood risk and	 Ensure development location and design 	esign	by relying	by relying on the NPPF		by allowing strategic		that the least		0,	such that the least
	reduce the	does not negatively impact on flood risk;	risk;	requires	requires strategic sites		sites to be released if		sustainable strategic	. <u>.</u>	0,	sustainable strategic
	impact of	 Deliver or incorporate through design 	Ε.	to be allo	to be allocated into		the market requires it		sites (including those	se	US .	sites can only be
	flooding to	sustainable urban drainage systems		current, (current, 6-10 year and		may mean that sites		that could have a		_	released only once a SPD
	people and	(SnDs).		11-15 ye	11-15 year brackets.		that could have a		negative effect on the	the		is in place should help to
	property in			In York's	In York's case sites		negative effect on the		floodplain) are released	ased	_	mitigate for any
	York			have also been	o been		floodplain come		only if required should	plnd	_	negative effect.
				allocated for	lfor		forward for		have a positive effect in	ct in	_	However, effects
				developn	development in 15		development in the		the short to medium	٤		depend on the timing of
				years plu	years plus. Effects		short to medium term,		term.		<u>+</u>	the SPD since less
				depend	depend on when sites		even if allocated for				0,	sustainable sites that are
				that coul	that could have a		development in 15				10	allocated for
				negative	negative effect on the		years plus.					development in 15 years
				floodplai	floodplain are phased.							plus could still come
				•							<u> </u>	forward in the short to
											_	medium term if an SPD
												is adopted.
14	Conserve or	Conserve or enhance the special	_	Phasing	Phasing development	,	Phasing development	+	Phasing development so	ent so	_	Phasing development
	enhance	character and setting of the historic city;	city;	by relying	by relying on the NPPF		by allowing strategic		that the least		0,	such that the least
	York's historic	 Promote or enhance local culture; 		requires	requires strategic sites		sites to be released if		sustainable strategic	. <u>.</u>	0,	sustainable strategic
	environment,	Conserve or enhance designated and	מ	to be allo	to be allocated into		the market requires it		sites (including those	se	01	sites can only be
	cultural	non-designated heritage assets and their	their	current, (current, 6-10 year and		may mean that sites		that could have a		_	released only once a SPD
	heritage,	setting;		11-15 ye	11-15 year brackets.		that could have a		negative effect on the	the	-=	is in place should help to
	character and	Conserve or enhance those elements	s	In York's	In York's case sites		negative effect on the		historic environment)	r)	_	mitigate for any
	setting	which contribute to the 6 Principle		have also been	n peen		historic environment		are released only if		_	negative effect.
		Characteristics of the City as identified in	ed in	allocated for	l for		come forward for		required should have a	ve a	_	However, effects
		the Heritage Topic Paper.		developn	development in 15		development in the		positive effect in the	ā		depend on the timing of
				years plu	years plus. Effects		short to medium term,		short to medium term.	Ë.		the SPD since less
				depend	depend on when sites		even if allocated for				US .	sustainable sites that are
				that coul	that could have a		development in 15					allocated for
				negative	negative effect on the		years plus.					development in 15 years
				historice	historic environment							plus could still come
				are phased.	ed.						<u> </u>	forward in the short to
											_	medium term if an SPD
											-	is adopted.
15	Conserve or	Conserve or enhance the landscape	1	Phasing o	Phasing development		Phasing development	+	Phasing development so	ent so	_	Phasing development
	enhance	including areas of landscape value		by relying	by relying on the NPPF		by allowing strategic		that the least		σ,	such that the least
	York's natural	 Protect or enhance geologically 		requires	requires strategic sites		sites to be released if		sustainable strategic	. <u>.</u>	0,	sustainable strategic
	and built	important sites;		to be allo	to be allocated into		the market requires it		sites (including those	se	01	sites can only be
	landscape	Promote high quality design in context	ext	current, (current, 6-10 year and		may mean that sites		that could have a		_	released only once a SPD
		with its urban and rural landscape and in	nd in	11-15 ye	11-15 year brackets.		that could have a		negative effect on the	the	į	is in place should help to

				_				-	
KEA	++ Very positive impact likely	+ Positive impact likely	O No significant no clear link	effect / Ung	Uncertain or insufficient information	or Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
	line w within	line with the "landscape and Setting" within the Heritage Topic Paper.	Înn	In York's case sites have also been allocated for development in 15 years plus. Effects depend on when sites that could have a negative effect on the built or natural landscape are phased.	sites in 15 ffects hen sites ve a ct on the al	negative effect on the built or natural landscape come forward for development in the short to medium term, even if allocated for development in 15 years plus.	built or natural landscape) are released only if required should have a positive effect in the short to medium term.	eleased should ffect in dium	mitigate for any negative effect. However, effects depend on the timing of the SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.
General			Option 1 Phasing d case sites housing d sites are p	Option 1 Phasing development case sites have also be housing development sites are phased.	by relying on the N sen allocated for de to meet local need	Option 1 Phasing development by relying on the NPPF requires strategic sites to be allocated into current, 6-10 year and 11-15 year brackets. In York's case sites have also been allocated for development in 15 years plus. This option has a positive effect on the housing objective since it enables housing development to meet local needs to be delivered. Effects on other social and relevant environmental objectives depend on when sites are phased.	be allocated into current, his option has a positive e ther social and relevant er	6-10 year and 11 ffect on the hous ivironmental obj	-15 year brackets. In York's ing objective since it enables ectives depend on when
			Option 2 By enablii this may a developm social obj	2 bling the marke ay also mean th pment in 15 ye. objectives relati	it to respond to loca at the least sustaina ars plus resulting in ng to accessibility a	Option 2 By enabling the market to respond to local housing need there will be a very positive effect on the housing and equality objective. However, this may also mean that the least sustainable strategic sites come forward for development in the short to medium term, even if allocated for development in 15 years plus resulting in a negative effect on relevant environmental objectives. There will also be negative effects on the social objectives relating to accessibility and open space provision.	very positive effect on thand for development in the environmental objectives.	e housing and eq short to mediur There will also k	uality objective. However, n term, even if allocated for ne negative effects on the
			Option 3 There may required environm open spanencourage	3 may be an unce ed may restrict nmental objecti pace provision, age the reuse c	Option 3 There may be an uncertain effect on the housing o required may restrict housing development in the environmental objectives in the short to medium t open space provision, any hierarchy of sustainabili encourage the reuse of previously developed land.	Option 3 There may be an uncertain effect on the housing objective since phasing development so that the least sustainable sites are released only if required may restrict housing development in the short term. However, this option would have a positive effect on the relevant environmental objectives in the short to medium term. There will also be positive effects on the social objectives relating to accessibility and open space provision, any hierarchy of sustainability will help to prioritise sites that have greater to accessibility to public transport and encourage the reuse of previously developed land.	g development so that the , this option would have a be positive effects on the se sites that have greater	least sustainabl positive effect c social objectives to accessibility t	e sites are released only if in the relevant relating to accessibility and public transport and
			Option 4 Phasing effect on can still can sustal adopted.	4 g development on allowing hou I come forward stainable sites t	such that the least ising development tin the short term. hat are allocated fo	Option 4 Phasing development such that the least sustainable strategic sites can only be released only once an SPD is in place will have a very positive effect on allowing housing development to meet local needs to be delivered, since sites that are allocated for development in 15 years plus can still come forward in the short term. Effects on other social and relevant environmental objectives depend on the timing of any SPD since less sustainable sites that are allocated for development in 15 years plus could still come forward in the short to medium term if an SPD is adopted.	only be released only onc ered, since sites that are a evant environmental obje s could still come forward	e an SPD is in pla illocated for dew ctives depend or in the short to m	ce will have a very positive elopment in 15 years plus the timing of any SPD since nedium term if an SPD is
Preferre	Preferred Approach		Social ONARI ONEG ETM ONEG ONEG ONEG ONEG ONEG	I Market approacl Negative effect i term Negative effect o	n results in a very por f Greenfield sites or on accessibility obje	I Market approach results in a very positive effect on housing and equality objectives Negative effect if Greenfield sites or those impacting on open space provision come forward for development in the short to medium term Negative effect on accessibility objectives since site that have greater accessibility to public transport may not be prioritised omic	quality objectives ce provision come forward ster accessibility to public	l for developmer transport may n	it in the short to medium ot be prioritised

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KEA	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear link	insufficient information		likely	how it is implemented
			o No significar	No significant effect on economic objectives	ctives		
			Environmental				
			o Negative eff	ect on environmental objec	ctives if least sustainable sti	rategic sites come forward f	Negative effect on environmental objectives if least sustainable strategic sites come forward for development in the short to medium
			term				
Recom	Recommendations		The preferred app	roach could have a number	r of negative effects since it	: would be left to the marke	The preferred approach could have a number of negative effects since it would be left to the market to decide if sites that are allocated for
			development in 1	5 years plus should come fc	orward in the short term. T	he Council should qualify in	development in 15 years plus should come forward in the short term. The Council should qualify in its Local Plan policy wording with
			reference to the f	indings of the above assess	ment that although a mark	et led approach is to be ado	reference to the findings of the above assessment that although a market led approach is to be adopted development that could have a
			negative effect or	ι the local population or en	vironment will need to be f	ully mitigated or compensat	negative effect on the local population or environment will need to be fully mitigated or compensated for in order that planning permission is
			granted in advanc	e of other sites coming for	ward. In particular sites tha	at require new infrastructure	granted in advance of other sites coming forward. In particular sites that require new infrastructure to support them must only be developed
			once this is in-situ	ي			

				Ног	Housing Density Approach	Арр	roach	Ноп	Housing Density Level and Location	vel	and Location		
SA	SA Objective			Optio densi vary k	Option 1: Housing density target does not vary by location	Optio target	Option 2: Housing density target varies by location	Optior target	Option 1: Housing density target of <40 dph	Opti targe	Option 2 Housing density target of 40-50 dph	Optic targe	Option 3 Housing density target of >50 dph
1	To meet the	•	Deliver homes to meet the needs of		Requiring the	+	Enabling density to	خ	Housing density	د .	Housing density	ć	Housing density
	diverse housing		the population in terms of quantity,		same density of		vary by location		target of <40 dph		target of 40-50 dph		target of >50dph is
	needs of the		quality;		housing in all		presents greater		presents greater		should help to		likely to make
	population in a	•	Promote improvements to the		locations could		opportunity to		opportunity for a		ensure the		development in city
	sustainable		existing and future housing stock;		limit the range of		ensure that a range		range of housing		provision of a		centre locations
	way.	•	Locate sites in areas of known		housing types and		of housing types		types and sizes,		sufficient number		more economically
			housing need;		sizes that can be		and sizes can be		including larger family		of homes. It		viable. If a high
		•	Deliver community facilities for the		provided. It may		provided. Density		homes to be built.		should enable the		density were
			needs of the population;		also restrict the		can vary to reflect		However, if a low		provision of a range		adopted across the
		•	Deliver pitches required for Gypsies		economic viability		known housing		density were adopted		of different housing		district it would
			and Travellers and Showpeople.		of sites where		need and market		across the district this		types, for example,		help ensure the
					lower densities		requirements		option may not help		terraces,		provision of a
					are required by		which can vary by		to ensure the		townhouses, semi-		sufficient number
					the market. This		location. This		provision of a		detached and		of homes.
					results in a		results in a positive		sufficient number of		detached		However, it is likely
					negative effect		effect as local		homes. Higher		properties. It may		to restrict the range
					since local		housing needs are		densities are likely to		make development		of housing types
					housing needs		more likely to be		be required in city		of rural sites less		and sizes, requiring
					may not be met.		met.		centre locations to		economically viable		apartments and
									make development		since the market is		smaller family
									economically viable.		likely to demand		homes to be built.
											larger family homes		

++			+	0		<u> </u>										:
Very positive impact Positive ir likely		Positive ir	Positive impact likely	No significa no clear link	No significant effect no clear link	/	rtain Icient in	Uncertain insufficient information	Negative impact likely	mpact li	_	Very negative impact likely	impact	Positive or negative impact depending on how it is implemented	e impad ited	t depending on
_																
													.= <u>-</u> - 0	in these locations. Higher densities are likely to be		
													- 0	required in city centre locations to		
													- u >	make development economically viable.		
Improve the Avoid locating development where		Avoid locating develop	oment wh		Requiring	ring the	+	Enabling density to	density to	ć	Lower density	nsity	<u>د</u>	Medium density	¿	Higher density
	environmental circum	environmental circum	stances co	plno	same	same density of		vary by location	cation		housing target	arget	-	targets should		housing target may
rk's	negatively impact on p	negatively impact on p	s,eldoec		housir	housing in all		presents greater	greater		presents greater	greater	ru	allow housing to be		limit opportunities
population health;	health;	health;	/ 000000		locations limit the	locations could limit the		opportunity to	ity to		opportunities for housing to be in	ities for	_ 3	in keeping with the local		tor housing to be in keening with the
multi-functional openspace	multi-functional opens	multi-functional opens	inspace /		oppor	opportunities for		in keeping with the	; with the		keeping w	keeping with the local	. =	neighbourhood in		local
Promotes a healthier lifestyle	Promotes a healthier I	Promotes a healthier I	ifestyle		ensuri	ensuring housing		local			neighbourhood.	rhood.	ro	all but rural		neighbourhood.
though access to leisure	though access to leisu	though access to leisu	Je .		is in k	is in keeping with		neighbourhood,	rhood,		Sensitive	Sensitive design and		locations. Sensitive		Sensitive design
opportunities (walking / cycling)	opportunities (walkin	opportunities (walkin	g / cycling)	23	the local			particularly in rural	ly in rural		layout is r	layout is required to	J	design and layout is		and layout is
Improves access to healthcare;	 Improves access to he 	Improves access to he	althcare;		neighi	neighbourhood.		and city centre	entre =:		ensure safety and	fety and	_	required to ensure		required to ensure
Provides or promotes safety and	 Provides or promotes 	Provides or promotes	safety and	p	This re	This results in a		locations. This	This		security fo	security for residents.	<i>S</i> 4	safety and security		safety and security
security for residents;	security for residents;	security for residents;			since	negative errect since a lack of		results in a positive	a positive				-	ror residents.		ror residents.
Ensure that land Sometime for the formal and a second a second and a second a second and a second a	Ensure that land Contomination (2011+:	Ensure that land	2	+	comm	smee a laek Si community		sense of								
pose unacceptable risks to health.	pose unacceptable ris	pose unacceptable ris	ks to healt	th.	influe	influences health.		community	r,							
				-				influences health.	s health.							
•	Provide good educatio	Provide good educatio	n and trai	o guinia		No significant	0	No significant	cant	0	No signifi	No significant effect /	0	No significant effect	0	No significant effect
	opportunities for all;	opportunities for all;			effect	effect / no clear		effect / no clear	o clear		no clear link	Ž.	_	/ no clear link		/ no clear link
development Support existing higher and further and training for	Support existing higher Alicational establishm	Support existing higher	r and furt	ther	Y Y			¥								
	continued success;	continued success;							_							
workforce Provide good quality employment		Provide good quality	employme	ent												
Opportunities available to all.		opportunities availab	le to all.	0 3364		No significant	-	No significant	,ant	_	No cianific	No significant offert /	-	No significant offert	c	No significant offect
		success and investme	ent:			effect / no clear)	effect / no clear	o clear		no clear link	nk		/ no clear link	,	/ no clear link
•	Deliver a flexible and	Deliver a flexible and	d relevant		link			lin Y								
low carbon and workforce for the future;	workforce for the fu	workforce for the fu	ture;													
inclusive • Deliver and promote stable	Deliver and promot	Deliver and promot	e stable													
economy economic growth;	economic growth;	economic growth;														
Enhance the city centre and its	 Enhance the city cer 	Enhance the city cer	ntre and its													
opportunities for business and	opportunities for bu	opportunities for bu	usiness and													
leisure;	leisure;	leisure;														
Provide the appropriate	Provide the appropriate a	Provide the approp	riate													
infrastructure for economic growth;	infrastructure for ed	infrastructure for ed	conomic gro	wth;												

Very po	Very positive impact	Positive impact likely	No significant effect	/ :	Uncertain	or	Negative impact likely	act likely	Very negative in	impact	Positive or negative impact depending on	npact dep	ending on
likely			no clear link		sufficient in	insufficient information			likely		how it is implemented	70	
	•	Support existing employment drivers:											
	•	Promote a low carbon economy	1.										
Help deliver	•	Address existing imbalances of	•	Requiring the	+	Enabling density to	ensity to	Lower	Lower density		Medium density		Higher density
equality and	v :	equality, deprivation and exclusion	sion	same density of		vary by location	ation	housin	housing target	tar :	targets should	hous	housing target may
access to all	_	across the city;		housing in all		presents greater	reater	presen	presents greater	. a	allow housing to be	ושון	limit opportunities
	•	Provide accessible services and		locations could		opportunity to	ry to	opport	opportunities for	= 3	In keeping with the	101	ror nousing to be in
		facilities for the local population;	n;	IIMIt the		ensure nousing is	JSING IS	nousing	nousing to be in	local	B 	Keek	Keeping Witn tne ဥ္ပရ
	•	Provide affordable housing to meet	neet	opportunities for	5 5	in keeping with the	alli ille	Reeping	keeping with the local	= =	neignbournood III	P Spice	local poighboughood I+
		demand;		is in keeping with	ν τ	neighbourhood	pood	ungian and ode	odimood. It	Ē <u>3</u>	all Dut I ulai		may also limit
	• •	Help reduce nomelessness;	9	the local	<u> </u>	nerginada nood, narticularly in rural	i in riiral	P P P P P P P P P P P P P P P P P P P	opportunities to meet	<u> </u>	design and layout is	a a	may also minic
	•	Promote the safety and security for	y tor	neighbourhood		and city centre	ymrai	the neg	the needs of different	בי ק	required to ensure	ade a	opportanties to meet the needs of
		people and/or property.		It may also	<u> </u>	locations Density	Density	grouns	groups within	- 76	cafety and security	High series	different grouns
				restrict the		can vary to reflect	reflect	Commu	communities, the	fo sa	for residents.	within	in in
				economic viability	<u>4</u>	known housing	lsing	elderly	elderly or disabled.	<u> </u>		00	communities, the
				of providing		need and market	narket	Sensiti	Sensitive design and			elde	elderly or disabled.
				affordable		requirements	nts	layout	layout is required to			Sens	Sensitive design
				housing on sites	S	hopefully providing	providing	ensure	ensure safety and			and	and layout is
				where lower		greater		securit	security for residents.			redn	required to ensure
				densities are		opportunity for	ty for					safe	safety and security
				required by the		affordable housing	housing					for r	for residents.
				market.		to be							
						accommodated.	lated.						
Reduce the	•	Deliver development where it is	·	Requiring the	+	Enabling density to	ensity to		Lower density		Medium density		Higher density
need to travel	ıvel	accessible by public transport,		same density of		vary by location	ation	usnou :	housing may help to	<u>د</u> د	nousing could	ŠĎ .	housing could
and deliver a	С	walking and cycling to minimise the	the the	housing in all		presents greater	reater	limit ar	imit any effect of	а #	affect congestion	in cr	increase congestion
sustainable		use of the car;		locations could		opportunity to	ry to	new ho	new housing upon	<u>e</u>	levels on the local	leve	levels on the local
Integrated	•	Deliver transport infrastructure		Ilmir the		ensure nousing can	using can	conges	congestion on the	Š į	road network due	road	road network due
transport		which supports sustainable travel	le/	opportunities to	n 6	respond to issue	Issues	local ro	local road network by	5 ‡	to the increase in	5 4	to the increase in
N IOMOIN	•	Options;	.love	of congestion on	ß s	the local	<u> </u>	of new	of new residents in an	1	residents in the	recir	residents in the
	•	Improve sustainiable lottins of the	lavel,	the local road	_	neighbourhood	pood	area	area particularly in	area		area	area particularly in
	•	inplove congestion.		network.		higher density	sitv	suburb	suburban and rural		•	nqns	suburban and rural
				particularly in		housing more	ore	locations.	ns.			loca	locations.
				rural areas where	re	suited to the city	he city						
				there may be		centre where there	ere there						
				limited access to	0	is very good access	d access						
				services and		to services and	and						
				public transport.		public transport.	ť		_				
To minimise	•	Reduce or mitigate greenhouse gas	gas 0	No significant	0	No significant	ant 0		No significant effect / 0		No significant effect 0		No significant effect
greenhouse	a)	emissions from all sources;		effect / no clear	_	effect / no clear	clear	no clear link	r link	_	/ no clear link) 	/ no clear link
gases that	•			-								_	

H	‡		+		¿					-		_		
	Very positive impact likely	impact	Positive impact likely No	No significar no clear link	No significant effect / Unc	Uncertain insufficient in	Uncertain or Neg	Negative impact likely	: likely	Very negative impact likelv	impact	Positive or negative impact depending on how it is implemented	impact c	lepending on
	(com									, and a second			5	
	cause climate	_	measures for the likely effects of											
	change and	J	climate change;											
	deliver a	•	Provide and develop energy from											
	managed	_	renewable, low and zero carbon											
	response to its	,	technologies;											
	enects	•	Promote sustainable design and											
		- 4	building materials that manage the											
			idiale ilisks alid collisequellices ol climate change:											
		•	Adhere to the principles of the											
		U	energy hierarchy.											
∞	Conserve or	•	Protect and enhance international	0	No significant	0	No significant		No signi	No significant effect /	_	No significant effect	Z	No significant effect
	enhance green	10	and nationally significant priority		effect / no clear		effect / no clear		no clear link	link	_	/ no clear link	_	/ no clear link
	infrastructure,	v)	species and habitats within SACs,		link		link							
	bio-diversity,	J,	SPAs, RAMSARs and SSSIs;											
	geodiversity,	•	Protect and enhance locally											
	flora and fauna	_	important nature conservation sites											
	for accessible		(SINCs);											
	high quality and	•	Create new areas or site of bio-											
	connected	3	diversity / geodiversity value;											
	natural	•	Improve connectivity of green											
	environment		infrastructure and the natural											
		J	environment;											
		•	Provide opportunities for people to											
		ΰ	access the natural environment.											
6	Use land	•	Re-use previously developed land;	0	No significant	0	No significant		Lower density	ensity	J 1	Medium density	+	Higher density
	resources	•	Prevent pollution contaminating the		effect / no clear		effect / no clear		housing	housing may not		housing should help	ž	housing should help
	efficiently and	_	land and remediate any existing		link		link		ensure t	ensure the most		ensure the effective	ē	ensure the effective
	safeguard their	5	contamination;						effective	effective use of land	_	use of land from	ä	use of land
	quality	•	Safeguard soil quality, including the						resource	resources, particularly	_	rural to urban	ē	resources from
			best and most versatile agricultural						in urban	in urban and city	_	locations.	5 5	rural to city centre
			land;						centre	centre locations.			2	locations.
		•	Protect or enhance allotments;											
		•	Safeguard mineral resources and											
	-	J	encourage their efficient use.				,			-		+		
10		•	Conserve water resources and	0	No significant	0	No significant	0	No signi	t effect /	0	effect	2 ·	No significant effect
	efficiency and		quality;		effect / no clear		effect / no clear		no clear link	link	_	/ no clear link	_	/ no clear link
	quality	•	Improve the quality of rivers and		link		link							
		30	groundwaters.											
11		•	Promote reduction, re-use, recovery	0	No significant	0	No significant	0	No signi	t effect /	0	effect	2 0	No significant effect
	generation and	τυ	and recycling of waste;		effect / no clear		effect / no clear		no clear link	link	_	/ no clear link	_	/ no clear link
	increase level of	•	Promote and increase resource		link		link							
														Ī

L									l						
				Э		,		ı							
	Very positive impact likely	impac	t Positive impact likely	No significa no clear link	nt effect /	Uncertain insufficient	Uncertain or insufficient information	Negative impact likely	npact lik	ely Very likely	negative	impact	Positive or negative impact depending on how it is implemented	npact depe	nding on
			-			-	-	_			-		-	-	7
	reuse and recycling		efficiency.												
12	Improve air quality	• • • • •	Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; 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	m 0 nns to nn ity and here air sir ts on syrated	No significant effect / no clear link	o	No significant effect / no clear link	o clear	0	No significant effect /	effect / 0	N / nc	No significant effect 0	No sign / no o	No significant effect
13	Minimise flood risk and reduce the impact of flooding to people and property in York	• • •	Reduce risk of flooding; 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 (5uDs).	and pact	No significant effect / no clear link	o o	No significant effect / no clear link	cant o clear	0	No significant effect / no clear link	effect / 0	S ~	No significant effect 0 / no clear link	No sign	No significant effect
14	Conserve or enhance York's historic environment, cultural heritage, character and setting		Preserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic	storic rotal	Requiring the same density of housing in all locations could limit the opportunities for ensuring housing is in keeping with the local character.	of dd for sing with	Enabling density t vary by location presents greater opportunity to ensure housing is in keeping with the local character.	Enabling density to vary by location presents greater opportunity to ensure housing is in keeping with the local character.	~	Lower density housing target presents greater opportunities for housing to be in keeping with the local neighbourhood. However, in urban and city centre locations medium to high density housing	for for in he local d. ban bium to	targe allocal port of the control of	Medium density targets should allow housing to be in keeping with the local character n all but rural locations. Sensitive design and layout is required to fit in with the historic environment.	Highe housing the	Higher density housing target may limit opportunities for housing to be in keeping with the local character. For example, high rise housing development could impact on the skyline. Sensitive

no gi		design and layout is required to fit in with the historic environment.	Higher density housing target may limit opportunities for housing to be in keeping with the local character. For example, high rise housing could impact on the skyline. Sensitive design and layout is with the built landscape.	as ver local	estion. et is	enable a :t	
t dependin		design and layou required to fit in with the historic environment.	Higher density housing target may limit opportunities for housing to be in keeping with the local character. For example, high rise housing could impact on the skyline. Sensitive design and layout is required to fit in with the built landscape.	ed as well and less a low ural areas.	tion in que ensity targe	is should t	ban/urban
e impact	ted		<mark>с.</mark>	provide This is u n non-ru is in kee	the loca	tion. Tł n a posi	dph. url
I Positive or negative impact depending on	how it is implemented		Medium density targets should allow housing to be in keeping with the local character n all but rural locations. Sensitive design and layout is required to fit in with the built landscape.	HOUSING DENSITY APPROACH Requiring the same density housing target in all locations is likely to limit the range or housing types and sizes that can be provided as well as opportunities to ensure housing is in keeping with the local neighbourhood and character resulting in a negative impact. This is unless a lower density target is adopted across the district and developers voluntarily choose to adopt medium to high density housing in non-rural areas. Conversely enabling density to vary by location should enable a range of housing type and sizes to meet local needs that is in keeping with local neighbourhoods and character resulting in a positive impact.	HOUSING DENSITY LEVEL Effects on all relevant social, economic and environmental objectives are uncertain since impacts will vary depending on the location in question. Careful consideration will need to be given to the appropriate density target for rural and city centre sites in particular, no one density target is appropriate to all locations across the district.	HOUSING DENSITY APPROACH The preferred approach is to enable density to vary by location, in this case by rural, suburban, urban and city centre location. This should enable a range of housing type and sizes to meet local needs that is in keeping with local neighbourhoods and character resulting in a positive impact assuming an appropriate density target is selected for each location.	ISITY LEVEL approach adopts a range of density targets dependant on location as follows: rural <30 dph. suburban <40 dph. urban/urban
impact			۲	ing type: esulting dium to sizes to r	ipacts wity centr	ioods an	: rural <
Very negative impact	likely	is more likely to be in character. Sensitive design and layout is required to fit in with the historic environment.	Lower density housing target presents greater opportunities for housing to be in keeping with the local neighbourhood. However, in urban and city centre locations medium to high density housing is more likely to be in character. Sensitive design and layout is required to fit in with the built landscape.	t the range or housi ood and character r choose to adopt me f housing type and s	e uncertain since im rget for rural and ci	ase by rural, suburb ith local neighbourh	location as follows:
t likely		is mor charac design requir the his	Lower housing preser oppor oppor housing housing housing howe and ci locatid high dis mor characters design require the bit housing housing the bit housing housing the bit housing housing the bit housing th	ely to limi ghbourho untarily c	ctives ar	, in this c eeping w	ndant on
e impac			<u>с.</u>	ns is like ocal nei pers volu enable a	rtal obje priate c	ocation, t is in ke	ts dene
- Negative impact likely			nsity to ation eater / to sing is sing is with the rer.	l locatior ith the lo I develop should e	ironmen ne appro	vary by l eeds tha ted for e	itv targe
jo	insufficient information		Enabling density to vary by location presents greater opportunity to ensure housing is in keeping with the local character.	target in all heeping w district and by location Iting in a po	nic and envi e given to th	density to veet local negget is select	nge of densi
in	ent info		+	CH housing sing is ii ross the to vary ter resu	econor eed to b	CH o enable izes to m nsity tar	ntsara
/ Uncertain	insuffici		Requiring the same density of housing in all locations could limit the opportunities for ensuring housing is in keeping with the local character.	HOUSING DENSITY APPROACH Requiring the same density housing target in all locations is li opportunities to ensure housing is in keeping with the local n density target is adopted across the district and developers v Conversely enabling density to vary by location should enable neighbourhoods and character resulting in a positive impact.	HOUSING DENSITY LEVEL Effects on all relevant social, economic and en Careful consideration will need to be given to appropriate to all locations across the district.	HOUSING DENSITY APPROACH The preferred approach is to enable density to vary by location, in th range of housing type and sizes to meet local needs that is in keeping assuming an appropriate density target is selected for each location.	HOUSING DENSITY LEVEL The preferred approach ado
effect			Requiring the same density of housing in all locations could limit the opportunities for ensuring housing is in keeping wit the local character.	MG DENS ng the sc Inities to target is sely enal	VG DENS on all re conside riate to a	VG DENS ferred a f housin	JG DENS ferred a
O No significant effect	ar link			HOUSING DEN Requiring the s opportunities t density target i Conversely end	HOUSING DEN Effects on all re Careful conside appropriate to	HOUSING DEN The preferred range of housi assuming an a	HOUSING DEN The preferred
O No sig	no clear link		ape III y				
+ Positive impact likely		j.	Preserve or enhance the landscape including areas of landscape value Conserve or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.				
t		Paper.	Press inclu Cons impc Pron cont, lands "lanc Herit				
ve impa			• • •				
++ Very positive impact	likely		Conserve and enhance York's natural and built landscape	ļe.		Preferred Approach	
KEA			115	General		Prefer	

,	++	+	0	خ			
KEA	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	or Negative impact likely	Very negative impact	Very negative impact Positive or negative impact depending on
	likely		no clear link	insufficient information		likely	how it is implemented
			larger family home	s and help limit the effects	of new housing on congest	ion on the local road networ	nomes and help limit the effects of new housing on congestion on the local road network. Conversely the higher city centre target

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

SECTION 11: AIDING CHOICE IN THE HOUSING MARKET

Ho	Housing Mix							
SA O	SA Objective		Option 1: Do not sper and enable the mark housing requirement	Option 1: Do not specify any housing mix and enable the market to determine the housing requirement	Option	Option 2: Rely on NPPF to ensure appropriate housing mix provision	Option 3 appropr	Option 3 : Provide Local level policy to ensure appropriate housing mix provision
т	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	The evic show th requirer York in t tenure of the mar would n need, ps housing, provisio tenure of be a lag respond particula	The evidence base and baseline show that there are specific equirements for housing need in fork in terms of size, type and cenure of properties. Allowing the market to determine this would not necessarily address need, particularly for affordable nousing, and may lead to under proyision of specific types or cenure of properties. There may be a lag time for the market to espond to known trends,	+	The NPPF requires that provision should be made for a mix of housing based on current and future demographic trends, markets trends and the needs of different community groups. However, this policy is not locally specific in terms of actual requirements and may be interpreted in different ways, particularly given the inclusion for market trends.	‡	Local policy should incorporate the specific requirements, which the plan should achieve in order to meet the current and arising need of the population. This should ensure that the local requirements are clear.
2	Improve the health and well-being of York's population	 Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional openspace Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) 	O There is this alte	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Support existing higher and further educational establishments for continued success; Support existing higher and further educations for provide good quality employment opportunities available to all. Help deliver conditions for business and relevant workforce and investment; Belying on the market to deliver and promote stable economic market may not fully support the economy should the workforce not be met. However, and its would ensure that engage of interpretation and degree of interpretation and elevative and elevative opportunities for business and leisure; Provide good education should the interpretation and elevative and promote stable economic economic stable economic economic economic stable economic e
1 There is no clear link between this alternative and the objective this alternative and the objective different choices in the housing market may not fully support the economy should the requirements arising from the workforce not be met. However, it would ensure that development is viable.
1 Relying on the market to deliver 1 different choices in the housing market may not fully support the economy should the requirements arising from the workforce not be met. However, it would ensure that development is viable.
Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy.
Address existing imbalances of equality, deprivation and exclusion across the city; determine and deliver the requirements for housing need may lead to under provision of specific types or tenure of properties demand; demand; demand; demand; demand; demand security for propert the safety and security for people and/or property. Promote the safety and security for social exclusion or people housed in properties not suitable for their requirements. People may also be forced to choose an alternative location to live where accommodation does meet their need. There may also be a lag time for the market to respond

λ:			+ 4	0 2		,		:	- 137	:		:
KE	Very positive impact	impact	Positive impact likely	No significant no clear link	o o	ffect / U	Uncertain insufficient information	Negativ	Negative impact likely	Very negative in likely	impact	Positive or negative impact depending on how it is implemented
					-	to known tr	to known trends particularly in					
					+	the short term.	erm.					
9	Reduce the	Deliver of the properties	Deliver development where it is		_ (Under deliv	Under delivery of housing types	_	Delivering the types of	oes of	_	Delivering the types of accommodation
	and deliver a	and cycl	accessions by public transport, walking and cycling to minimise the use of the	he he	J	of York lead	of York leading to increased		of current and fu	of current and future trends as per		trends as per NPPF should ensure that
	sustainable	car;	car; Deliver transport infrastructure which	5		travel/ com nrovided	travel/ commute to jobs provided	+	NPPF should ensure that people a	NPPF should ensure that people are able to work and live within York	+	people are able to work and live within
	transport		supports sustainable travel options;						enabling a shorter commute.	r commute.		0
	network		Promote sustainable forms of travel;	÷								
I			Improve congestion.									:
7	To minimise	Reduce of the second of t	Reduce or mitigate greenhouse gas	0		There is no	There is no clear link between	0	There is no clear link betweer	There is no clear link between this	0	There is no clear link between this
	greeniouse	elilissio	elilissiolis II olii ali sodi ces,		•	נוווז מונבו וומ	ווועב מוומ חוב סמלברוועב		מורבווומרואב מווח רו	וב חמלברווגב		מונפווומנועפ מוות נוופ סמופרנועפ
	gases ulat	• Plan or	For the likely offerts of climate change:	sures								
	change and	• Provide	Provide and develop energy from	, 28°,								
	deliver a		repewable low and zero carbon									
	managed	technologies:	ogies:									
	response to	Promote	Promote sustainable design and building	ilding								
	its effects	materia	materials that manage the future risks	sks								
		and con	and consequences of climate change;									
		Adhere	Adhere to the principles of the energy	ğ								
		hierarchy.		i								
∞	Conserve or	Conserv	Conserve or enhance international and	and 0		There is no	There is no clear link between	0	There is no clear	There is no clear link between this	0	There is no clear link between this
	enhance	national	nationally significant priority species and	s and		this alterna	this alternative and the objective		alternative and the objective	he objective		alternative and the objective
	green	habitats	habitats within SACs, SPAs, RAMSARs and	Rs and								
	infrastructure	SSSIs;										
	, bio-	Conserv	Conserve or enhance locally important	ant								
	diversity,	nature o	nature conservation sites (SINCs);									
	geodiversity,	Create n	Create new areas or site of bio-diversity /	rsity/								
	flora and	geodive	geodiversity value;									
	tauna tor	Improve	Improve connectivity of green									
	accessible	infrastru	infrastructure and the natural									
	high quality	environment;	ment;									
	and	 Provide 	Provide opportunities for people to									
	connected	access th	access the natural environment.									
	natural											
	environment											
0	Use land	Re-use p	Re-use previously developed land;	0		There is no	There is no clear link between	0	There is no clear	There is no clear link between this	0	There is no clear link between this
	resources	 Prevent 	 Prevent pollution contaminating the land 	e land		this alterna	this alternative and the objective		alternative and the objective	he objective		alternative and the objective
	efficiently	and rem	and remediate any existing									
	and	contamination;	ination;									
	sateguard	Safegua	Safeguard soil quality, including the best	best								

KEA	Very positive impact likely	impact	Positive impact likely	O No significant	a	ffect /	؟ Uncertain or	- Negati [,]	Negative impact likely	Very negative in	impact	Dositive or negative impact depending on
7N	Very positive	· Impact		No signit	Ф	Hect /	:	Negativ	ve impact likely	negative		Docition or negative impact depending on
	linery			no clear link	ink	ins	insufficient information			,		how it is implemented
					-						-	_
	their quality	and mos	and most versatile agricultural land;									
		Conserv Safeguar	Conserve or enhance allotments; Safeguard mineral resources and									
		encoura	encourage their efficient use.									
	Improve	Conserve	Conserve water resources and quality;		. 0	There is no a	There is no clear link between	0	There is no clear link between this	ink between this	0	There is no clear link between this
	water	Improve	 Improve the quality of rivers and 			this alternati	this alternative and the objective		alternative and the objective	e objective		alternative and the objective
	efficiency and	groundwaters.	waters.									
-	Reduce waste	• Promote	Promote reduction re-use recovery and			There is no c	There is no clear link between	c	There is no clear link hetween this	ink hetween this	c	There is no clear link hetween this
	reduce waste		recycling of waste.			this alternati	this alternative and the objective	,	alternative and the objective	e objective	•	alternative and the objective
	and increase	• Promote	Promote and increase resource									
"	level of reuse		Σγ.									
12	Improve air	Reduce 3	Reduce all emissions to air from current		0	There is no c	There is no clear link between	0	There is no clear link between this	ink between this	0	There is no clear link between this
	quality	activities;	s;			this alternati	this alternative and the objective		alternative and the objective	e objective		alternative and the objective
		Minimise	Minimise and mitigate emissions to air	air								
		from ne	from new development (including									
		reducing	reducing transport emissions through									
		low emis	low emission technologies and fuels):									
		• Support	Support the development of city wide	٠_0								
			Jam omission infrastructure:	J.								
			ssion minastructure,									
			Improve an quality in AQMAS and									
			prevent new designations;									
		Avoid loc	Avoid locating development where it									
		could ne	could negatively impact on air quality;	. / .								
		Avoid log	Avoid locating development in areas of	of .								
		existing	existing poor air quality where it could	P								
		result in	result in negative impacts on the health	alth								
		of future	of future occupants/users;									
		Promote	Promote sustainable and integrated									
		transpor	transport network to minimise the use of	se of								
-			:			ŀ		,	i			
13	Minimise	Reduce I	Reduce risk of flooding;		0	There is no c	There is no clear link between	0	There is no clear link between this	link between this	0	There is no clear link between this
	Tlood risk and	• Ensure c	Ensure development location and design	Sign		tnis aiternati	this aiternative and the objective		alternative and the objective	ie objective		alternative and the objective
	reduce the	does no	does not negatively impact on flood risk;	risk;								
	impact of	Deliver of	Deliver or incorporate through design	L.								
	flooding to	sustaina	sustainable urban drainage systems									
	people and	(SuDs).										
	property in York											
14 (Conserve or	Conserve	Conserve or enhance the special		0	There is no c	There is no clear link between	0	There is no clear link between this	ink between this	0	There is no clear link between this
	enhance	characte	character and setting of the historic city;	city;		this alternati	this alternative and the objective		alternative and the objective	e objective		alternative and the objective

Ľ	‡		+	0		¿			1		
KΕλ	Very positive impact	impact	Positive impact likely	No significant effect	/	Uncertain	Negative	Negative impact likely	Very negative impact		Positive or negative impact depending on
ł	likely			no clear link		insufficient information			likely		how it is implemented
	York's historic		 Promote or enhance local culture; 								
	environment,	Conserve	Conserve or enhance designated and	pu							
	cultural	non-de	non-designated heritage assets and their	d their							
	heritage,	setting;									
	character and	Conserve	Conserve or enhance those elements	ıts							
	setting	which c	which contribute to the 6 Principle								
		Charact	Characteristics of the City as identified in	fied in							
		the Her	the Heritage Topic Paper.								
15	Conserve or	Conserve	Conserve or enhance the landscape	0	There is 1	There is no clear link between	0	There is no clear link between this	ink between this	0	There is no clear link between this
	enhance	includin	including areas of landscape value		this alter	this alternative and the objective		alternative and the objective	e objective		alternative and the objective
	York's natural	 Protect 	 Protect or enhance geologically 								
	and built	importa	important sites;								
	landscape	Promot.	Promote high quality design in context	text							
		with its	with its urban and rural landscape and in	and in							
		line with	line with the "landscape and Setting"	œ [*]							
		within t	within the Heritage Topic Paper.								
Gen	General			Opti	ions 2 and 3 w	ould help to support the p	orovision o	f suitable housing	mix for York in te	erms of the	Options 2 and 3 would help to support the provision of suitable housing mix for York in terms of the delivery of a mix of property type and
				tenr	are. Local leve	I policy (Option 3) howeve	r, should ل	านild upon the reqเ	uirements of the	NPPF (Opt	tenure. Local level policy (Option 3) however, should build upon the requirements of the NPPF (Option 2) to build sustainable and cohesive
				mon	hunities and	communities and enable less interpretation of trends by ensuring that York specific requirements are clearly set out	of trands	by ensuring that V	innar shacific radin	rements ar	re clearly set out

	within the Heritage Topic Paper.	
General		Options 2 and 3 would help to support the provision of suitable housing mix for York in terms of the delivery of a mix of property type and tenure. Local level policy (Option 3) however, should build upon the requirements of the NPPF (Option 2) to build sustainable and cohesive communities and enable less interpretation of trends by ensuring that York specific requirements are clearly set out.
		The analysis shows that Option 1 is likely to have negative effects given that the market would not necessarily respond to York's need but what is more popular now, viable and profitable. It is considered that this could lead to under provision and social exclusion through not delivering York's known need, particularly in the short-term as they recognise future trends.
Preferred Approach		Option 3: Provide Local level policy to ensure appropriate housing mix provision
		• This option should ensure the provision of housing in line with the identified need from the evidence base and has the potential to
		further the requirements of NPPF to be York specific. This option would be the most positive in meeting the social sustainable objectives.
		• The delivery of suitable accommodation should ensure that the workforce is supported in living within York having benefits in supporting
		the economy.
		There are no identified environmental impacts in delivering housing mix.
Recommendations		• To maximise the potential of policy option 3, the approach should also include a focus on the standards of housing to be delivered
		through the plan period recommending for example Lifetime Homes, to ensure that properties can allow adaption for differing needs.

H	Housing Mix Targets	Fargets				
SAG	SA Objective		Option 1: Provide >70% of development		Option 2: Provide 70% of development to	Option 3: Provide <70% of development to be
			to be houses (<30% flats)	pe hon	be houses (30% flats)	houses (>30% flats)
1	To meet the	To meet the • Deliver homes to meet the needs of the	+ It is recognised that a mix of	‡	It is recognised that a mix of	- This option would not satisfy the
	diverse	population in terms of quantity, quality;	housing is required. Whilst the		housing is required. Whilst the	required housing type needed in
	housing	 Promote improvements to the existing 	SHMA (2006) advocated a 60:40	0	SHMA (2006) advocated a 60:40	response to York's population given the

KEA	Very positive impact likely	impact	+ Positive impact likely	O No significant no clear link	nt effect /	Uncertain or insufficient information	Negativ	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented	
	needs of the population in a sustainable way.	and futur • Locate sit need; • Deliver of the po of the po Traveller:	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.	ing needs s and	approac recognis has delix of flats t higher n type sub documen option w this bala deliverin flatted d providing developr	approach, it should also be recognised that previously York has delivered a higher proportion of flats than houses leading to a higher need for this property type subsequently to the document's publication. This option would satisfy redressing this balance, whilst also delivering a requirement for flatted development. However, providing significantly less flatted development may not satisfy the acknowledged requirement		approach, it should also be recognised that previously York has delivered a higher proportion of flats than houses leading to a higher need for this property typ subsequently to the document's publication. This option would satisfy redressing this balance, whilst also delivering a requirement for flatted development.	approach, it should also be recognised that previously York has delivered a higher proportion of flats than houses leading to a higher need for this property type subsequently to the document's publication. This option would satisfy redressing this balance, whilst also delivering a requirement for flatted development.		need to redress the balance previously created through a high delivery of flatted development. The SHMA evidence (2006) suggested a 60:40 ratio which did not take account of the delivery rates achieved during the economic boom.	
7	Improve the health and well-being of York's population	Avoid locatin environment: negatively im Improve acce functional op Promotes a h access to leis cycling) Improves acc Provides or p for residents; Ensure that Is does not poss health.	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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.	h; ti- ti- sh king / curity	There is this alte.	There is no clear link between this alternative and the objective	0	There is no clear link betweer alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	I
κ	Improve education, skills development and training for an effective workforce	Provide g opportur Support c education success; Provide g opportur	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.	g 0	There is this alter	There is no clear link between this alternative and the objective	0	There is no clear link betweel alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive	 Help deliver cc success and in Deliver a flexifor the future; Deliver and pregrowth; 	Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth;	force olic	There is this alter	There is no clear link between this alternative and the objective	0	There is no clear link betweer alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

+ :			-	0	,			-	:		:	
Very likely	Very positive impact likely		Positive impact likely	No significant no clear link	int effect /	Uncertain insufficient information	Negativ	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented	
есопоту	my	Enhance opportun Provide tl for econo	Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth;	ure;								
		Support e Promote	Support existing employment drivers; Promote a low carbon economy.	irs;								
Help equal acces	Help deliver equality and access to all	Address e deprivation deprivation of the loon of	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.	ality, + lifties lifties t	It is recchousing SHMA (approached) approached by the second of flats in higher recognishes sufficiently be sufficiently by the sufficient by the	housing is required. Whilst the SHMA (2006) advocated a 60:40 approach, it should also be recognised that previously York has delivered a higher proportion of flats than houses leading to a higher need for this property type subsequently to the latest SHMA (2011) recognises that there is and will be a need for different accommodation types to satisfy need. This option would satisfy redressing this balance, whilst also delivering a requirement for flatted development. However, providing significantly less flatted development may not satisfy the acknowledged requirement for this property type in the future.	‡	It is recognised that a mix of housing is required. Whilst the SHMA (2006) advocated a 60:40 approach, it should also be recognised that previously York has delivered a higher proportion of flats than houses leading to a higher need for this property type subsequently to the document's publication. The latest SHMA (2011) recognises that there is an will be a need for different accommodation types to satisfy need. This option would satisfy redressing this balance, whilst also delivering a requirement for flatted development.	It is recognised that a mix of housing is required. Whilst the SHMA (2006) advocated a 60:40 approach, it should also be recognised that previously York has delivered a higher proportion of flats than houses leading to a higher need for this property type subsequently to the document's publication. The latest SHMA (2011) recognises that there is and will be a need for different accommodation types to satisfy need. This option would satisfy need. This option would satisfy need. This option would satisfy delivering a requirement for flatted development.		This option would not satisfy the required housing type needed in response to York's population given the need to redress the balance previously created through a high delivery of flatted development. The SHMA evidence (2006) suggested a 60:40 ratio, which did not take account of the delivery rates achieved following the documents publication. Delivery of this option would continue to cause an imbalance of provision within York and could contradict the known future need in the latest SHMA (2008)	
Reduce the need to to to and delive sustainab integrater transport transport network	Reduce the need to travel and deliver a sustainable integrated transport network	Deliver de accessible and cyclir car; Deliver tr supports Promote Improve a	 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. 	o ding the cich is:	There is this alte	There is no clear link between this alternative and the objective	0	There is no clear link betweer alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
To minim greenhou gases the cause clir change a deliver a	To minimise greenhouse gases that cause climate change and deliver a	Reduce o emissions Plan or in for the lik Provide a renewabl	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	sures	There is this alte	There is no clear link between this alternative and the objective	0	There is no clear link between alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

‡ ;				0			1 2	-	:		-	_
Very positive impact likely	impact		Positive impact likely	No significant no clear link	ant effect ,	/ Uncertain or insufficient information	Negativ	Negative impact likely	Very negative im likely	impact	Positive or negative impact depending on how it is implemented	
managed technologies; response to its effects materials that and conseque Adhere to the hierarchy.		1 - + a - a +	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.	ilding sks e; gy								
conserve or enhance nation green habita infrastructure SSSIs; bio-bio-biological biological biologi		try eer er character try eer character try syke	Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	o s and s and s and s and ant rsity /	There this al	There is no clear link between this alternative and the objective	0	There is no clear link betweer alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
Use land • Re-u resources • Prev efficiently and and safeguard • Safeg their quality • Cons • Safeg		se ent am am gua erv erv	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use.	e land best	The d house incur to have amou delive woulch and n for de for de	The development of >70% houses to <30% flats is likely to incur more land take. This is likely to have a an impact of the amount of land required to deliver growth. However, this would depend upon the scale and massing and available land for development.	_	The high houses to flats ratio is likely to incur less land take tha option 1 but will still have an effect land take within the city.	The high houses to flats ratio is likely to incur less land take than option 1 but will still have an effect land take within the city.	_ +	The higher flats to houses ratio (<70%:>30%) houses is likely to incur less land-take than options 1 and 2 by requiring less land within the city. However, this would depend upon the scale and massing and available land for development.	
Improve • Conwater • Impreficiency and groundlity		ser, rove	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	ity; 0	There this al	There is no clear link between this alternative and the objective	0	There is no clear link betweer alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
Reduce waste Progeneration recand increase Progeneration end increase efficient and recycling		Promote r recycling o Promote a efficiency.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	y and 0	There this al	There is no clear link between this alternative and the objective	0	There is no clear link betweer alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
• •		Reduce al activities; Minimise	Reduce all emissions to air from current activities; Minimise and mitigate emissions to air	rent 0	There this al	There is no clear link between this alternative and the objective	0	There is no clear link betweer alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	

Very positive impact	t	+ Positive impact likely	O No significant	ant effect /	? Uncertain or	_	- Negative impact likely	 Very negative impact		I Positive or negative impact depending on
1			no clear link		t informatic			likely		how it is implemented
	from nevreducing low emis	from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide	gh s); ide							
	low emis Improve prevent	low emission infrastructure; Improve air quality in AQMAs and prevent new designations;								
	Avoid loc could ne	Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of	it ity;							
		existing poor air quality where it could result in negative impacts on the health	ould ealth							
	of future • Promote transpor	of future occupants/users; Promote sustainable and integrated transport network to minimise the use of	d use of							
	the car.									
Minimise flood risk and reduce the	Reduce 1 Ensure d	Reduce risk of flooding; Ensure development location and design does not negatively innact on flood risk:	design	There is this alte	There is no clear link between this alternative and the objective	0	There is no clear link betweer alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
	Deliver of sustainal	Deliver or incorporate through design	mgi							
	(SuDs).									
=								,		
	Conserve	Conserve or enhance the special	0	There is	There is no clear link between	0	There is no clear link between	There is no clear link between this	0	There is no clear link between this
York's historic	Promote	character and setting of the historic city, Promote or enhance local culture;	د داد ץ ,	תוווס מורג	מוומנועל מוות נוול סטוברנועל		alternative alla	ile objective		מונפווומנועפ מווס נוופ ססלפכנועפ
environment,	Conserve	Conserve or enhance designated and	pι							
	non-des	non-designated heritage assets and their setting:	their							
character and	Conserve	Conserve or enhance those elements	ıts							
	which co	which contribute to the 6 Principle								
	Characte	Characteristics of the City as identified in the Heritage Tonic Paner	fied in							
	Conserve	Conserve or enhance the landscape	_	The der	The density, scale and massing of	_	The density, so	The density, scale and massing of	_	The scale and massing of development
enhance	including	including areas of landscape value		develop	development would be an		development would be an	ould be an		would be an important consideration,
	Protect of	Protect or enhance geologically		import	important consideration. This		important consideration. This	deration. This		particularly given that this option may
	important sites;	nt sites;		would	would depend upon the amount		would depend u	would depend upon the amount of		put pressure upon building heights and
	Promote	Promote high quality design in context	text	of land	of land available for development		land available to	land available for development		density requirements. This would
	line with	with its of ball and fural landscape and in line with the "landscape and Setting"	and in							available for development
	within th	within the Heritage Topic Paper.	0							

	‡	+	0	خ		-	_
KEA	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
General			Option 1 should ! flatted developm this it may also h.	nould have a positive effect in providing housing mix,. Ho elopment. Furthermore, this option is likely to incur mon also have implications upon natural and built landscape.	viding housing mix,. Howev on is likely to incur more lan ral and built landscape.	er, the analysis is cautious a nd due the footprint require	Option 1 should have a positive effect in providing housing mix,. However, the analysis is cautious about under delivering required need for flatted development. Furthermore, this option is likely to incur more land due the footprint required by housing in comparison to flats. Due to this it may also have implications upon natural and built landscape.
			Option 2 is showr imbalance caused dependent upon	Option 2 is shown to a significantly positive impact on delivering imbalance caused through a high delivery of flatted development dependent upon the density, scale and massing of development.	mpact on delivering housin flatted development. This c ing of development.	g mix in response to current option is likely have an effec	shown to a significantly positive impact on delivering housing mix in response to current and future need as it redresses the caused through a high delivery of flatted development. This option is likely have an effect on land take-up, the impact of which is t upon the density, scale and massing of development.
			Option 3 is likely imbalance of flatithins is likely to re-	to have a negative impact fi ted development to housing quire less land, there may b	or meeting the needs of the g within the city. This would re pressures from the densit	e population given that it wo I supply less housing, which cy and scale of development	Option 3 is likely to have a negative impact for meeting the needs of the population given that it would over allocate and exacerbate the imbalance of flatted development to housing within the city. This would supply less housing, which is known to be needed in the future. Whilst this is likely to require less land, there may be pressures from the density and scale of development on the built and natural environment.
Preferre	Preferred Approach		Option 2: Provide This ratio w to have a signating the	Option 2: Provide 70% of development to be houses (30% flats) This ratio will deliver a mix of property types and re-dress to have a significantly positive impact on social sustainabili Meeting the demand in York should have a positive impact	on 2: Provide 70% of development to be houses (30% flats) This ratio will deliver a mix of property types and re-dress the balance or to have a significantly positive impact on social sustainability objectives. Meeting the demand in York should have a positive impact on house sal	nce of flats to housing deve tives. ise sales/demand which is p	n 2: Provide 70% of development to be houses (30% flats) This ratio will deliver a mix of property types and re-dress the balance of flats to housing development previously recorded. This is likely to have a significantly positive impact on social sustainability objectives. Meeting the demand in York should have a positive impact on house sales/demand which is positive in terms of supporting the overall
			economy. The environ	Imental impacts are depend	dent upon the implementati	ion of the scheme in terms o	economy. The environmental impacts are dependent upon the implementation of the scheme in terms of land-take, density, scale and massing.
Recomn	Recommendations		None				

Gy	psy, Trave	Gypsy, Traveller and Showpeople Allocations	SL			
SAC	SA Objective		Option 2	Option 1: Do not specify gypsy, traveller and showpeople accommodation provision requirements over the Local Plan period	Option	Option 2: Specify gypsy, traveller and showpeople accommodation provision requirements over the Local Plan period
1	To meet the	 Deliver homes to meet the needs of the 		The evidence base shows that there is a shortfall of	‡	The evidence base shows that there is a shortfall of
	diverse	population in terms of quantity, quality;		accommodation for gypsies, travellers and showpeople.		accommodation for gypsies, travellers and showpeople. This
	housing	 Promote improvements to the existing 		Not recognising this provision would therefore be		option would therefore be positive in recognising and
	needs of the	and future housing stock;		significantly negative as this would not set out an approach		delivering their accomodation need. This approach is also in
	population in	 Locate sites in areas of known housing 		to meet this group's needs. The 'Planning Policy for		line with the Government's 'Planning Policy for Traveller
	a sustainable	need;		Traveller Sites' also dictates that local authorities should		Sites'.
	way.	 Deliver community facilities for the needs 		demonstrate a 5 year supply of sites to meet the identified		
		of the population;		need. Not including this provision would therefore go		
		 Deliver pitches required for Gypsies and 		against the government's aim for local planning authorities		
		Travellers and Showpeople.		to work collaboratively with these groups to develop a fair		
		-		strategy for the identification of sites and to plan for sites		
				over the Development Plan period.		
2	Improve the	 Avoid locating development where 	0	There is no clear link between this alternative and the	0	There is no clear link between this alternative and the
	health and	environmental circumstances could		objective		objective
	well-being of	negatively impact on people's health;				
	York's	 Improve access to openspace / multi- 				
	population	functional openspace				
		 Promotes a healthier lifestyle though 				

								ı		
KEA	Very positive impact	impact Positive impact likely		Ħ	effect / Ur	Uncertain or insufficient information	Negative impact likely	Very r likely	negative impact	I Positive or negative impact depending on how it is implemented
		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.	ities (walking / care; ty and security ation/pollution							
м	Improve education, skills development and training for an effective workforce	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.	nd training d further ts for continued loyment	0	There is no objective	There is no clear link between this alternative and the objective	alternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	 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. 	r business vant workforce e economic nd its and leisure; frastructure ent drivers;	0	There is no objective	There is no clear link between this alternative and the objective	alternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective
ις	Help deliver equality and access to all	 Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	es of equality, across the city; s and facilities g to meet s; curity for		Evidence ba and future r showpeople plan would marginalisir treating the with recogn	Evidence base recognises that there is a current shortfall and future requirement for gypsies, travellers and showpeople accommodation. Not specifying this within th plan would exacerbate social exclusion and work towards marginalising this group from York. It would also be treating these groups unequally in comparison to others with recognised accommodation needs.	Evidence base recognises that there is a current shortfall and future requirement for gypsies, travellers and showpeople accommodation. Not specifying this within the plan would exacerbate social exclusion and work towards marginalising this group from York. It would also be treating these groups unequally in comparison to others with recognised accommodation needs.	‡	Given that these g within national Ce recognises their sp This would thereft social inclusion an these needs.	Given that these groups are a recognised ethnic group within national Census data, by including their provision it recognises their specific requirements over the plan period. This would therefore have a significantly positive impact on social inclusion and ensuring equality through delivery of these needs.
9	Reduce the need to travel and deliver a sustainable integrated	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Car; Deliver transport infrastructure which	re it is oort, walking e use of the cture which	0	There is no objective	There is no clear link between this alternative and the objective	alternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective

L	++		+	c		2					
KEA	Very positive impact	impact	Positive impact likely	No significant	ant effect k	/ Uncertain or insufficient information	Negative impact likely	Very r	negative impact	Positive or negative impact depending on how it is implemented	
	, incly				4			illeciy			1
	transport network	supports • Promote • Improve	supports sustainable travel options; Promote sustainable forms of travel; Improve congestion.	(ie							
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Reduce or mit emissions from emissions from Plan or implet for the likely or provide and drenwable, lot technologies; Promote sust materials that and conseque and conseque. Adhere to the hierarchy.	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.	sures nge; nilding isks se; rgy	There is n objective	There is no clear link between this alternative and the objective	alternative and the	0	There is no clear li	There is no clear link between this alternative and the objective	
8	Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	Conserve or e nationally sign habitats within SSSIs; Conserve or e nature conserve Create new an geodiversity or Improve conrinfrastructure environment; Provide oppo access the nan acce	Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	and 0 Rs and Rs and tant arsity/	There is n objective	There is no clear link between this alternative and the objective	alternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective	
6	Use land resources efficiently and safeguard their quality	Re-use previou Prevent pollutic and remediate contamination; Safeguard soil c and most versa or enl Safeguard mine encourage their	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use.	o le land e best l;	There is n objective	There is no clear link between this alternative and the objective	alternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective	
10	Improve water efficiency and	Conserve wateImprove the questroin groundwaters.	 Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	lity; 0	There is r objective	There is no clear link between this alternative and the objective	alternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective	

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KE	Very positive impact	impact	Positive impact likely	No significant no clear link		effect /	Uncertain insufficient information	Negative impact likely	Very likely	negative impact	Positive or negative impact depending on how it is implemented	
	<u> </u>											
	+											
11	Reduce waste generation and increase level of reuse and recycling	Promote r recycling c Promote a efficiency.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	ery and	0	There is no	There is no clear link between this alternative and the objective	Iternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective	
12	Improve air quality	Reduce al activities; Minimise from new reducing low emiss. Support t low emiss. Improve a prevent n Avoid loc; could neg Avoid loc; existing p result in r of future of future transport the car.	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.	ugh ugh sls); vide lity; sas of ould realth	0	objective	There is no clear link between this alternative and the objective	Iternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective	
13			Reduce risk of flooding;		0	There is no	There is no clear link between this alternative and the	Iternative and the	0	There is no clear li	There is no clear link between this alternative and the	
	flood risk and reduce the	Ensure c does not	Ensure development location and design does not negatively impact on flood risk:	design od risk:		objective				objective		
	impact of	Deliver of	Deliver or incorporate through design	sign								
	flooding to	sustaina	sustainable urban drainage systems	SL								
	people and	(SuDs).										
	property in											
14		Conservence	Conserve or enhance the special		0	There is no	There is no clear link between this alternative and the	Iternative and the	0	There is no clear li	There is no clear link between this alternative and the	
	enhance	characte	character and setting of the historic city;	ic city;		objective				objective		
	York's historic	Promote	Promote or enhance local culture;									
	environment,	Conservi	Conserve or enhance designated and	pur								
	cultural	non-des	non-designated heritage assets and their	d their								
	heritage,											
	character and	Conservi	Conserve or enhance those elements	nts								
	giiiias	which co	which contribute to the 6 Principle Characteristics of the City as identified in	ified in								
		5	, , , , , , , , , , , , , , , , , , ,	5								٦

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KEA	Very positive impact	impact	Positive impact likely	No significant effect ,	ant effec	_ /	Uncertain or	Negative impact likely	Very	Very negative impact	Positive or negative impact depending on
	likely			no clear link	ık	in	insufficient information		likely		how it is implemented
		the Her	the Heritage Topic Paper.								
15	Conserve or	Conser	Conserve or enhance the landscape	0	Th	ere is no	There is no clear link between this alternative and the	lternative and the	0	There is no clear li	There is no clear link between this alternative and the
	enhance	includir	including areas of landscape value		qo	ojective				objective	
	York's natural	Protect	 Protect or enhance geologically 								
	and built	import	important sites;								
	landscape	Promot	Promote high quality design in context	ext							
		with its	with its urban and rural landscape and in	nd in							
		line wit	line with the "landscape and Setting"	້າດ							
		within t	within the Heritage Topic Paper.								
General	eral			0	Option 1 is	likely to h	ave a significantly nega	tive impact due to not recc	ognising t	he need of gypsies,	likely to have a significantly negative impact due to not recognising the need of gypsies, travellers and showpeople as set out in
				<u></u>	ne evidenc	ce base. Ig	gnoring their accommod	lation requirements would	exacerba	te social exclusion a	the evidence base. Ignoring their accommodation requirements would exacerbate social exclusion and be treating these groups unequally in
				8	omparisor	n to other	recognised groups with	comparison to other recognised groups with specialist accommodation needs.	needs.		
						History of the Paris	1; : : : : : : : : : : : : : : : : :	7	1	4-11-1-1-1	
				0 0	Option 2 is plan.	ilkely to r	iave a significantily posit	ive ellect as it would recog	sulse rues	e groups specialist	Option 2 is likely to have a significating positive effect as it would recognise these groups specialist requirements and read to provison in the plan.
Prefe	Preferred Approach			0	ption 2: S _l	pecify gyp	usy, traveller and showp	Option 2: Specify gypsy, traveller and showpeople accommodation provision requirements over the Local Plan period.	vision red	uirements over the	Local Plan period.
				•	Recog	gnising the	e requirements of gypsy	', traveller and showpeople	will enal	ole their needs to be	Recognising the requirements of gypsy, traveller and showpeople will enable their needs to be accommodated over the plan period in
					respo	onse to the	ir identified need. This	would have positive social	implicati	ons for meeting bot	response to their identified need. This would have positive social implications for meeting both meeting the needs of the population as
					well s	well social inclusion.	ision.				
				•	There	e are no ec	are no economic impacts identified.	ied.			
				•	There	e are no er	are no environmental impacts identified.	lentified.			
Reco	Recommendations			Z	None						

Ontion 1. Dalv on NIDDE to milds award and Ontion 2. Drawide conserved	Sites for Gypsy, Traveller and Showpeople			
traveller pitch provision Suide gypsy and traveller pitch provision	SA Objective	Option 1: Rely on NPPF to guide gypsy and traveller pitch provision	Option 2: Provide generic local criteria to guide gypsy and traveller pitch provision	Option 3: Provide detailed local criteria to guide gypsy and traveller pitch provision

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KEA	Very positive impact	impact	Positive impact likely	No significant	ant effect ,	/ Uncertain or	Negativ	Negative impact likely	Very negative impact		Positive or negative impact depending on
	ilheiy			ווס כובמו	2				iikeiy	-	וואס וויי וויי וויי וויי וויי וויי וויי
H	To meet the diverse housing needs of the population in a sustainable way.	Deliver populati Promote and futu Locate s need; Deliver of the po Deliver Travelle	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.	of the + Jality; sting sing e needs	I The 'F Sites' Gover dealir states plann devel evide location plann plann plann plann that that the interproout. Sout. Stater stater	The 'Planning Policy for Traveller Sites' (PPTS) sets out the Government's requirements for dealing with this ethnic group. It states in some detail that Local Planning authorities should develop and respond to local evidence base and that the location of traveller sites are sustainable as well as how to respond to planning permissions. However, the PPTS approach is guiding Local Authorities into planning for Travellers meaning that there would be scope for interpretation of the policies set out. Similarly, the criteria for locating sites is fairly generic statements open to	+	This policy would need to conform to the 'Planning Policy for Travelles Sites' (PPTS) guidance and requires a broad understanding of the needs of travellers and showpeople. This option would add to the PPTS approach by enabling the formulation of broad local principles, which would have to be met in order to locate pitches. This option would allow a greater number of sites to be considered for this use allowing consideration of other environmental and social issues to be considered issues to be considered in sales.	This policy would need to conform to the 'Planning Policy for Traveller Sites' (PPTS) guidance and requires a broad understanding of the needs of travellers and showpeople. This option would add to the PPTS approach by enabling the formulation of broad local principles, which would have to be met in order to locate pitches. This option would allow a greater number of sites to be considered for this use allowing considered of other environmental and social issues to be considered within the locally derived generic criteria.	+	This policy would need to conform with the 'Planning Policy for Traveller Sites' (PPTS) and would require an in-depth understanding of the needs of travellers and showpeople. The policy would supplement the approach taken by PPTS by enabling the formulation of specific principles, which would have to be met in order to locate pitches. This would have positive implications for meeting the specific needs of this ethnic group. By having detailed criteria however, it may limit the amount of sites for consideration or found suitable which could limit pitch provision and the allowance for any mitigation in response to identified issues. Conflict
					interp respo the re deper	interpretation and may be responded to in different ways, the results of which could be dependent upon application.					may be encountered where criteria overlap or the same sites are identified for other types of accommodation.
3 8	Improve the health and well-being of York's population	Avoid locatin environment negatively im Improve acce functional op Promotes a hacess to leis cycling) Improves acc Provides or provide good opportunities Support exist educational is	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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. Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued	th; alti- alking/ siking/ ollution ol ng on r r	The a accon peopl in add local is sites, local is sites, local is sites, local in health travel fully of should new t	The actual provision of suitable accommodation has benefits for people's health and well-being. In addition, the PPTS states that local authorities should provide sites, which consider the effect of local environmental quality on health and well-being of travellers. This however is not fully defined but in-combination should have a positive effect on new traveller sites. There is no clear link between this alternative and the objective	‡ •	provision of suitable accommodation has an overall positive benefit for people's health and well-being. A local policy would need to comply with the PPTS in ensuring that the location of sites does not impact negatively on peoples health and well-being and could specify this for York in greater detail than the national policy. This incombination should have a significantly positive effect on new traveller sites. There is no clear link between this alternative and the objective	provision of suitable accommodation has an overall positive benefit for people's health and well-being. A local policy would need to comply with the PPTS in ensuring that the location of sites does not impact negatively on peoples health and well-being and could specify this for York in greater detail than the national policy. This in- combination should have a significantly positive effect on new traveller sites. There is no clear link between this alternative and the objective	‡ 0	Provision of suitable accommodation has an overall positive benefit for people's health and well-being. A local policy would need to comply with the PPTS in ensuring that the location of sites does not impact negatively on peoples health and well-being and could specify this for York in greater detail than the national policy. This incombination should have a significantly positive effect on new traveller sites. There is no clear link between this alternative and the objective

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KΕΛ	Very positive impact	mpact	Positive impact likely	O No significant	ant effect	/ Uncertain or	- Negative	Negative impact likely	Very negative impact		Positive or negative impact depending on
k	likely			no clear link		t informatic)				how it is implemented
	for an	snccess;									
	effective workforce	Provide opportu	Provide good quality employment opportunities available to all.								
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	Help deliver co success and inv Deliver a flexit for the future; Deliver and progrowth; Enhance the ci opportunities f Provide the apl for economic g Support existin Promote a low	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.	orce ::	There this s	There is no clear link between this alternative and the objective	0	There is no clear link betweer alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
N	Help deliver equality and access to all	Address deprivati Provide a for the lo Provide a demand; Help redi Promote people a	Address existing imbalances of equality, deprivation and exclusion across the city, 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.	ity, city; ies	The ' Sites' Gove deali It is i sites speci base evide for lo gene interp respc the respc the respc the respc the respc the respc	The 'Planning Policy for Traveller Sites' (PPTS) sets out the Government's requirements for dealing with travellers. It is positive in recognising that sites should be allocated but specifies that this should be based upon locally derived evidence. The criteria included for locating sites are fairly generic statements open to interpretation and may be responded to in different ways, the results of which could be positive or negative dependent upon their application.	+ -	This policy requires a broad understanding of the needs of travellers and showpeople within York. This option would add to the PPTS approach by enabling the formulation of broad local principles, which would have to b met in order to locate pitches. This option would allow a greater number of sites to be considered for this use allowing consideration of other environmental and social issues within the locally derived generic criteria. This would maximise the potential for considering and addressing the current shortfall of sites. Conflict may be encountered where criteria overlap or the same sites are identified for other types of accommodation.	This policy requires a broad understanding of the needs of travellers and showpeople within York. This option would add to the PPTS approach by enabling the formulation of broad local principles, which would have to be met in order to locate pitches. This option would allow a greater number of sites to be considered for this use allowing consideration of other environmental and social issues within the locally derived generic criteria. This would maximise the potential for considering and addressing the current shortfall of sites. Conflict may be encountered where criteria overlap or the same sites are identified for other types of accommodation.	+ -	This would require an in-depth understanding of the needs of travellers and showpeople within York. The policy would supplement the approach taken by PPT's by enabling the formulation of specific principles, which would have to be met in order to locate pitches. This would have positive implications for meeting the specific needs of this ethnic group. By having more detailed criteria however, it may limit the amount of sites for consideration or found suitable which could limit pitch provision and the allowance for any mitigation in response to identified issues. Conflict may be encountered where criteria overlap or the same sites are identified for other types of accommodation.
9	Reduce the need to travel and deliver a sustainable	Deliver of accessib and cycl car;	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;	0	The F author that r distan	The PPTS advocates that local authorities should consider sites that reduce the need for long-distance travelling.	0	There is no clear link between alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

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γ ¥	Very positive impact likely	impact Positive impact likely		No significant no clear link	nt effect /	Uncertain or insufficient information	Negativ	Negative impact likely	Very negative im likely	impact P	Positive or negative impact depending on how it is implemented	
inte trar net	integrated transport network	 Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	rastructure which travel options; forms of travel;									
To gree gas gas cau cha cha dell ma res its e	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy.	yreenhouse gas yurces; daptation measure of climate change; energy from zero carbon design and buildin ge the future risks f climate change; oles of the energy	O St. Bt	There is this alter	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	ink between this ne objective	0	There is no clear link between this alternative and the objective	
Congentation of the congent of the c	Conserve or enhance green infrastructure , bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	e international and to priority species ar , SPAs, RAMSARs a elocally important sites (SINCs); site of bio-diversity of green in natural is for people to vironment.	o pu //	There is this alter	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	ink between this ne objective	0	There is no clear link between this alternative and the objective	
Use reso effic and safe theii	Use land resources efficiently and safeguard their quality	 Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	veloped land; ntaminating the lan xisting y, including the bes gricultural land; a allotments; ssources and ient use.	o ud	There is this alter	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	ink between this ne objective	0	There is no clear link between this alternative and the objective	
m %	Improve water	Conserve water resources and quality; Improve the quality of rivers and	ources and quality; of rivers and	0	There is this alter	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	link between this ne objective	0	There is no clear link between this alternative and the objective	

ΥЭ	Very positive impact	impact	+ Positive impact likely	O No significant	ant effect	. / Uncertain or		Negative impact likely	Verv negative im	impact	Positive or negative impact depending on
K				no clear link	,	insufficient information		low-page 1	5 0 0		how it is implemented
	efficiency and quality	groundwaters.	vaters.								
11	Reduce waste generation and increase level of reuse and recycling	Promote recycling c Promote a Promote a efficiency.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	y and 0	The	There is no clear link between this alternative and the objective	0	There is no clear link betweer alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
12	Improve air quality	Reduce al activities; Minimise from new reducing flow emiss Support tlow emiss Improve a prevent n Avoid loca could neg Avoid loca existing presult in n of future a transport the car.	Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car.	air air de shahan air	this	There is no clear link between this alternative and the objective	0	There is no clear link betweer alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Reduce r Ensure d does not Deliver c sustainal (SuDs).	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).	esign Irisk; gn		The Government's guidance specifies that local planning authorities should avoid locating sites in areas of high flood risk, including functional floodplain, given the particular vulnerability of caravans. This is significantly positive in ensuring minimising the impact to people and property from flood risk.	‡	Local policy would need to com with the PPTS in ensuring that sites were not in located within areas of high flood risk and enal this to be locally defined.	Local policy would need to comply with the PPTS in ensuring that sites were not in located within areas of high flood risk and enable this to be locally defined.	‡	Local policy would need to comply with the PPTS in ensuring that sites were not in located within areas of high flood risk and enable this to be locally defined.
14	Conserve or enhance York's historic environment, cultural heritage,	Conserve characte Promote Conserve non-desi setting;	Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting;	city; 0	The	There is no clear link between this alternative and the objective	0	There is no clear link betweer alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

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KEA	Very positive impact likely	impact	Positive impact likely	No significant effect , no clear link	ant effect /	Uncertain or insufficient information	Negative impact likely	Very likely	negative impact	Positive or negative impact depending on how it is implemented
	character and	Conser	Conserve or enhance those elements	ts						
	setting	which	which contribute to the 6 Principle	:						
		the He	Characteristics of the City as identified in the Heritage Topic Paper.	led In						
15	Conserve or	Conser	Conserve or enhance the landscape	_	PPTS S	PPTS states that travellers	+ The for	The formulation of locally derived	rived ++	The formulation of detailed criteria
	enhance	includi	including areas of landscape value		accom	accommodation is inappropriate	generic	generic criteria could include		could include constraints to
	York's natural	Protection	Protect or enhance geologically		nse of	use of the greenbelt. It also	constra	constraints to development as well	is well	development as well as suitability
	and built	import	important sites;		states	states that local authorities	as suita	as suitability indicators. This would	would	indicators. This would ensure that areas
	landscape	Promo	Promote high quality design in context	ext	should	should provide sites which	ensure	ensure that areas important to	<u>و</u>	important to York's natural and built
		with it	with its urban and rural landscape and in	ni but	consid	consider the effect of local	York's r	York's natural and built landscape,	cape,	landscape, over and above the Green
		line wi	line with the "landscape and Setting'	້າດ	enviro	environmental quality on health	over an	over and above the Green Belt	±	Belt designation (as per the PPTS), could
		within	within the Heritage Topic Paper.				designa	designation (as per the PPTS) could	could	be incorporated and conserved.
							pe inco	be incorporated and conserved.	ed.	
Gen	General			All	of the option	ns should have a positive im	pact on the health	and well-being of the C	Sypsy, Travell	All of the options should have a positive impact on the health and well-being of the Gypsy, Traveller and Showpeople communities through
				the	e provision o	the provision of suitable accommodation within areas which minimise negative environmental impacts.	/ithin areas which n	inimise negative envii	ronmental im	acts.
				Ę	e Governmer	ול approach to planning fo	r Gypsv, Travellers a	and Showpeople (Optiv	on 1) acknow	The Government's approach to planning for Gypsy, Travellers and Showpeople (Option 1) acknowledges their specific needs but only includes
				gei	neric statem	ents as criteria to determine	the location of pitc	hes. Whilst there wou	ld be social b	generic statements as criteria to determine the location of pitches. Whilst there would be social benefits gained from this policy, the overall
				<u>E</u>	pact arising f	impact arising from it are likely to depend upon the application which is open to interpretation.	upon the application	ו which is open to inte	rpretation.	
				do	tion 2 should	dallow the maximum number	er of sites to be con	sidered for pitch provi	ision given tha	Option 2 should allow the maximum number of sites to be considered for pitch provision given that it focuses on locally derived generic
				Gi	teria. This wc	ould be positive in finding sit	tes to meet the evic	lenced need whilst also	o considering	criteria. This would be positive in finding sites to meet the evidenced need whilst also considering local circumstances and allowing for
				Ē	tigation shou	mitigation should impacts be identified.				
				ď	tion 3 would	be significantly positive in μ	oroviding for the spe	ecific needs of travelle	rs and in ensu	Option 3 would be significantly positive in providing for the specific needs of travellers and in ensuring that York specific environmental
				cri	teria can be	applied. However, it may co	nstrain supply and _k	itch provision given th	nat it may limi	criteria can be applied. However, it may constrain supply and pitch provision given that it may limit the number of sites for consideration and
				the	wider allow	the wider allowance for mitigation to be taken into account.	ken into account.			

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

alternative residential use. Local criteria can include an consideration for York specific environmental criteria to minimise the impact of pitch provision on the wider

There are no economic impacts identified.

None

Recommendations

environment.

This would have a positive impact on social objectives through the delivery of sites to meet the needs of these ethnic groups as well as promoting social inclusion. Conflicts may arise using the generic local criteria should the same sites emerge through the assessment for

Option 2: Provide generic local criteria to guide gypsy, traveller and showpeople pitch provision

Preferred Approach

Positive impact Positive impact likely No clear link N	1 lact lositive or negative impact depending on how it is implemented	This option would provide the most robust approach to ensuring that the needs of students and the requirements of further educational establishments are met. Furthermore, directing development towards campus locations should help to minimise the wider impact on the housing market within the city. To maximise the potential this policy would need to specify that all newly arising need accommodated and be sequentially located on campus first prior to the consideration for other locations.	There is no clear link between this alternative and the objective	Local level policy is likely to have a positive impact given that it will support existing Universities for
positive impact Positive impact Positive impact likely No significant effect Uncertain		does not contain a catement including ccommodation but allows incorporated as part of deration for creating a dinclusive community. It at applying this policy we a positive impact in the of accommodation given rement to identify the e, tenure and range of adation required in locations". This would ne need for future and allow this to gain whilst the application of // is likely to deliver is open to interpretation not deliver is obeation in the most ocations for York students.	o clear link between this e and the objective	does not specify the how + ity of student homes oport educational need
positive impact	-	_	0	د
positive impact Positive impact Positive impact likely No significant eff Population in terms of quantity, quality; Promote improvements to the existing Promote improvements to the existing Promote improvements to the existing Population in terms of quantity, quality; Poliver bousing stock; Deliver community facilities for the needs of the population; Poliver community facilities for the needs of the population; Poliver pitches required for Gypsies and Travellers and Showpeople. Pravellers and Showpeople. Pravellers and Showpeople. Improve access to openspace / multifunctional openspace / multifunctional openspace / multifunctional openspace / multifunctional openspace / provides or promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. Provides good education and training or proportunities for all; Provide good education and training or proportunities for all; Provide sor promotes safety and security for residents; Provides good education and training or proportunities for all; Provide good education and training or proportunities for all; Provide good education and further	/ Uncertain insufficient informatic	re requirement for student commodation is in response te growth of the universities of further educational stablishments. Restricting commodation development ould have serious impact on eeting the needs of both the udents and the wider housing arket by exacerbating the quirement and existing mpetition for private rented commodation.	is alternative and the objectivis alternative and the objectivity	miting the amount of student commodation would conflict th supporting the need arising
ethe environmental circumstances could negatively impact Tavellers and Showpeople. Travellers and Showpeople. T	nt ef	:		- Lii
e the and sing of tion of the sing of the	+ Positive impact likely	eliver homes to meet the needs of the opulation in terms of quantity, quality; romote improvements to the existing and future housing stock; castes sites in areas of known housing sed; eliver community facilities for the needs eliver community facilities for the needs of the population; eliver pitches required for Gypsies and ravellers and Showpeople.	void locating development where nvironmental circumstances could egatively impact on people's health; nprove access to openspace / multinuctional openspace comotes a healthier lifestyle though ccess to leisure opportunities (walking / reling) nproves access to healthcare; ovides or promotes safety and security ir residents; residents; sure that land contamination/pollution ose not pose unacceptable risks to	rovide good education and training sportunities for all; apport existing higher and further
	ry positive impact	eet the see the ing so the lation in tainable	e the and sing of tion	ove •

λ:				0 2	/ +33		1				
KE	Very positive impact likely	ımpact	Positive impact likely r	No significant effect no clear link	nt effect /	Uncertain insufficient information	Negative	Negative impact likely	very negative impact likely		Positive or negative impact depending on how it is implemented
	workforce	opport	opportunities available to all.					paragraph 50 regarding the deliver of housing mix and, given its a key business sector, section 1 regardin building a strong, competitive economy. The impacts of this are unknown given it is open to interpretation.	paragraph 50 regarding the delivery of housing mix and, given its a key business sector, section 1 regarding building a strong, competitive economy. The impacts of this are unknown given it is open to interpretation.		
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	Help deliver cc success and in success and in Deliver a flexifor the future; Deliver and progrowth; Enhance the ci opportunities if or economic growth; Provide the ap for economic g. Support existing.	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.	, and the second	Restricti student could al: econom would b accomm approac negative econom exacerbi affordak accomm the prive	Restricting the location of student accommodation in total could also restrict growth in the economic sector as the city would be difficult to accommodate growth. This approach is likely to have a negative impact on the wider economy and workforce by exacerbating house price and affordability/availability of accommodation, particularly in the private rented sector.	_	Using an NPPF approach would relon interpretation and understanding of the impacts of student accommodation on the wider economy and educational sector given lack of a direct policy statement. The success of this would depend upon implementation.	Using an NPPF approach would rely on interpretation and understanding of the impacts of student accommodation on the wider economy and educational sector given lack of a direct policy statement. The success of this would depend upon implementation.	+	This option would enable continued success of the educational sector in York through ensuring the future provision of accommodation for students. In allowing this development it would provide the social infrastructure to enable successful growth in this sector should it be required. This is also likely to minimise additional impacts on the wider housing market.
v	Help deliver equality and access to all	Address e deprivation provide a for the loop provide a demand; Help redupe Promote people as	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.	es ies	Restricti either n conflict that it w exclusio unequal populati populati resacion exacerb. affordak accomm the prive	Restricting the needs of students either now or in the future would conflict with this objective given that it would promote social exclusion and treat this group unequally to other identified population groups. This approach is likely to have a negative impact on the wider economy and workforce by exacerbating house price and affordability/availability of accommodation, particularly in the private rented sector.	-	The NPPF does not contain a specific statement including student accommodation but allow this to be incorporated as part of the consideration for creating a mixed and inclusive community. It is likely that applying this policy would have a positive impact in the provision of accommodation giver the requirement to identify the "size, type, tenure and range of accommodation required in particular locations". This would identify the need for future provision and allow this to gain consent. Whilst the application of this policy is likely to deliver student accommodation if need is proven, it is open to interpretation and may not deliver accommodation in the most suitable locations for York students.	The NPPF does not contain a specific statement including student accommodation but allows this to be incorporated as part of the consideration for creating a mixed and inclusive community. It is likely that applying this policy would have a positive impact in the provision of accommodation given the requirement to identify the "size, type, tenure and range of accommodation required in particular locations". This would identify the need for future provision and allow this to gain consent. Whilst the application of this policy is likely to deliver student accommodation if need is proven, it is open to interpretation and may not deliver accommodation in the most suitable locations for York students.	+	This option would provide the most robust approach to ensuring that the needs of students and the requirements of further educational establishments are met. Furthermore, directing development towards campus locations should help to minimise the wider impact on the housing market within the city.
9	Reduce the	Deliver	 Deliver development where it is 	ė.	This imp	This impacts of this policy option	+	The NPPF allows	The NPPF allows decision making of	‡	This option actively promotes

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Y		+000	+	0			-	1			
K	very positive impact	ımpacı	Positive impact likely	no clear link	e E	or insufficient information	Negative	Negative impact likely	very negative impact likely		Positive or negative impact depending on how it is implemented
	need to travel	accessik	accessible by public transport, walking	king	is unknown.	own.		development to be based upon	e based upon		development towards campus
	and deliver a	and cyc	and cycling to minimise the use of the	the				sustainability. Or	sustainability. One aspect of this is		locations, which is likely to have a
	sustainable	car;			Restrict	Restricted development is likely		accessibility and the location of	he location of		positive impact. This should help to
	integrated	Deliver	Deliver transport infrastructure which	nich	to have	to have a limited impact on the		development in close proximity to	lose proximity to		promote accessibility to the
	transport	support	supports sustainable travel options;	s;	existing	existing transport network.		services and facilities reducing the	ties reducing the		educational facilities primarily
	network	Promote	Promote sustainable forms of travel;	el;				reliance on the car and increasing	ır and increasing		reducing the need to use the car.
		Improve	Improve congestion.					access to alternative modes of	ive modes of		
								transport.			In locating development off campus,
											wider accessibility and social
								Consideration mu	Consideration must be given to any		infrastructure considerations should
								negative impacts on existing	on existing		also be considered.
								transport infrastructure through	ucture through		
								increasing the numbers of people	mbers of people		Consideration must be given to any
								wishing to access the services.	the services.		negative impacts on existing transport
)			infrastructure through increasing the
											numbers of people wishing to access
											the services
٢	Tominimico	00.1000		0	Thicim	sorte of this police oution	-	The MDDE allower	to paidem acision	4	Locating doublement near commit
`	esimilim or		Reduce or mitigate greenhouse gas			inis impacts or this policy option	_	The INPPR allows (The INPPE allows decision making of	+	Locating development near campus
	greenhouse	emissio	emissions from all sources;		is unknown.	own.		development to be based upon	e based upon		location would help to reduce the need
	gases that	Plan or	Plan or implement adaptation measures	sanse				sustainability. It is likely that	s likely that		to travel and likely to have an overall
	cause climate	for the	for the likely effects of climate change;	nge;				through the application of this	cation of this		positive effect for minimising
	change and	Provide	Provide and develop energy from					policy accessibility is taken into	y is taken into		additional emissions and therefore
	deliver a	renewa	renewable, low and zero carbon					consideration. However, the	wever, the		impacts from future development.
	managed	technologies;	ogies:					impacts would depend upon	bend upon		
	response to	• Promot	Promote sustainable design and building	ilding				interpretation and	interpretation and implementation.		
	its effects	materia	materials that manage the future risks	dinding iske				_	_		
		and con	marchials that manage the rata change:	SNS							
		• Adhere	Adhere to the principles of the eperay	BC,							
		hierarchy.	hy.	1.57							
∞	Conserve or	Conserv	Conserve or enhance international and	ا and	This im	This impacts of this policy option	_	The NPPF requires the planning	s the planning	+	Using local level policy to guide
	enhance	nationa	nationally significant priority species and	es and	is unknown.	own.		system to protect and enhance	: and enhance		development would allow for the
	green	habitats	habitats within SACs, SPAs, RAMSARs and	\Rs and				valued landscapes as well as	s as well as		incorporation any significant local
	infrastructure	SSSIs;						minimise impacts on biodiversity.	on biodiversity.		areas important for nature
	, bio-	Conserv	Conserve or enhance locally important	tant				Conserving and enhancing	nhancing		conservation. It also local interest to
	diversity,	nature	nature conservation sites (SINCs);				+	biodiversity should therefore be a	d therefore be a		feature in the determination of sites to
	geodiversity,	Create	Create new areas or site of bio-diversity /	ersity /				key consideration	key consideration for development,		ensure minimal impacts occur to
	flora and	geodive	geodiversity value:					although the extent to which this	nt to which this		recognised sites.
	fauna for	• Improve	Improve connectivity of green					needs to be prove	needs to be proven is not specified.		•
	accessible	infracti	infracturative and the natural						_		
	high quality	anvironment:	ucture and the natural								
	and		Drawide consent,								
	connected	יוסיום	by continuity of people in	0							
	natural	access	access the hatting environment.								

											ŀ	
λ			+	0								
KE	Very positive impact likely	impact	Positive impact likely	No significant no clear link	icant effect ink	_	Uncertain or insufficient information	Negativ	Negative impact likely	Very negative in likely	impact	Positive or negative impact depending on how it is implemented
	-			_								
	environment											
6	Use land resources efficiently and safeguard their quality	Re-use previou Prevent pollutic and remediate contamination; Safeguard soil c and most versa or end Conserve or end Safeguard mine encourage their	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use.		0 thi	nere is no c	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective
10	Improve water efficiency and quality	Conserve wateImprove the quarens.	Conserve water resources and quality; Improve the quality of rivers and groundwaters.		0 The	here is no c iis alternati	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective
11	Reduce waste generation and increase level of reuse and recycling	Promote r recycling c Promote a efficiency.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.		O Thi	here is no c iis alternati	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective
12	Improve air quality	Reduce al activities; Minimise from new reducing low emiss: Support t low emiss: Improve a prevent neworld neg. Avoid loc could neg. Avoid loc existing p result in r of future transport the car.	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.		thi:	nis alternat	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	e objective	0	There is no clear link between this alternative and the objective

				0		C						_
KEA	Very positive impact	impact	Positive impact likely	No significant no clear link	ant effect , Ik	Uncertain or insufficient information	Negativ	Negative impact likely	Very negative im likely	impact P	Positive or negative impact depending on how it is implemented	
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Reduce Ensure of does no Deliver sustaine (SuDs).	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).	esign I risk; gn	There this al	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	Conserv characte Promote Conserv non-des setting; Conserv which cc Charactt	Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	city; 0 dd their ts ts ied in	There this al	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective	
15	Conserve or enhance York's natural and built landscape	Conservincludin Protect importa Promoty with its line with with the within	Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.	ext ind in	There this al	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective	
General	eral				Appraisal optic development gacommodatic accommodatic Whilst the NPF accommodatic Option 3 shou Furthermore, fenvironmental	Appraisal option 1 shows that there are significant negative social and economic effects arising through the restriction of student development given that this wouldn't meet the housing needs for this group and or support the educational sector in ensuring th accommodation needs in he future are met. Whilst the NPPF does support economic growth and housing mix, it allows for interpretation of how this should be applied to studencommodation. Whilst this is likely to have positive effects, this would depend upon implementation. Option 3 should provide the most robust way in delivering student accommodation to areas which fulfil the most social objective. Furthermore, this should support the educational sector in the future by supporting growth and the future accommodation of stuenvironmental benefits through the close location of accommodation to the student campuses.	ifficant nei the housii wth and P positive e ay in delive tional sect	gative social and er ng needs for this gr nousing mix, it allov effects, this would or ering student accor tor in the future by accommodation to	conomic effects arisinoup and or support oup and or support so for interpretation tepend upon implem modation to areas supporting growth at the student campus	ng throughthe eductory of how the nentation which full and the fulles.	Appraisal option 1 shows that there are significant negative social and economic effects arising through the restriction of student development given that this wouldn't meet the housing needs for this group and or support the educational sector in ensuring the accommodation needs in he future are met. Whilst the NPPF does support economic growth and housing mix, it allows for interpretation of how this should be applied to student accommodation. Whilst this is likely to have positive effects, this would depend upon implementation. Option 3 should provide the most robust way in delivering student accommodation to areas which fulfil the most social objectives. Furthermore, this should support the educational sector in the future by supporting growth and the future accommodation of student provide environmental benefits through the close location of accommodation to the student campuses.	
Pref	Preferred Approach			0 • • •	ption 3: Local policy to This option should campus facilities. Local level policy: This option should sustainable travel	Option 3: Local policy to guide development of student accommodation towards campus locations This option should ensure the requirement for student accommodation is met and that 5t will be located within close programs facilities. Local level policy should support the educational growth sector through the provision of accommodation for students. This option should have environmental benefits through locating the accommodation towards campus locations helping sustainable travel modes and minimising the impact of increasing student provision.	t of studer nent for s ducationa Il benefits Ing the im	nt accommodation tudent accommoda I growth sector thr through locating the	towards campus location is met and that be ough the provision one accommodation tudent provision.	ations 5t will b owards c	on 3: Local policy to guide development of student accommodation towards campus locations This option should ensure the requirement for student accommodation is met and that 5t will be located within close proximity to campus facilities. Local level policy should support the educational growth sector through the provision of accommodation for students. This option should have environmental benefits through locating the accommodation towards campus locations helping to maximise sustainable travel modes and minimising the impact of increasing student provision.	

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

~	Recommendations		To maximise the first prior to the	To maximise the potential this policy would need ti first prior to the consideration for other locations.	need to s ations.	pecify that all newly aris	sing need accom	nmodated	To maximise the potential this policy would need to specify that all newly arising need accommodated and be sequentially located on campus first prior to the consideration for other locations.
	louses in Mu	Houses in Multiple Occupation							
Ś	SA Objective		Option 1:Rely	Option 1:Rely on NPPF to guide the	Option	Option 2: Provide generic local criteria to	criteria to	Option	Option 3: Provide detailed local criteria to
			location and co	location and concentration of HMOs	guide th HMOs	guide the location and concentration of HMOs	ration of	guide th	guide the location and concentration of HMOs
П	To meet the	Deliver homes to meet the needs of the	I The N	The NPPF does not contain a	_	Providing generic local criteria for	criteria for	+	A detailed policy for HMOs would
	diverse	population in terms of quantity, quality;	specif	specific statement for houses in		managing HMOs would require a	d require a		require a more in-depth understanding
	housing	 Promote improvements to the existing 	multip	multiple occupation but allows		broader understanding of the	g of the		of the concentration of this house type
	needs of the	and future housing stock;	this to	this to be incorporated as part of		concentration of this household	onsehold		and its influence on the community.
	population in	 Locate sites in areas of known housing 	the co	the consideration for creating a		type than a more detailed policy.	iled policy.		This option should enable small scale
	a sustainable	need;	mixec	mixed and inclusive community.		Using this approach is likely that	likely that		trends to be picked up and therefore
	way.	Deliver community facilities for the needs	It is lif	It is likely that applying this policy		HMOs would be granted.	ed.		managed at a lower level more
		or the population;	the pr	the provision of accommodation		The impact of this management	agement		
		Travollers and Shownsonle	given	given the requirement to identify		however, in creating a balanced	balanced		This policy would control the delivery
		liavellets allu ollowpeople.	the "s	the "size, type, tenure and range		and mixed community may not be	may not be		of HMOs more definitely and may
			of acc	of accommodation required in		as effective due to the nature of	nature of		therefore help to create a mixed and
			partic	particular locations". This		the problem often being at a	ng at a		balanced community more effectively.
			identi	identifies the criteria any		smaller scale which generic data	neric data		It should also minimise other social
			decisi	decision would be based upon		may not highlight and may	may		concerns regarding high concentrations
			but, w	but, whilst it may allow HMOs, it		therefore exacerbate other social	other social		of this household type.
			is ope	is open to interpretation.		issues.			
			Conse	Consequently, HMOs may be					
			allowe	allowed based upon a subjective					
			Judge base (Judgement ramer man evidence base decisions.					
7		Avoid locating development where	0 There	There is no clear link between	0	There is no clear link between this	etween this	0	There is no clear link between this
	health and	environmental circumstances could	this al	this alternative and the objective		alternative and the objective	jective		alternative and the objective
	well-being of								
	YORKS	Improve access to openspace / multi-							
	population	tunctional openspace							
		 Promotes a healthier lifestyle though 							
		access to leisure opportunities (walking /							
		cycling)							
		 Improves access to healthcare; 							
		 Provides or promotes safety and security 							
		for residents;							

	Positive or negative impact depending on how it is implemented		There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective	Knowledge about HMOs and the wider community in neighbourhood areas is likely to be the most effective way to understand how to manage the location and concentration of this household type. Achievement of a balanced and mixed community is more likely to occur with more detailed knowledge to help shape the community and minimise any concentrations which may cause an imbalance in the community. The policy approach to would need to be cautious in its method to ensure that this household type are not penalised or excluded within their neighbourhood through their identification. This would have a
	impact		0	0	+
-	Very negative impact likely		There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective	This policy approach would require a broad understanding of the location of HMOs and surrounding communities. However a broad understanding is only likely to highlight high level issues which may dilute the situation occurring at a smaller scale. This option may therefore exacerbate small scale problems due them not being picked up through generic criteria.
	Negative impact likely		There is no clear link between alternative and the objective	There is no clear link between alternative and the objective	This policy approach would rea a broad understanding of the location of HMOs and surroun communities. However a broa understanding is only likely to highlight high level issues which may dilute the situation occurrate smaller scale. This option therefore exacerbate small scaproblems due them not being picked up through generic critical and surproblems.
	Negat		0	0	_
خ	effect / Uncertain or insufficient information		There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective	The NPPF approach would rely upon subjective judgement to understand the effect on the surrounding community in managing HMOs, both in relation to the existing community and concentration of existing HMOs. This identifies the criteria any decision would be based upon but, whilst it may allow HMOs, it is open to interpretation. Consequently, HMOs may be allowed based upon a subjective judgement rather than evidence base decisions.
			0	0	
0 +	Very positive impact Positive impact likely No significant likely no clear link	Ensure that land contamination/pollution does not pose unacceptable risks to health.	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.	 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. 	Address existing imbalances of equality, deprivation and exclusion across the city, 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.
‡	Very posit likely		Improve education, skills development and training for an effective workforce	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	Help deliver equality and access to all
L	7.37		м	4	ın

											١	
ΛΞ		+000	+ 00	0	9	,		-	110711	1	+	
KE	very positive impact likely	Impact	Positive impact likely	No significant no clear link	a)	Trect / U	or insufficient information	медатіу	Negative impact likely	very negative in likely	Impact	Positive or negative impact depending on how it is implemented
												detrimental impact on social equality.
9	Reduce the need to travel	Deliver accessib	Deliver development where it is accessible by public transport, walking	o o		There is no this alterna	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	ink between this e objective	0	There is no clear link between this alternative and the objective
	and deliver a	and cycl	and cycling to minimise the use of the	the								
	integrated	Deliver 1	ogi, Deliver transport infrastructure which	ich								
	transport		supports sustainable travel options;	:5.								
	network	Promote Improve	Promote sustainable forms of travel; Improve congestion.	: <u>;</u>								
7	To minimise	Reduce	Reduce or mitigate greenhouse gas	0		There is no	There is no clear link between	0	There is no clear link between this	ink between this	0	There is no clear link between this
	greenhouse	emissio	emissions from all sources;		_	this alterna	this alternative and the objective		alternative and the objective	e objective		alternative and the objective
	gases that	Plan or	Plan or implement adaptation measures	sures								
	cause climate	for the	for the likely effects of climate change;	nge;								
	change and	Provide	Provide and develop energy from									
	deliver a	renewa	renewable, low and zero carbon									
	managed	technologies;	ogies;									
	response to	Promot	Promote sustainable design and building	ilding								
	ווא בווברוא	materia	materials that manage the future risks	isks								
			and consequences or cilmate change;	3e;								
		• Adhere	Adhere to the principles of the energy	rgy								
C	(F		c			ď	
×	Conserve or	• Conserv	Conserve or enhance international and	and		I nere is no	I nere is no clear link between	5	I here is no clear link between this	ink between this	>	I nere is no clear link between this
	ennance	nationa	nationally significant priority species and	s and		tnis aiterna	this alternative and the objective		alternative and the objective	e objective		alternative and the objective
	green infrastructure	nabitats SSSIs ·	nabitats Within SACs, SPAs, KAMSAKs and SSSIs ·	Ks and								
	- pio-	• Conserv	Conserve or enhance locally important	tant								
	diversity,	nature c	nature conservation sites (SINCs);									
	geodiversity,	Create r	Create new areas or site of bio-diversity /	ersity/								
	flora and	geodive	geodiversity value;									
	fauna for	Improve	Improve connectivity of green									
	accessible	infrastru	infrastructure and the natural									
	high quality	environment;	ment;									
	and	Provide	Provide opportunities for people to	•								
	connected	access t	access the natural environment.									
	natural											
	environment											
െ	Use land	Re-use p	Re-use previously developed land;	0		There is no	There is no clear link between	0	There is no clear link between this	ink between this	0	There is no clear link between this
	resources	Prevent	Prevent pollution contaminating the land	e land	_	this alterna	this alternative and the objective		alternative and the objective	e objective		alternative and the objective
	efficiently	and ren	and remediate any existing									
	and	contam	contamination;									
	safeguard	Safegua	Safeguard soil quality, including the best	e best								
	tneir quaiity	and mo.	and most versatile agricultural land;	·;								

											ŀ	
Y		+	+	0	+ 4	/ to 5.		-				2 - 1-1-1-0 C
KE	very positive impact	Impact	Positive impact likely	no clear link	ĭ	errect / L	or insufficient information	Negativ	Negative impact likely	very negative im likely	Impact	Positive or negative impact depending on how it is implemented
		Conserv	Conserve or enhance allotments;									
		 Safegua encoura 	Safeguard mineral resources and encourage their efficient use.									
10	Improve water efficiency and quality	Conserve wateImprove the quarrowgroundwaters.	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	lity;	0	There is no this alterna	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective
11	Reduce waste generation and increase level of reuse and recycling	Promote r recycling c Promote a efficiency.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	ry and	0	There is no this alterni	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective
17	Improve air quality	Reduce al activities; Minimise from new reducing 1 low emiss. Support to low emiss. Improve a prevent new reducing 1 low emiss. Avoid loca existing pressiting p	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.	rrent o air ugh isb); ide it lity; so of uuld ealth d use of	0	There is no	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Ensure control does not so beliver control sustaina (SuDs).	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).	design d risk; ign s	0	There is no this altern:	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance	Conserv characte Promote	Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture;	c city;	0	There is no this alterno	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective

_ ′	++		+	0		خ	-				
KEA	Very positive impact	impact	Positive impact likely	No significant effect	/ :	Uncertain or	Negative in	Negative impact likely	Very negative impact	_	Positive or negative impact depending on
l	likely			no clear link		insufficient information			likely	_	how it is implemented
	environment,	Conser	 Conserve or enhance designated and 	pι							
	cultural	non-de	non-designated heritage assets and their	d their							
	heritage,	setting;									
	character and	Conser	 Conserve or enhance those elements 	ıts							
	setting	which	which contribute to the 6 Principle								
		Charac	Characteristics of the City as identified in	fied in							
		the He	the Heritage Topic Paper.								
15	Conserve or	Conser	 Conserve or enhance the landscape 	0 a	There is r	There is no clear link between	0 Th	here is no clear li	There is no clear link between this	0	There is no clear link between this
	enhance	includir	including areas of landscape value		this alter	alternative and the objective	ali	alternative and the objective	e objective		alternative and the objective
	York's natural	Protect	Protect or enhance geologically								
	and built	import	important sites;								
	landscape	Promore	Promote high quality design in context	text							
		with its	with its urban and rural landscape and in	and in							
		line wit	line with the "landscape and Setting"	<i>"</i> 89"							
		within	within the Heritage Topic Paper.								
Ger	General										
Pre	Preferred Approach										
Rec	Recommendations										

Section 12: Affordable Housing

Af	fordable Hd	Affordable Housing Target									
SA (SA Objective		Optior	Option 1: Do not specify any	Optic	Option 2: Rely on NPPF to ensure		n 3: P	Option 3: Provide local level	Option	Option 4: Provide local level
			afford	affordable housing target and	appr	appropriate affordable housing	policy	with with	policy with overall housing	policy \	policy with annual dynamic
			enable	enable the market to	provi	provision	targe	ts for	targets for the duration of the	afforda	affordable housing targets
			detern	determine provision			Local Plan	Plan			
1	To meet the	 Deliver homes to meet the needs of the 	- غ	Relying on the market	_	- The approach is likely to	+	A	A locally derived policy	‡	Progressing an annual
	diverse	population in terms of quantity, quality;		for provision is likely		deliver affordable		»	would enable a target to		dynamic target would
	housing	 Promote improvements to the existing 		to provide housing		housing within York. The		pe	be established based		help to respond to the
	needs of the	and future housing stock;		where there is a need/		NPPF puts the onus on		g	upon local evidence.		wider economic
	population in	 Locate sites in areas of known housing 		demand but may have		local authorities to		드	This would have a		conditions. This would
	a sustainable	need;		an impact on delivery		deliver a wide choice of		od	positive effect on		help to maximise
	way.	Deliver community facilities for the needs		given that it would be		quality homes that		g	delivering affordable		viability of the sites and
		of the population;		discretionary or not		meets the full need for		원	housing across different		set locally defined site
		Deliver pitches required for Gypsies and		deliver as much profit		housing within the		siz	sized schemes.		size thresholds
		Travellers and Showpeople.		for developers,		housing market area					ensuring a continuous
			_	particularly at a time		based upon evidence		Но	However, setting out		delivery of housing from

when there is an economic downturn. This approach would implement the NPPF approach which is open to interpretation.	uo clear ilink
nn aturn. would NPPF n is	when there is a economic dow. This approach vimplement the approach whicl open to interpretation.
would e NPPF ch is	This approach implement the approach whii open to interpretation
NPPP sin	interpretation.
si	approach which open to interpretation.
	open to interpretation.
	interpretation.
	i
fthis	The outcomes of
are	policy approach
time	unknown at this
nk	There is no clear li
	between this
he	alternative and t
	objective
	The outcomes of this policy approach are unknown at this time. There is no clear link between this alternative and the objective

KΞ	++ Very positive impact	mpact Positive impact likely	O O Significant	ficant effect /	, Uncertain	o	- Negative impact likely	Verv negati	negative impact Po	sitive or neg	Positive or negative impact depending on
K	likely				insufficient information	rmation	-	likely		how it is implemented	nented
			;	_				_		_	
	and training	educational establishments for continued	nts for continued								
	effective	 Provide good quality employment 	plovment								
	workforce	opportunities available to all	o all.								
4	Create jobs	 Help deliver conditions for business 	or business	+ - This a	This approach is likely	+	Relying on the NPPF	- Settin	Setting out an overall	‡	This policy would
	and deliver	success and investment;		to be I	to be positive for the		would allow negotiation	hous	housing target for the		respond to changes in
	growth of a	 Deliver a flexible and relevant workforce 	evant workforce	marke	market as it would		of affordable housing in	durat	duration of the plan		the wider economy to
	sustainable,	for the future;		allow	allow developers to		favour of the viability of	lnow	would not respond to		enable housing sites to
	low carbon	 Deliver and promote stable economic 	ole economic	negoti	negotiate the strategic		housing development	chan	changing economic		remain viable and
	and inclusive	growth;		positic	position of the NPPF in		overall. This is likely to	circu	circumstances in the		theretore deliverable.
	economy	Enhance the city centre and its	and its	ravour or t	ravour or the viability of housing		continue nousing	-Buoi	long-term and therefore may prove viable or	Đ	nost robust way of
		opportunities for business and leisure; • Provide the appropriet infraction	ss and leisure;	develo	development overall.		not deliver required	unvis	unyjable in line with the	ď	ensuring the
		for economic growth:	יייין מארו מכנמו ב	This is	This is likely to		numbers of affordable	chan	changing economy. In		development industry
		Support existing employment drivers:	nent drivers:	contin	continue housing		homes.	turn	turn this may impact on		understand the
			onomy.	develo	development but may			deter	determining applications	ns	Council's position for
				not de	not deliver required		Delivering fewer	andt	and the delivery of sites.	S.	development. However,
				qunu	numbers of affordable		affordable home may				it is likely to reduce
				homes.	Š		impact on the	Itisli	It is likely that this would	핃	profit margins for in the
							availability of the	canse	cause some uncertainty	>	industry, particularly in-
				It is lik	It is likely that this		workforce who may not	for th	for the development		combination with other
				appro	approach would cause		be able to afford to live	indus	industry for delivering		contributions to be
				nuceri	uncertainty for both		in York if affordable	affor	affordable housing.		made.
				the de	the development		housing options are not				
				indust	industry for delivering		available.				Deviance from this
				afford	affordable housing						should be discouraged
				and Co	and Council in		It is likely that this				but in order to make
				delive	delivering housing		approach would cause				this more flexible, an
				need.			uncertainty for both the				allowance could be
							development industry				made for developers to
				Delive	Delivering tewer		ror delivering arrordable				prove wny a site is
				artord	arrordable nome may		nousing and council in				unviable through open
				Impac	Impact on the		delivering nousing need.				book assessment.
				Workf	workforce who may						
				or tod	not he able to afford						
				to live	to live in Vork if						
				afford	affordable housing						
				anora	apic nousing						
				options a	options are not						
				B B B B B B B B B B B B B B B B B B B							
2	Help deliver	 Address existing imbalances of equality, 	ces of equality,	This o	This option would be		This option sets the	- + This	This policy may lead to a	+	This policy may lead to

ΚĐ	Very positive impact	impact	+ Positive impact likely	O No significant	nt effect /	<mark>?</mark> Uncertain	o	Negative impact likely	Verv	negative impact P	Ositive or	r negativ	I Positive or negative impact depending on
K				no clear link		insufficient information	mation		likely		how it is implemented	npleme	nted
	equality and access to all	deprivati Provide a for the lo Provide a demand; Help redt Promote people aı	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.	e city; ities	developers to continue to their agenda of deliver market housing. However, It is like that this option vexacerbate housing due to affordability. Hou prices remain hig it is not likely tha option would del the demand requ	ъ ъ. х.		strategic approach to delivering affordable housing to benefit the community subject to viability. It should be positive in allowing developers to continue to deliver market housing. However, it is likely that this option would exacerbate housing need and barriers to housing due to affordability given the ability to negotiate without the implementation of local level thresholds and targets.		fluctuating supply of affordable housing based upon the viability of the sites and the threshold set. This approach would either set the policy so low that it would not maximise affordable housing provision, particularly at time of economic growth, or set a target so high to take account of the future, that it is likely to be undeliverable for parts of the plan.			a fluctuating supply of affordable housing based upon the viability of the sites and the threshold set. However, making the target responsive to economic change should enable a constant delivery of housing, maximising the supply and ensuring some certainty about the amount of dwellings to be delivered.
9	Reduce the need to travel and deliver a sustainable integrated transport network	Deliver d accessibl and cyclicar; Car; Deliver to supports Promote Improve	Deliver development where it is a 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.	o ding he ich ich i;	There is no cl between this alternative ar objective		0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	ative 0		There is no clear link between this alternative and the objective
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Reduce or mit emissions from emissions from Plan or impler for the likely or Provide and direnwable, lottechnologies; Promote sustain materials that and conseque and conseque Adhere to the hierarchy.	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.	sures rge; riding sks	There is no cl between this alternative ar objective	ear link nd the	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	ative 0		There is no clear link between this alternative and the objective
∞	Conserve or enhance green	Conserve nationall habitats	Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and	and 0 ss and Rs and	There is no cl between this alternative ar	ear link nd the	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	t 0		There is no clear link between this alternative and the

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Very positive impact Polikely	Positive impact likely	No significant no clear link		effect / Uncertain or insufficient information	or formation	r Negative impact likely	Very likely	negative impact	Positive o how it is i	Positive or negative im how it is implemented	Positive or negative impact depending on how it is implemented
					E				=	=	
SSSIs;				objective						용	objective
Sonserve lature co	Conserve or enhance locally important nature conservation sites (SINCs);	tant									
Sreate n	Create new areas or site of bio-diversity / geodiversity value:	ersity/									
mprove	Improve connectivity of green										
nfrastru	infrastructure and the natural										
environment; Provide oppo	environment; Provide opportunities for people to										
ccess t	access the natural environment.)									
se-nse	Re-use previously developed land;		0	There is no clear link	0	There is no clear link	0	There is no clear link	0 Y		There is no clear link
rever	Prevent pollution contaminating the land	ne land		between this		between this alternative		between this alternative	ative	pe	between this
nd re	and remediate any existing			alternative and the		and the objective		and the objective		= at	alternative and the
onta	contamination;			objective						8	objective
afeg	Safeguard soil quality, including the best	e best									
u pu	and most versatile agricultural land;	ii`									
Sons	Conserve or enhance allotments;										
ate	Sateguard mineral resources and encourage their efficient use.										
Cons	Conserve water resources and quality;		. 0	There is no clear link	0	There is no clear link	0	There is no clear link	0 V		There is no clear link
mpr	 Improve the quality of rivers and 			between this		between this alternative		between this alternative	ative	- pe	between this
ron	groundwaters.			alternative and the objective		and the objective		and the objective		등 등	alternative and the objective
rom	Promote reduction, re-use, recovery and		0	There is no clear link	0	There is no clear link	0	There is no clear link	0 V		There is no clear link
ecyc	recycling of waste;			between this		between this alternative		between this alternative	ative	pe	between this
ron	Promote and increase resource			alternative and the		and the objective		and the objective		alt	alternative and the
; Hic	efficiency.			objective						දි	objective
edi	Reduce all emissions to air from current		0	There is no clear link	0	There is no clear link	0	There is no clear link	0		There is no clear link
Ę	activities;			between this		between this alternative		between this alternative	ative	pe	between this
₹	Minimise and mitigate emissions to air	o air		alternative and the		and the objective		and the objective		alt	alternative and the
ō	from new development (including			objective						<u>용</u>	objective
edu	reducing transport emissions through	ygh Hgr									
%	low emission technologies and fuels);	ls);									
ddn	Support the development of city wide	/ide									
ow e	low emission infrastructure;										
mpr	 Improve air quality in AQMAs and 										
reve	prevent new designations;										
0	Avoid locating development where it	±.									
0	could negatively impact on air quality;	lity;							_		

positive impact		+ Positive in	+ Positive impact likely	O No significant		effect / Uncertain	or	- Negative impact likely		negative impact		e or negat	l Positive or negative impact depending on
likely no clear link	no clear link	no clear link	no clear link	ink		insufficient information	nformation		likely		how it	how it is implemented	ented
 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. 		locating development in areas of g poor air quality where it could in negative impacts on the health re occupants/users; the sustainable and integrated out network to minimise the use of	s of uld salth I se of		1								
Minimise • Reduce risk of flooding; 0 flood risk and • Ensure development location and design does not negatively impact of flooding to people and (SuDs).	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).			o		There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	ar link Iternative ve	0	There is no clear link between this alternative and the objective
Conserve or enhance the special 0 character and setting of the historic city; York's historic Promote or enhance local culture; • Conserve or enhance designated and non-designated heritage assets and their setting; • Conserve or enhance those elements setting; • Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	 Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	ity; heir d in	ity; heir d in	0		There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	ar link Iternative ve	0	There is no clear link between this alternative and the objective
Conserve or enhance the landscape of including areas of landscape value York's natural Protect or enhance geologically important sites; Induscape 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.	 Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper. 	ext "d in	ext "d in	0		There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	ar link Iternative ve	0	There is no clear link between this alternative and the objective
General Option 1 and there uncertain building i Belying clevel politice i required.	Option and th uncert buildin Relyin level p	Option and th uncert buildin Relyin level p	Option and th uncert buildin Relyin level p	Option and th uncert buildin Relyin evel p	aii 8	Option 1 is unlikely deliver affordable housing to mand there being a lack of policy direction and allowe uncertainty for both the building industry and Coun building industry in maximising the viability of sites. Relying on the NPPF would also create uncertainty level policy and specific thresholds/targets. This optrequired.	rdable hous direction ar g industry a the viability create unc lds/targets.	Option 1 is unlikely deliver affordable housing to meet the anticipated need now and in the future due to this being a discretionary approach and there being a lack of policy direction and allowance for negotiation in the national guidance. It is likely that this approach cause some uncertainty for both the building industry and Council in terms of expectations for delivery. However, it is likely to have positive effects for the building industry in maximising the viability of sites. Relying on the NPPF would also create uncertainty in expectation for development allows a degree of interpretation given the lack of local level policy and specific thresholds/targets. This option is also likely to deliver affordable housing but may not to meet the overall need required.	in the natations fations f	v and in the futu stional guidance or delivery. How ent allows a deg fordable housin	re due to th . It is likely t /ever, it is lil ;ree of inter! g but may n	iis being a chat this a kely to ha pretation ot to mee	discretionary approach pproach cause some ve positive effects for the given the lack of local t the overall need

+ Positive impact likely
ositive
Very positive impact

	Option 3 would enable a local level policy to be implemented. However, setting one target for the duration of the plan would cause fluctuating supply and further negotiation as viability and the wider economic impacts change. This approach would either set the policy so low that it would not maximise affordable housing provision, particularly at time of economic growth, or set a target so high to take account of the future, that it is likely to be undeliverable for parts of the plan.
	Option 4 is likely to deliver the maximum number of affordable housing through responding to changes in the wider economy to enable housing sites to remain viable and therefore deliverable. This would provide the most robust way of ensuring the development industry understand the Council's position for development. However, it is likely to reduce profit margins for in the industry, particularly in-
	combination with other contributions to be made.
Preferred Approach	Option 4: Provide local level policy with annual dynamic affordable housing targets
	• This option is likely to maximise the delivery of affordable housing through creating more certainty in terms of York's affordable housing
	requirements and ensuring that delivery would be higher in response to better economic circumstances.
	• This would be positive for the economy by ensuring the targets respond to the changing economy to ensure viability of sites.
	• There are no environmental impacts identified at this stage.
Recommendations	Deviance from the policy approach of option 4 should be discouraged but in order to make this more flexible, an allowance could be made for
	developers to prove why a site is unviable through open book assessment.

Va	rying Affor	Varying Affordable Housing Targets				
SAC	SA Objective		Option 1 location/	Option 1: Affordable housing target does not vary by location/development type	Option type	Option 2: Affordable housing target varies by location/ development type
н	To meet the diverse housing needs of the population in a sustainable way.	 Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 		Not varying affordable housing development by size and location is likely to under deliver due to viability issues. Not all locations would be able to sustain the same target based upon the type of site (brownfield/greenfield) or size of the development (large or small). Development of a greenfield site would expect to be more viable given an anticipated reduction in remediation costs applicable to brownfield sites for example. Furthermore, it may not be viable to apply the same target to smaller sites as large. This would be particularly applicable in ensuring provision in villages which generally have smaller sites for development.	‡	Delivering a target which is location and size based should maximise the number of affordable housing coming forward. This target should support delivery through ensuring the size and location of development is matched against a a threshold which is viable for that size and location of development.
2	Improve the health and well-being of York's population	 Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional openspace Promotes a healthier lifestyle though 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

I Positive or negative impact depending on how it is implemented		There is no clear link between this alternative and the objective	This approach would set a specific threshold for the location and size of development which would setting out the council's expectations of affordable housing clearly causing less uncertainty for the development industry. This target should support delivery through ensuring the size and location of development is matched against a threshold which is viable for that size and location of development. Deviance from this approach should be discouraged but in order to make this more flexible, an allowance could be made for developers to prove why a site is unviable through open book assessment.	A policy delineated by location /size should enable viability of the overall development which would prove positive for creating a balanced and mixed community through colocation of market and affordable housing.	There is no clear link between this alternative and the objective
Very likely		0	+	‡	0
Fect / Uncertain or Negative impact likely insufficient information		There is no clear link between this alternative and the objective	The lack of a specific policy would lead to interpretation and negotiation of the applicable number of affordable homes to be delivered per development. This would cause uncertainty in the application and determination process for both the council and development industry. This approach is likely to support the maximum delivery of market homes in smaller locations having positive effects for developer profit.	This approach is likely to lead to an imbalance of location for affordable housing. Not determining size and location thresholds could mean that development is not co-located or that interpretation / negotiation formed from the overall target would go against supply. It is unlikely therefore that this would maximise affordable housing to meet demand. However, this would depend upon implementation.	There is no clear link between this alternative and the objective
icant eff ink		0			0
ive impact Positive impact likely No significant no clear link	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.	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.	 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. 	 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. 	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the
++ Very positive impact likely		Improve education, skills development and training for an effective workforce	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	Help deliver equality and access to all	Reduce the need to travel and deliver a
KEA		м	4	2	9

λ			+	0						
KE	Very positive impact likely	e impact	Positive impact likely	No significant no clear link	ant effect / k	Uncertain insufficient information	Negative impact likely	Very likely	negative impact	Positive or negative impact depending on how it is implemented
		_			=		-			
	sustainable	car;								
	integrated transport	Deliver Support	Deliver transport intrastructure which supports sustainable travel options:	ich :						
	network	• Promote	Promote sustainable forms of travel; Improve congestion	el;						
٢	Tominimo	o di la	c congestion:		- C - C - C - C - C - C - C - C - C - C	Thought on the bound the sign of the sign	+ C C C C C C C C C C C C C C C C C C C		Il acolo ca si cacdT	Those is no alone link hoterson this alternative and the
`	greenhouse		Reduce or mitigate greenhouse gas		i nere is n	o no ciear ilink between trils o	alternative and the	-	inere is no clear ii objective	nk between tiils alternative and the
	gases that	oleniasio.	imploment adaptation mea			ı			opicerio.	
	gases triat	for the	for the likely affects of climate change:	isures						
	change and	• Provide	Provide and develop energy from							
	deliver a	repower	repewable low and zero carbon							
	managed	technologies:	ogies:							
	response to	Promote	Promote sustainable design and building	ilding						
	its effects	materia	materials that manage the future risks	icks						
		and con	and consequences of climate change:	. 95						
			sequences of cilinate crians	, ec,						
		Adnere Adnere	Adnere to the principles of the energy	rgy						
c		illerarcily.	ПУ.		-:	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	14 17 17 17 17 17 17 17 17 17 17 17 17 17		F. Color of the color	the factors of the second seco
×	conserve or	· Conserv	Conserve or enhance international and	and 0	Inerels	I nere is no clear link between this alternative and the	alternative and the	-	inere is no clear ii	Inere is no clear link between this alternative and the
	enhance	nationa	nationally significant priority species and	es and	objective	,e			objective	
	green		habitats within SACs, SPAs, RAMSARs and	\Rs and						
	infrastructure									
	, bio-	Conserv	Conserve or enhance locally important	tant						
	diversity,	nature (nature conservation sites (SINCs);							
	geodiversity,	Create r	Create new areas or site of bio-diversity /	ersity /						
	flora and	geodive	geodiversity value;							
	fauna for	• Improve	Improve connectivity of green							
	accessible	infrastru	infrastructure and the natural							
	high quality	environment;	ıment;							
	and	Provide	Provide opportunities for people to	•						
	connected	access t	access the natural environment.							
	natural environment									
6	Use land	Re-use	Re-use previously developed land;	1	The vial	The viability of a brownfield site may depend upon other	ay depend upon other	خ	In order to maximi	In order to maximise the redevelopment of brownfield sites
	resources	Prevent	Prevent pollution contaminating the land	ne land	issues o	issues on site which would reduce its overall capability for	ts overall capability for		an allowance wou	an allowance would need to be made in the location criteria
	efficiently	and ren	and remediate any existing		deliveri	delivering housing, such as site clearance and	rance and		to mitigate other p	to mitigate other potential issues such as contamination or
	and	contam	contamination;		contam	contamination. In not dedifferentiating between land type	ting between land type		site clearance.	
	safeguard	Safegua	Safeguard soil quality, including the best	e best	this app	this approach may impact on the viability of bringing	ability of bringing			
	their quality	and mo	and most versatile agricultural land;	÷	forward	forward and maximising the potential of previously	ial of previously			
		Conserv	Conserve or enhance allotments;		develop	developed land				
		 Safegua 	Safeguard mineral resources and							
		encour	encourage their efficient use.							
10	Improve	Conserv	Conserve water resources and quality;	lity; 0	There is	There is no clear link between this alternative and the	alternative and the	0	There is no clear li	There is no clear link between this alternative and the

+ + bositive impact likely	+ O Positive impact likely No significant e	O No significant e	Φ.	0	fect	_	? Uncertain or	- Negative impact likely		negative impact	I Positive or negative impact depending on
likely no clear link	no clear link	no clear link	no clear link	ink			insufficient information		likely		how it is implemented
water • Improve the quality of rivers and chicknet groundwaters.			object	object	objeci	tive			_	objective	
Reduce waste • Promote reduction, re-use, recovery and generation 0 There is no bjective and increase • Promote and increase resource level of reuse • Efficiency. • Efficiency.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	0	0		There	is ne tive	There is no clear link between this alternative and the objective	ilternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective
 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 result in 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. 	Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car.	0 vo.	0 vo.		obje	objective	There is no clear link between this alternative and the objective	ilternative and the	0	There is no clear li	There is no clear link between this alternative and the objective
Minimise • Reduce risk of flooding; flood risk and • Ensure development location and design reduce the does not negatively impact on flood risk; impact of • Deliver or incorporate through design flooding to sustainable urban drainage systems people and (SuDs).	Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs).	0	0		Ther	objective objective	There is no clear link between this alternative and the objective	ilternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective
Conserve or character and setting of the historic city; obji character and setting of the historic city; obji character and setting of the historic city; obji character and character a	Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements	ity; 0	ity; 0		Obje	objective	There is no clear link between this alternative and the objective	ilternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective

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positive impact Positive impact likely No
positive im
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setting	which contribute to the 6 Principle			
	Characteristics of the City as identified in			
	the Heritage Topic Paper.			
15 Conserve or	Conserve or enhance the landscape	D 0	There is no clear link between this alternative and the	There is no clear link between this alternative and the
enhance	including areas of landscape value	-	objective	objective
York's natural	 Protect or enhance geologically 			
and built	important sites;			
landscape	 Promote high quality design in context 			
	with its urban and rural landscape and in			
	line with the "landscape and Setting"			
	within the Heritage Topic Paper.			
General		Option 1 is	is likely to have negative effects caused through uncertainty for viability between different locations and size of schemes. This	iability between different locations and size of schemes. This
		approach	approach would allow more negotiation given that not all sites would be able to achieve the targets.	able to achieve the targets.
		1		
		and site size		Option 2 is likely to maximise the amount of anotable homes through development as it would tailor the provision to location 2. This would better reflect viability of bringing different types of site forward and set out the Council's position more clearly in
		terms of e	terms of expected delivery.	-
Preferred Approach		Option 2:	Option 2: Affordable housing target varies by location/development type	
		• This	This option should enable the maximum amount of affordable housing to be delivered on the development site which has positive	ng to be delivered on the development site which has positive
		imp	implications for meeting need as well as social inclusion.	
		• An a	An allowance is made the viability of the site through this option which would enable the thresholds to tailor the numbers of houses	ch would enable the thresholds to tailor the numbers of houses
		redu	iired. Furthermore, this would ensure that development industry	required. Furthermore, this would ensure that development industry were clear of the Council's position for delivering homes, removing
		any	any uncertainty in the application process.	
		• There	re are no environmental impacts identified.	
Recommendations		None		
210000		2		

	Positive or negative impact depending on how it is implemented	There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective	Major developments should be able to incorporate homes on site in terms of viability. Co-locating affordable and market housing would reduce the number of market homes on site but would increase the need to find alternatives sites. This option would lead to smaller site contributing off site or by alternative methods. This would lead to alternative sites needing to be found for affordable housing provision. The impacts of this on delivery are uncertain.	Requiring all affordable housing on
		0	0	Co.	+
	Very negative impact likely	There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective	Whether or not development is on or off-site, developers would need to contribute to affordable housing. Off-site provision would lead to maximising the number of market homes but also needing to find alternative sites for affordable housing provision. This option would support smaller sites where viability issues may arise through on-site delivery.	Requiring all affordable housing off-
	Negative impact likely	There is no cle	There is no cle alternative and	Whether or not de or off-site, develop or off-site, develop to contribute to af Off-site provision v maximising the nu homes but also ne alternative sites fo housing provision. This option would sites where viabilitiarise through on-si	Requiring all a
	Negativ	0	0	_	-
2	Uncertain or insufficient information	There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective	Whether or not development is on or off-site, developers would need to contribute to affordable housing. Co-locating affordable and market housing would reduce the number of market homes on site but would negate the need to find alternatives sites. A policy to deliver affordable homes on all development sites may cause viability issues for small housing schemes. To mitigate this additional mechanisms would be required to ensure a contribution to affordable provision would be made.	Requiring all affordable housing
	effect /	There this alt	There this alt	Wheth on or or on or or on or	Requir
	No significant no clear link	0	0	_	++
+	Positive impact likely	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional openspace / multifunctional openspace / promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health.	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.	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.	 Address existing imbalances of equality,
	tive impac		• • •	υ	
++	Very positive impact likely	Improve the health and well-being of York's population	Improve education, skills development and training for an effective workforce	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	Help deliver
	KEA	2	м	4	2

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KEA	Very positive impact	impact	+ Positive impact likely	O No significant no clear link	nt effect /	Uncertain or insufficient information	Negativ	- Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
	equality and access to all	deprivati Provide a for the lo Provide a demand; Help redt Promote people a	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.	e city; lities	on site v implicat and the inclusive On majo particuli develop potted a ensure t the sam maximu	on site would have positive implications for social inclusion and the creation of mixed and inclusive communities. On major sites it would be particularly important for the development to be pepperpotted around the site and ensure that the houses were of the same standard to ensure maximum integration.		site is likely to have negative implications for social inclusion a will not create mixed and balanc communities. The impact of this would be particularly severe on larger developments. However, this option may prove more viable for smaller sites whe delivering on site would jeopardithe	site is likely to have negative implications for social inclusion and will not create mixed and balanced communities. The impact of this would be particularly severe on larger developments. However, this option may prove more viable for smaller sites where delivering on site would jeopardise the		major development sites would have positive implications for social inclusion and the creation of mixed and inclusive communities. However, it would require smaller sites to find or contribute towards alternatives sites which may lead to a delay in provision and meeting affordable housing demand. On major sites it would be particularly important for the development to be pepper-potted around the site and ensure that the houses were of the same standard to ensure maximum integration
σ	Reduce the need to travel and deliver a sustainable integrated transport network	Deliver c accessib and cyclicar; Deliver t supports Promote Improve	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.	ing he ich ;	There is this alte	There is no clear link between this alternative and the objective	0	There is no clear link betweer alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
_	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Reduce or mit emissions from the missions from the likely for the likely for the likely end renewable, to technologies; Promote sustimaterials that and conseque and conseque to Adhere to the hierarchy.	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.	sures rge; liding sks re;	There is this alte	There is no clear link between this alternative and the objective	0	There is no clear link betweer alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
∞	Conserve or enhance green infrastructure , bio- diversity,	Conserventional habitats SSSIs; Conserventional habitats and the conservention habitate conserventions.	Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Conserve or enhance locally important nature conservation sites (SINCs);	and 0 sand Rs and ant	There is this alte	There is no clear link between this alternative and the objective	0	There is no clear link betweer alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective

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Y:			+ 6	0 2			:				
KE	Very positive impact likely	impact	Positive impact likely	No significant no clear link	ant effect / k	Oncertain or insufficient information	Negative	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
										E	_
	geodiversity,	Create	Create new areas or site of bio-diversity /	ersity/							
	flora and	geodive	geodiversity value;								
	fauna for	• Improv	Improve connectivity of green								
	accessible Fi-F	intrastr	infrastructure and the natural								
	nign quality		ment;								
	and	• Provide	Provide opportunities for people to								
	natiiral	access	access the natural environment.								
	environment										
6	Use land	• Re-use	Be-use previously developed land:	0	There	There is no clear link between	0	There is no clear link between this	ink between this	0	There is no clear link between this
	resources	Prevent	Prevent pollution contaminating the land		this al	this alternative and the objective		alternative and the objective	e objective		alternative and the objective
	efficiently	and ren	and remediate any existing						•		
	and	contam	contamination:								
	safeguard	Safegua	Safeguard soil quality, including the best	best							
	their quality	and mo	and most versatile agricultural land								
			Sor ver same aboreation and								
		• Conser	Conserve or enhance allotments;								
		Safegua	Safeguard mineral resources and								
		enconr	encourage their efficient use.								
10	Improve	Conserv	Conserve water resources and quality;	ity; 0							
	water	• Improv	Improve the quality of rivers and								
	officiency and	0 10 10	200 Company Co								
	auality	Bi ound	Waters.								
11	Reduce waste	Promot	Promote reduction, re-use, recovery and	o pue v.	There	There is no clear link between	0	There is no clear link between this	ink between this	0	There is no clear link between this
	generation	recvclin	recycling of waste:		this al	this alternative and the objective		alternative and the objective	e objective		alternative and the objective
	and increase	• Promot	Promote and increase resource			•					•
	lovol of rouse		re alla liici ease l'esoal ce								
	and recycling	emiciency.	ıcy.								
12	Improve air	Reduce	Reduce all emissions to air from current	rrent 0	There	There is no clear link between	0	There is no clear link between this	ink between this	0	There is no clear link between this
	quality	activities;	es;		this al	this alternative and the objective		alternative and the objective	e objective		alternative and the objective
		Minimis	Minimise and mitigate emissions to air	air							
		from ne	from new development (including								
		reducin	reducing transport emissions through	gh							
		low em	low emission technologies and fuels);	s);							
		Support	Support the development of city wide	ide							
		low em	low emission infrastructure;								
		• Improve	Improve air quality in AQMAs and								
		prevent	prevent new designations;								
		Avoid Ice	Avoid locating development where it	ij							
		could n	could negatively impact on air quality;	ity;							
		Avoid Ic	Avoid locating development in areas of	s of							
		existing	existing poor air quality where it could	uld							
		result in	result in negative impacts on the health	salth							

++ Very positive impact likely	impact		+ Positive impact likely	O No significant	it effect /	? Uncertain or insufficient information	Negativ	- Negative impact likely	Very negative in likely	impact	Positive or negative impact depending on how it is implemented
of future occupants/users; • Promote sustainable and integrated transport network to minimise the use of the case	of future occupants/users; • Promote sustainable and int transport network to minim the car	occupants/users; sustainable and int t network to minim	egratec ise the u	d se of	1	יים מו נכול ו			inc.y		
Minimise • Reduce risk of flooding; flood risk and • Ensure development location and design reduce the does not negatively impact of on Deliver or incorporate through design sustainable urban drainage systems property in (SuDs).		isk of flooding; levelopment location : negatively impact o r incorporate throug ble urban drainage s;	and d n flooc h desi _t	esign 4 risk; gn	There is 1 this alter	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective
Conserve or enhance the special character and setting of the historic city; York's historic Promote or enhance local culture; environment, Conserve or enhance designated and non-designated heritage assets and their setting; character and Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage and their setting which contribute to the 6 Principle Characteristics of the City as identified in the Heritage and their setting characteristics of the City as identified in the Heritage and their setting characteristics of the City as identified in the Heritage and characteristics of the City as identified in the Heritage and characteristics of the City as identified in the Heritage and characteristics of the City as identified in the Heritage and characteristics of the City as identified in the Heritage and characteristics of the City as identified in the Heritage and characteristics of the City as identified in the Heritage and characteristics of the City as identified in the Heritage and characteristics of the City as identified in the Heritage and characteristics of the City as identified in the City and characteristics of the City as identified in the City and characteristics of the City as identified in the City and characteristics of the City as identified in the City and characteristics of the City as identified in the City and characteristics of the City as identified in the City and characteristics of the City as identified in the City and characteristics of the City as identified in the City and characteristics of the City as identified in the City and characteristics of the City and character		e or enhance the spec or and setting of the h or enhance local cult sor enhance designat gnated heritage asset or enhance those el ntribute to the 6 Prin ristics of the City as in	tial istoric iure; ied an is and is and ciple dentifi	o city; o d their ts	There is 1 this alter	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective
Conserve or enhance the landscape enhance enhance including areas of landscape value York's natural • Protect or enhance geologically important sites; landscape • 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.		e or enhance the landse g areas of landscape val or enhance geologically tt sites; high quality design in riban and rural landsca the "landscape and Se e Heritage Topic Paper	cape ue cont pe a	ext and in	There is 1 this alter	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective
General				Option site. Ho a contri Option	on 1 is likely1 However, thi ntribution to on 2 is likely1 on would max be suitable fr on 3 would h ilopment but impact of deli	Option 1 is likely to have a positive impact on social inclusion and delivery through ensur site. However, this may cause viability issues for small housing schemes. To mitigate this a contribution to affordable provision would be made. Option 2 is likely to have a negative impact on creating a mixed and balanced community option would maximise the number of market homes on site but would require large altr may be suitable for very small housing schemes where on site provision proves unviable. Option 3 would have mixed impacts for social inclusion and creating a balanced and mixed development but smaller sites would need to deliver off-site. This would generate a neer The impact of delivery therefore is uncertain.	on social ir s for small d be made d be made on creatin cet homes mes where al inclusio co deliver on in.	nclusion and deliver Il housing schemes. B. B. B. B. C.	y through ensuring To mitigate this ad need community, p equire large altern proves unviable. lanced and mixed c generate a need fo	that dev ditional r articularl ative site communi r addition	Option 1 is likely to have a positive impact on social inclusion and delivery through ensuring that development include affordable provision on site. However, this may cause viability issues for small housing schemes. To mitigate this additional mechanisms would be required to ensure a contribution to affordable provision would be made. Option 2 is likely to have a negative impact on creating a mixed and balanced community, particularly in larger scale developments. This option would maximise the number of market homes on site but would require large alternative sites to be found for provision. This option may be suitable for very small housing schemes where on site provision proves unviable. Option 3 would have mixed impacts for social inclusion and creating a balanced and mixed community as the large sites would incorporate development but smaller sites would need to deliver off-site. This would generate a need for additional sites and may cause delay in provision. The impact of delivery therefore is uncertain.

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KEA	Very positive impact	Positive impact likely	nt effect /	Uncertain or	Negative impact likely	Very negative impact		epending on
	likely		no clear link	insufficient information		likely	how it is implemented	
Prefer	Preferred Annroach		Ontion 1. Require	on the development to co	Ontion 1: Require all new development to contribute to affordable bousing targets on site (all developments.)	ing targets on-site (all	levelonments)	
			Option 1 sh	ould applied to all developr	ments as the preferred appr	oach given its positive	Option 1 should applied to all developments as the preferred approach given its positive impacts for social inclusion and the creation of	creation of
			balanced ar would maxi	ed and mixed neighbourhoods. In combination with a maximise the delivery of affordable housing provision.	In combination with a dynar able housing provision.	mic viability target rela	balanced and mixed neighbourhoods. In combination with a dynamic viability target relating to location and type of development, this would maximise the delivery of affordable housing provision.	pment, this
			In promotin	g co-location of affordable	and market housing it may I	reduce the number of r	In promoting co-location of affordable and market housing it may reduce the number of market homes on site but would negate the	gate the
			need to find	need to find alternatives sites.				
			Option 2 wg	ould only be appropriate for	Option 2 would only be appropriate for smaller sites where viability	λ:		
				:				
Recom	Recommendations		A policy to compared to c	deliver affordable homes or	n all development sites may	cause viability issues fo	A policy to deliver affordable homes on all development sites may cause viability issues for small housing schemes. To mitigate this, off-	ate this, off-
			site contrib	utions contribution to affor	site contributions contribution to affordable provision would be made as per Option 2.	ade as per Option 2.		
			Deviance frame	om the combined approach	n of option 1 and 2 should be	e discouraged but in or	Deviance from the combined approach of option 1 and 2 should be discouraged but in order to make this more flexible, an allowance	allowance
			could be ma	ade for developers to prove	could be made for developers to prove why a site is unviable through open book assessment.	igh open book assessm	ent.	
			On major si	tes it would be particularly	important for the developm	nent to be pepper-pott€	On major sites it would be particularly important for the development to be pepper-potted around the site and ensure that the houses	the houses
			were of the	of the same standard to ensure maximum integration.	naximum integration.			

Section 13: Community Facilities

R	Required contributions	tributions				
SA	SA Objective		Optio	Option 1: Require all new developments to contribute to	Option 2: Require only major developments to contribute to	
			comn	community facilities/health provision, on or off site	community facilities/health provision, on or off site	
1	To meet the	 Deliver homes to meet the needs of the 	‡	The increase of population arising from new	The most significant concentration and contribution to	to
	diverse	population in terms of quantity, quality;		developments need to be catered for to ensure that new	population will be from large scale (major) developments.	ments.
	housing	 Promote improvements to the existing and 		communities have adequate local access to facilities and	This approach would therefore ensure that contributions to	utions to
	needs of the	future housing stock;		that existing facilities can be supported where applicable.	facilities and services are met from these developments./	ents./
	population in	 Locate sites in areas of known housing 		This approach is likely to support this by capturing		
	a sustainable	need;		contributions from all new developments and maximising	However, the cumulative impacts of other developments can	nents can
	way.	 Deliver community facilities for the needs 		the ability to mitigate their cumulative effects .	impact on the availability or capacity for local provision of	sion of
		of the population;			facilities. This cumulative impact, particularly in the longer	longer
		 Deliver pitches required for Gypsies and 			term, is likely to exacerbate need and may have a detrimental	etrimental
		Travellers and Showpeople.			effect on capacity of the facilities.	
2	Improve the	 Avoid locating development where 	‡	Receiving contributions from all type of development	Receiving contributions from just major types of development	velopment
	health and	environmental circumstances could		should have a positive impact in ensuring that the health	should have a positive impact in supporting health and well-	and well-
	well-being of	negatively impact on people's health;		and well-being of both the existing and new population is	being. However, the provision may not be as extensive as	sive as
	York's	 Improve access to openspace / multi- 		continued to be catered for.	option 1 given that the contributions would be spread over a	ad over a
	population	functional openspace			wider area and would need to support the new community.	ımunity.
		 Promotes a healthier lifestyle though access 		To maximise this provision, large sites where there will be		
		to leisure opportunities (walking / cycling)		a significant new community, should allocate provision on	To maximise this provision, large sites where there will be a	will be a

						•			L		
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KE	Very positive impact likely	ımpact	Positive impact likely	No significant no clear link	cant effo	ect /	Uncertain insufficient information	Negative impact likely	Very likely	negative impact	Positive or negative impact depending on how it is implemented
			Improves access to healthcare;			site.				significant new cor	significant new community, should allocate provision on site.
		Provides or preform for residents;Ensure that land	Provides or promotes safety and security for residents; Ensure that land contamination/pollution	curity lution							
		does no	does not pose unacceptable risks to health.	health.							
3	Improve	Provide	Provide good education and training	bū	0	There is no clear	here is no clear link between this alternative and the	Iternative and the	0	There is no clear lin	There is no clear link between this alternative and the
	education,	opportu	opportunities for all;			objective				objective	
	skills	Support	Support existing higher and further								
	development	educati	educational establishments for continued	inued							
	and training	success;									
	for an	Provide	Provide good quality employment								
	effective	opportu	opportunities available to all.								
4	Create jobs	Help de	Help deliver conditions for business success	snccess	‡	Supporting the d	Supporting the delivery of community facilities and	ity facilities and	+	The option would	The option would obtain contributions but not for all
	and deliver	and inve	and investment:			healthcare shoul	healthcare should enable growth in these businesses	these businesses		development as pe	development as per option 1. This means that the cumulative
	growth of a	• Deliver	Deliver a flexible and relevant workforce	force		sectors, supporti	ne existine iobs and	sectors, supporting existing jobs and job growth. This also		impact of all of the	impact of all of the new development may support existing
	s ic in the second		a liexible alia lelevalit wolk	3		sectors) support	dence for growth in	supports the evidence for growth in the economy within		facilities for bealth	facilities for healthcare but it may also but pressure on them
	sustailiable,		luture;			אויים שוויים באור	relice for Browni III	ille ecoloniy within		the solution of the solution o	tale but it illay also put pressure on trielli
	low carbon	Deliver	Deliver and promote stable economic	≗		tne nealtncare sector.	ector.			tnrougn less suppo	through less support from tewer contributions.
	and inclusive	growth;									
	economy	• Enhance	Enhance the city centre and its								
		opportu	opportunities for business and leisure;	re;							
		Provide	Provide the appropriate infrastructure for	ire for							
		mouose	economic growth:								
		10000	tovicting omployment driver	į							
			Support existing employment univers,	'n							
ı	:		Promote a low carbon economy.			· ·				1	
Ŋ	Help deliver	Address	Address existing imbalances of equality,	ality,	‡	The increase of p	The increase of population arising from new	om new	+	The option would	The option would obtain contributions but not for all
	equality and	depriva	deprivation and exclusion across the city;	e city;		developments ne	ed to be catered fo	sevelopments need to be catered for to ensure that new		development as pe	development as per option 1. This means that the cumulative
	access to all	Provide	Provide accessible services and facilities for	ities for		communities hav	re adequate local a	communities have adequate local access to facilities and		impact of all of the	impact of all of the new development may support existing
		the loca	the local population;			that existing facil	lities can be suppor	hat existing facilities can be supported where applicable.		facilities for health	facilities for healthcare but it may also put pressure on them
		Provide	Provide affordable housing to meet			Requiring all new	Requiring all new development to contribute wil	ontribute will		through less suppo	through less support from fewer contributions.
		demand;	ġ;			maximise the provision for this.	ovision for this.				
		Help re	Help reduce homelessness;							To maximise acces	To maximise accessibility on large sites provision should be
		Promote	Promote the safety and security for people	people		To maximise acce	essibility on large si	o maximise accessibility on large sites or cumulatively of		allocated on site. I	allocated on site. It is anticipated that this approach may not
		and/or	and/or property.			new sites within	a particular area w	new sites within a particular area where there will be a		be able to support	be able to support all new facilities and therefore
		î				significant new c	ommunity, provision	ignificant new community, provision should be allocated		cumulatively of ne	cumulatively of new sites within a particular area where there
						on site. Where th	on site. Where this is not possible, support should be	upport should be		will be a significant	will be a significant new community facilities within close
						given to the facili	given to the facilities within close proximity.	oximity.		proximity.	
9	Reduce the	Deliver	Deliver development where it is accessible	essible	_	To maximise acce	essibility on large si	To maximise accessibility on large sites or cumulatively of	_	To maximise acces	To maximise accessibility on large sites provision should be
	need to travel	ildud yd	by public transport, walking and cycling to	ling to		new sites within	a particular area w	new sites within a particular area where there will be a		allocated on site. If	allocated on site. It is anticipated that this approach may not
	and deliver a	minimis	minimise the use of the car;			significant new c	ommunity, provisic	ignificant new community, provision should be allocated		be able to support	be able to support all new facilities and therefore
	sustainable	• Deliver	Deliver transport infrastructure which	<u>.</u>		on site. Where th	on site. Where this is not possible, support should be	upport should be		cumulatively of ne	cumulatively of new sites within a particular area where there
	integrated	Support	supports sustainable travel options:	5		given to the facili	given to the facilities within close proximity.	oximity.		will be a significant	will be a significant new community facilities within close
	50.5.000	oddpc i	בי שמינמווומטוכ נו מיכו סטנוטווא,			9:10				0:55	

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	Very positive impact	impact	Positive impact likely	No significant		effect / Unce	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on	T_
	likely			no clear link	녿	insut	insufficient information		likely		how it is implemented	
	transport network	Promot Improve	 Promote sustainable forms of travel; Improve congestion. 							proximity.		
7	To minimise greenhouse gases that	Reduce emission Plan or	Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for	ures for	0	There is no cle objective	There is no clear link between this alternative and the objective	alternative and the	0	There is no clear lir objective	There is no clear link between this alternative and the objective	
	cause climate change and deliver a	the likel Provide	the likely effects of climate change; Provide and develop energy from renewable low and zero carbon									
	managed response to	technologies; Promote sust	technologies; Promote sustainable design and building	ding								
	its effects	materia	materials that manage the future risks and consequences of climate change:	ks and								
		Adhere to hierarchy.	Adhere to the principles of the energy hierarchy.	86								
∞	Conserve or	Conserv	Conserve or enhance international and	pu	0	There is no d€	There is no clear link between this alternative and the	alternative and the	0	There is no clear lir	There is no clear link between this alternative and the	
	enhance	nationa	nationally significant priority species and	and		objective				objective		
	green infrastructure	habitats SSSIs;	habitats within SACs, SPAs, RAMSARs and SSSIs ;	s and								
	- pio-	Conserv	Conserve or enhance locally important	ınt								
	diversity,	nature	nature conservation sites (SINCs);									
	geodiversity,	Create r	Create new areas or site of bio-diversity /	rsity/								
	faina for	geodive	geodiversity value;									
	accessible	infrastri	infrose connectivity of green infrastructure and the natural environment:	nment:								
	high quality	Provide	Provide opportunities for people to access	access								
	and	the nat	the natural environment.									
	connected											
	environment											
6	Use land	Re-use	Re-use previously developed land;		0	There is no d€	There is no clear link between this alternative and the	alternative and the	0	There is no clear lir	There is no clear link between this alternative and the	
	resources	Prevent	Prevent pollution contaminating the land	land		objective				objective		
	enicientiy	and ren	and remediate any existing contamination;	nation; bect								
	safeguard	• saregua	sareguard soll quality, including the best and most versatile agricultural land:	pest								
	their quality	Conserv	Conserve or enhance allotments;									
		Safegua	Safeguard mineral resources and encourage	courage								
		their eff	their efficient use.									
10		Conserv	Conserve water resources and quality;	ty;	0	There is no de	There is no clear link between this alternative and the	alternative and the	0	There is no clear lin	There is no clear link between this alternative and the	
	water	• Improve	Improve the quality of rivers and			objective				objective		
	efficiency and quality	groundwaters.	waters.									
1	-	-	Promote reduction re-use recovery and	pue.	c	There is no cle	There is no clear link between this alternative and the	alternative and the	C	There is no clear lir	There is no clear link between this alternative and the	
i	-		ייייטייי, וכ מטר, וכניטיים א	2	,	5 22 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		מוכן וומיוגר מוומ	2			7

						•				
KEA	Very positive impact	impact	+ Positive impact likely	No significant no clear link		effect / Uncertain or insufficient information	or Negative impact likely	Very	negative impact	Positive or negative impact depending on how it is implemented
	generation and increase level of reuse and recycling	recycling • Promote	recycling of waste; Promote and increase resource efficiency.	ciency.		objective			objective	
12	Improve air quality	Reduce al activities; Minimise new deve transport technolog Support tl emission i emission i emission i ew design existing presult in negatively Avoid loca existing presult in negatively Promote stransport the car.	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.	rrent ing mission ide low revent it could uld salth of duse of	0	There is no dear link between this alternative and the objective	this alternative and the	0	There is no clear lir	There is no clear link between this alternative and the objective
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Reducer Ensure d does not obliver of sustainal	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).	design d risk; ign s (SuDs).	0	There is no dear link between this alternative and the objective	this alternative and the	0	There is no clear lir objective	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	• • •	Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	naracter nd non- ir ts which ts which teristics age	0	There is no dear link between this alternative and the objective	this alternative and the	0	There is no clear lir objective	There is no clear link between this alternative and the objective
15	Conserve or	Conserve	Conserve or enhance the landscape	a)	0	There is no clear link between this alternative and the	this alternative and the	0	There is no clear li	There is no clear link between this alternative and the

+	+		+	0		خ		-		
< KEA	Very positive impact	npact	Positive impact likely	No significant effect /	cant eff	,	Uncertain	Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely			no clear link	۲	ins	insufficient information		likely	how it is implemented
en	enhance	includii	including areas of landscape value			objective			objective	
Yor	York's natural	Protectsites:	Protect or enhance geologically important sites:	portant						
lan	landscape	Promo	Promote high quality design in context with	text with						
		its urb	its urban and rural landscape and in line	n line						
		with th	with the "landscape and Setting" within the	ithin the						
		Heritag	Heritage Topic Paper.							
General					Both op	options are lik	ely to have a positive in	mpact for ensuring the prov	ision of facilities and meeti	Both options are likely to have a positive impact for ensuring the provision of facilities and meeting social objectives in terms supporting
					need fc	or communit	y facilities and services	s. However, option 1 is appra	sised to make a significantly	need for community facilities and services. However, option 1 is appraised to make a significantly positive contribution given that it will
					maximi	ise the contr	maximise the contributions obtained to support provision.	upport provision.		
Preferred	Preferred Approach				Option	າ 1: Require a	ıll new developments to	Option 1: Require all new developments to contribute to community facilities/health provision, on or of site	acilities/health provision, c	n or of site
					•	This option is	likely to maximise the	amount of contributions aris	sing from new developmen	This option is likely to maximise the amount of contributions arising from new development allowing newly arising need to be met
					٤	more adequately.	tely.			
					≥	Meeting neec	l arising from new com	munities and the contributio	ons obtained will help to su	Meeting need arising from new communities and the contributions obtained will help to support growth and jobs within these sectors.
Recomm	Recommendations				To max	ximise access	sibility on large sites or	cumulatively of new sites w	ithin a particular area wher	To maximise accessibility on large sites or cumulatively of new sites within a particular area where there will be a significant new
					commr	unity, provisi	on should be allocated	on site. Where this is not po	ossible, support should be β	community, provision should be allocated on site. Where this is not possible, support should be given to the facilities within close proximity.

SA Objective To meet	jective To meet the diverse			Ontion 1. Boly on MDDE to mindo	401+40			Option 3: Desiride detailed least criteria to
1 To me	eet the		Option 1	. Neily Oil INPIP to Buide		Option 2: Provide generic local criteria to	Option	ו כן דוטעומפ מפנמוופט וטכמו כו ונכוומ נט
1 To me divers	eet the		commun	community facilities/health provision and	guide co	guide community facilities/health provision	guide	guide community facilities/health provision and
1 To me	et the		accessibi	accessibility in relation to new	and acc	and accessibility in relation to new	accessi	accessibility in relation to new development
1 To me	et the e		development	nent	development	oment		
divers	به	 Deliver homes to meet the needs of the 	+	The NPPF supports the provision	+	Providing a locally defined generic	‡	This would require a detailed
		population in terms of quantity, quality;		and retention of community		approach would require a broad		understanding of provision and would
housing	38	 Promote improvements to the existing 		facilities. It states that rural		understanding of community		enable provision planning on sites to
needs	needs of the	and future housing stock;		development should retain		facilities within York and their		be more accurate. This ensure the right
Indod	population in	 Locate sites in areas of known housing 		existing facilities and new		overall provision. This would		level of facilities are developed
a sust	a sustainable	need;		facilities to be planned positively		provide a more detailed approach		alongside any new development.
way.		Deliver community facilities for the needs		to enhance the sustainability of		than the NPPF in determining		
		of the population;		communities. The NPPF also		location of the facilities but may		However, a detailed understanding
		Deliver pitches required for Gypsies and		supports an integrated approach		not target facilities in an area of		would not necessarily capture the
		Travellers and Showpeople.		to considering the location of		need if this is not identified in the		bigger picture in relation to community
				facilities with other uses, which is		criteria. This would encapsulate		facilities and healthcare provision.
				positive in meeting the needs of		the wider requirements of		
				the population.		communities facilities around York		
						however.		
2 Impro	Improve the	 Avoid locating development where 	_	The NPPF supports provision but	-	This would provide a more	+	It is anticipated that a detailed
health and	and	environmental circumstances could		lacks definition for accessibility.		detailed approach than the NPPF		approach would enable the provision

+			+	c		۲				Ī	
Very positive impact likely	mpa	t	Positive impact likely	No significant no clear link	ant effect	ct / Uncertain or insufficient information		Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
well-being of York's population	• • •	negatively im Improve acce functional op Promotes a h access to leiss cycling) Improves acc Provides or p for residents; Ensure that l does not pose	negatively impact on people's health; Improve access to openspace / multi- functional openspace Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to	i.i.h h king/ curity	int de de are	This would be open to interpretation and may not be delivered in the most needed areas.		in determining location of the facilities and deliver a broad understanding of overall need supply. However, it may not ta facilities in an area of need if to not identified in enough detail the criteria.	in determining location of the facilities and deliver a broad understanding of overall need and supply. However, it may not target facilities in an area of need if this is not identified in enough detail in the criteria.		of healthcare to be delivered in response to identified need. Healthcare provision is particularly important to maintain the health and well-being of the existing and new communities in the long-term.
Improve education, skills development and training for an effective workforce		Provide opportuSupport educatic success;Provide opportu	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.	inued	는 달	There is no clear link between this alternative and the objective	o	There is no clear link betweer alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
d)		Help deliver co success and inv Deliver a flexit for the future; Deliver and progrowth; Enhance the cit opportunities for economic g for economic g. Support existin	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.	torce ic re;	The and face are are run.	The NPPF supports the provision and retention of community facilities, including within rural areas. This will help to support jobs in associated sectors, including an element within the rural economy.	‡ ‡	Supporting the delivery of community facilities and healthcare should enable growtl in these businesses sectors, supporting existing jobs and job growth. Locally derived generic indicators for this would enable more specific support than the NPPF, particularly in relation to the evidence for growth in the economy within the health and social care sectors.	Supporting the delivery of community facilities and healthcare should enable growth in these businesses sectors, supporting existing jobs and job growth. Locally derived generic indicators for this would enable more specific support than the NPPF, particularly in relation to the evidence for growth in the economy within the health and social care sectors.	‡	Supporting the delivery of community facilities and healthcare should enable growth in these businesses sectors, supporting existing jobs and job growth. Locally derived specific indicators for this would enable more specific support option 2, which may beneficial for particular section.
Help deliver equality and access to all		Address e deprivation deprivation Provide a for the loon demand; Help redu Promote a people as	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.	llity, l	The and is great to the control of t	The NPPF supports the inclusion and integration of facilities which is positive for enabling access. However, the NPPF approach lacks definition in terms of what would be regarded as accessible and does not specify what this would mean in terms of proximity. The approach is likely	+ + -	Locally derived generic indicator for this would enable more speci accessibility considerations to be considered in the location of facilities. However, there may be certain facilities which require different location criteria to ensure they a maximising their demand	Locally derived generic indicators for this would enable more specific accessibility considerations to be considered in the location of facilities. However, there may be certain facilities which require different location criteria to ensure they are maximising their demand	+	The use of detailed criteria would help to ensure that different facilities could be assessed for their location more accurately and placed where they would be address the highest demand or need. This would be particularly effective where they are required within certain distances for accessibility reasons.

-	Positive or negative impact depending on how it is implemented	Detailed criteria may not capture the overall level of demand and considerations for facilities however.	The use of detailed criteria would help to ensure that different facilities could be assessed for their location more accurately and placed where they would be address the highest demand or need. It could also ensure facilities connect directly with the existing, or any newly provided, transport network Detailed criteria may not capture the overall level of demand and considerations for facilities however.	Benefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel.	There is no clear link between this alternative and the objective
	negative impact		dicators + re specific ns to be cation of w d to the to make to make fferent ertain	the long- facilities : demand ravel.	tive tive
1	Very		Locally derived generic indicators for this would enable more specific accessibility considerations to be used in influencing the location of facilities. This should allow provision to be connected to the wider transport network to make use of existing routes However, there may be certain facilities which require different location criteria to ensure they are maximising their demand	Benefits will be gained in the long-senefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel.	There is no clear link between this alternative and the objective
	Negative impact likely	potential.	Locally de for this w accessibili used in in facilities. provision wider trau use of exi However, facilities v location c maximisin	Benefits v term thro where the to minimi	There is a alternativ
Ŀ	1.		+	-	0
Ċ	/ Uncertain or insufficient information	to be open to interpretation.	The NPPF approach lacks definition in terms of what would be regarded as accessible and does not specify what this would mean in terms of proximity. The approach is likely to be open to interpretation.	The NPPF supports the colocation of different uses and could therefore positively contribute to minimise the need to travel to access facilities.	There is no clear link between this alternative and the objective
	effect	to be	The defiring the results of the resu	The locat coult to tr	Ther this:
	No significant eff no clear link		_	_	0
+	Positive impact likely No significa no clear link		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.	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.	Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to
	impact		Delive access and c car; Delive suppc Prom Impro	Reduce or emissions Plan or im for the like Provide ar renewable technolog Promote s materials and conse Adhere to hierarchy.	Consel nation habita SSSIs; Consel nature Create geodiv Improvi infrast enviro Provid
‡	Very positive impact likely		Reduce the need to travel and deliver a sustainable integrated transport network	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected
	KEA		9	7	∞

L	:												
KΞ	Very positive impact	impact	Positive impact likely	U No significant	۵	ffect / Unc	Uncertain or	- Negativ	Negative impact likely	Very negative ii	impact	Positive or negative impact depending on	_ ا
K				no clear link	'		ıt informatic	0		300		how it is implemented	
	natural environment	access th	access the natural environment.										
9	Use land	Re-use p	Re-use previously developed land;	0	T	There is no cle	There is no clear link between	0	There is no clear	There is no clear link between this	0	There is no clear link between this	
	resources efficiently	Prevent gand reme	Prevent pollution contaminating the land and remediate any existing	e land	-	this alternativ	this alternative and the objective		alternative and the objective	he objective		alternative and the objective	
	and	contamination;	nation;										
	safeguard their quality	Safeguar	Safeguard soil quality, including the best	best									
	5	Conserve	Gonserve or enhance allotments;										
		Safeguar Propries	Safeguard mineral resources and										
10	Improve	Conserve	Conserve water resources and quality;	ty; 0	Ĕ	There is no cle	There is no clear link between	0	There is no clear	There is no clear link between this	0	There is no clear link between this	
	water	Improve	Improve the quality of rivers and			his alternativ	this alternative and the objective		alternative and the objective	he objective		alternative and the objective	
	efficiency and	groundwaters.	vaters.										
11	Reduce waste	Promote	Promote reduction, re-use, recovery and	v and 0	F	There is no cle	There is no clear link between	0	There is no clear	There is no clear link between this	0	There is no clear link between this	
	generation	recvcling	recycling of waste:			his alternativ	this alternative and the objective		alternative and the objective	he objective		alternative and the objective	
	and increase	Promote	Promote and increase resource				•			•		•	
	level of reuse	efficiency.	×										
12	Improve air	Reduce a	Reduce all emissions to air from current	rent 0	F	There is no cle	There is no clear link between	0	There is no clear	There is no clear link between this	0	There is no clear link between this	
	quality	activities;	:6		÷	his alternativ	this alternative and the objective		alternative and the objective	he objective		alternative and the objective	
		Minimise	Minimise and mitigate emissions to air	air									
		from nev	from new development (including										
		reducing	reducing transport emissions through	şh									
		low emis	low emission technologies and fuels);	;; :									
		Support	Support the development of city wide	g e									
			low emission infrastructure;										
		• Improve	Improve air quality in AQMAs and										
		Avoid loc	Avoid locating development where it										
		could ne	could negatively impact on air quality;	: E									
		Avoid loc	Avoid locating development in areas of	s of									
		existing	existing poor air quality where it could	plr									
		result in	result in negative impacts on the health	alth									
		of future	of future occupants/users;										
		 Promote 	Promote sustainable and integrated	_									
		transpor	transport network to minimise the use	rse of									
		the car.											
13	Minimise	Reduce r	Reduce risk of flooding;	0	<u> </u>	There is no cl€	There is no clear link between	0	There is no clear	There is no clear link between this	0	There is no clear link between this	
	flood risk and	Ensure d	Ensure development location and design	esign	=	this alternativ	this alternative and the objective		alternative and the objective	he objective		alternative and the objective	
	reduce the	does not	does not negatively impact on flood risk,	risk;									

	Positive or negative impact depending on how it is implemented		There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective	The NPPF approach (Option 1) supports the development of community facilities and their integration with housing, employment uses and existing community facilities. This approach is likely to have a positive impact but does not define what would be acceptable distances to have maximum benefit. Option 2 is likely to have a positive impact through the determination of locally derived generic criteria. In particular this would benefit the general provision and location of community facilities across the city. The opportunity is for this approach to deliver general principles to community facility provision but would not be suitable for some facilities which would require specific location criteria to be applied. Guiding location principles in this way would also be positive in minimising travel to use community facilities proving environmental benefits. Option 3 would also benefit from using locally derived criteria and should have a positive benefit in locating certain facilities which require access to be within a certain distance or which need to be located in a certain type of development. This policy would not be suitable for directing the management of general community facility and oversal requirements.	is the management of general commany reality points and extended in the city. I action of option 2 and 3: Combinator of approaches would be the best way forward to maximise the social benefits of locating facilities and their maximising are conscibility. Obtion 2 would be beneficially delivering in a general approach to accurate that all of the city's facilities are considered.
1	rct likely Very negative impact likely		There is no clear link between this of alternative and the objective	There is no clear link between this of alternative and the objective	The NPPF approach (Option 1) supports the development of community facilities and their integration with housing, employment us existing community facilities. This approach is likely to have a positive impact but does not define what would be acceptable distance maximum benefit. Option 2 is likely to have a positive impact through the determination of locally derived generic criteria. In particular this would bene general provision and location of community facilities across the city. The opportunity is for this approach to deliver general principle community facilities under a suitable for some facilities which would require specific location criteria to be applied location principles in this way would also be positive in minimising travel to use community facilities proving environmental benefits. Option 3 would also benefit from using locally derived criteria and should have a positive benefit in locating certain facilities which reacts to be within a certain distance or which need to be located in a certain type of development. This policy would not be suitable discers to be within a certain distance or which need to be located in a certain type of development. This policy would not be suitable discers to be within a certain distance or which need to be located in a certain type of development. This policy would not be suitable discers to be within a certain distance or which need to be located in a certain type of development. This policy would not be suitable discers to be within a certain distance or which need to be located in a certain type of development.	sing are management of garden commany points per a second requirement of the case. A combination of approaches would be the best way forward to maximise the social benefits of locating facilities and their maximising their accessibility. Option 2 would be beneficial in delivering in a general approach to ensure that all of the city's facilities are considered
	Negative impact likely		O There alterr	0 alterr	development of is likely to have. rough the deter y facilities across e suitable for sc positive in minii ly derived criter ch need to be lo ch need to be lo mint facility ob lo	e the best way for
¿	effect / Uncertain or insufficient information		There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective	P approach (Option 1) supports the community facilities. This approach im benefit. I is likely to have a positive impact the provision and location of community facility provision but would not the principles in this way would also be be within a certain distance or whi obe within a certain distance or whi	Combination of option 2 and 3: • A combination of approaches would be the best way forward to maximise the social benefits of locating facilities and their maximisin their accessibility. Option 2 would be beneficial in delivering in a general approach to ensure that all of the city's facilities are considered.
l	No significant effe no clear link		0	0	The NPPF existing comaximum Option 2 is general pr communit location pr Option 3 v access to be directing to	Combinati • A co
-	Positive impact likely No signo clea	Deliver or incorporate through design sustainable urban drainage systems (SuDs).	Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.		
	impact	Deliver sustain (SuDs).	Conserv characte Promote Conserv non-des setting: Conserv which co	Conser includii Protect import. Promoi with its line wit within within in within.		
‡	Very positive impact likely	impact of flooding to people and property in York	Conserve or enhance York's historic environment, cultural heritage, character and setting	Conserve or enhance York's natural and built landscape	eral	Preferred Approach
	KEA		14	15	General	Pref

,	++	+	0	خ	-		
KEA	Very positive impact likely	Positive impact likely	No significant effect / Uncertain no clear link	t informatic	or Negative impact likely	Very negative impact likely	Very negative impact Positive or negative impact depending on likely
			Locating fac	cilities and healthcare in clo	se proximity to the populat	ions who use them will hav	Locating facilities and healthcare in close proximity to the populations who use them will have environmental benefits through
			encouragin	ouraging shorter trips and minimising travel.	ng travel.		
Recor	ecommendations		The preferred ap	proach is amended to a con	nbined approach to identify	and incorporate separate (The preferred approach is amended to a combined approach to identify and incorporate separate policies for those facilities which need
			detailed criteria t	criteria to inform their location.			

Д	rotection of	Protection of existing community facilities						
SA	SA Objective		Option 1:	1: Do not protect existing	Option	Option 2: Rely on NPPF policies to protect	Option	Option 3: Provide local level policy to protect
			commu	community facilities from non-community	existing	existing community facilities and access to	existin	existing community facilities and access to
			uses if t	uses if the market requires them	them		them	
П	To meet the	 Deliver homes to meet the needs of the 	1	This would conflict with meeting	+	The NPPF states that "established	‡	Local level policy would enable a
	diverse	population in terms of quantity, quality;		the needs of the population,		shops, facilities and services are		baseline position to be established to
	housing	 Promote improvements to the existing 		particularly given that York is		able to modernise and guard		understand the value of services in
	needs of the	and future housing stock;		expected to grow in terms of		against the unnecessary loss of		York and enable a robust stance to
	population in	 Locate sites in areas of known housing 		population over the plan period.		valued facilities and services". This		protecting existing community
	a sustainable	need;		This approach could lead to a lack		is positive in ensuring that facilities		facilities
	way.	 Deliver community facilities for the needs 		of services or excess pressure on		are continued to be supported and		
		of the population;		others.		not lost.		
		 Deliver pitches required for Gypsies and 						
		Travellers and Showpeople.		This approach would also go		This approach lacks a local		
				against the NPPF.		understanding of what established		
						services are valued and why to		
						ensure a robust argument is made		
						against unnecessary loss.		
7	Improve the	Avoid locating development where	-	This may have detrimental	_	This policy should protect those	+	This policy could define locally facilities
	health and	environmental circumstances could		impacts to accessible healthcare		facilities of value, of which		of value and should ensure that no
	well-being of	negatively impact on people's health;				healthcare could be include,. Given		important facilities are lost. This
	York's	 Improve access to openspace / multi- 				the lack of definition of "value", it		should help support the wider health
	population	functional openspace				may depend subjective decision		and well-being of the population.
		 Promotes a healthier lifestyle though 				making.		
		access to leisure opportunities (walking /						
		cycling)						
		 Improves access to healthcare; 						
		 Provides or promotes safety and security 						
		for residents;						
		Ensure that land contamination/pollution						
		does not pose unacceptable risks to						
		health.						
3	Improve	 Provide good education and training 	0	There is no clear link between	0	There is no clear link between this	0	There is no clear link between this

the impact population in the collective opportunities for all. Support satisfies for all. Support satisfies for all. This alternative and the objective opportunities for all. This alternative and the objective opportunities for all. This policy would not support the opportunities and investment! Provide good quality employment of continued opportunities available to all. The policy would not support the opportunities available to all. The policy would not support the opportunities available to all. The policy would not support the opportunities available to all. The policy would not support the opportunities available to all. The policy would not support the opportunities available to all. The policy would not support the opportunities available to all. The policy would not support the opportunities available to all. The policy would not support the opportunities available to all. The policy would not support the opportunities available to all. The population of local level jobs where a ferrity is positive in resulting the supported and evolves are not the opportunities for business and elseure: The population of local level jobs where the policy would not be supported and evolves of the opportunities for business and elseure: Provide a ferrity of the read of the opportunities for business and elseure: Provide the appropriate infrastructure Provide a ferrity of the opportunities for business and elseure: Provide a ferrity of the opportunities for business and elseure: Provide a ferrity of the opportunities for business and elseure: Provide a ferrity of the opportunities for business and elseure: Provide a ferrity of the opportunities for business and elseure: Provide a ferrity of the opportunities for business and elseure: Provide a ferrity of the opportunities for business and elseure: Provide a ferrity of the opportunities for business and elseure: Provide a ferrity of the opportunities for business and elseure: Provide a ferrity of the opportunities for business and elseure: Pro								l			ı	
Very positive impact Positive impact fieldy No significant effect University No significant effect University No significant effect Very negative impact fieldy No significant effect Very negative impact fieldy No significant effect Very negative impact No significant effect Very negative inpact No significant effect Very negative Very negative inpact No significant effect Very negative No significant effect Very negative	Y	‡		+	0			-		*		
education, sopportunities for all; development of supportunities for all; development of subportunities for all; development of success, and investment; development of total manual of training or provide and the continuation of local level globs. This policy would not support the repeted of success and investment; and delivers and delivers and promote stable economic facilities. Deliver a facilities and promote stable economic facilities. Deliver a facilities and delivers and promote stable economic facilities. Deliver a facilities of the future; Deliver a facilities and promote stable economic facilities. Deliver a facilities of the future; Enhance the city centre and facilities and facilities and facilities and facilities. Support existing imbalances of equality. Address existing imbalances of equality. Help deliver or address existing imbalances of equality. Help deliver or address existing imbalances of equality. Address existing imbalances of equality. This approach would not be supported and or promote and facilities and equality and excess for a facilities and equality and excess for a facilities or provide accessing to meet a facilities. The provide accessing imbalances of equality. The provide accessing imbalances of equality. This approach would not be supported and or facilities and delivers. Provide a facilities and promote and facilities and delivers. Provide a facilities and facilities and delivers and facilities and delivers. Provide a facilities and facilities and delivers and facilities. The provide accessing inhaltenes of equality. This approach would not be supported and or facilities and delivers and certain and delivers and delivers and certain and profile and and deliv	KE	Very positive i likely	impact	Positive impact likely	No significant no clear link	t effect /	t informatic	Negativ	e impact likely	Very negative im likely		Positive or negative impact depending on how it is implemented
seldissolon, education) explainment development and further and their objective seldis seldis development and further and further and further and further and training and training accessing the seldis seld												
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and training success; and training success and investment; and inclusive growth; and inclusive growth and in		development	educatic	onal establishments for con	tinued							
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and deliver a feet pelase sees that investment is and deliver and conditions for business and investment. The subject conditions for business and relevant workforce growth of a success and investment. The subject conditions of growth. The subject continuation of the state of the state of the state state is stated from the safe of the supported and population of the pelaliver of population of equality and access to all the local population of the safe of the cut preduct where it is and deliver a feed of the state of the cut provided at the community of the local population of the people and/or property, where the safety and delivers are deviced in the safety of the cut provided at the community of the local population of the local population of the safety and defended in the local population of the safety and defended in the local population of the local p		workforce	n loddo	dilities available to all.								
and deliver a success and investment; sustainable, for the future; low carbon between and promote stable economic growth, conomy	4	Create jobs		liver conditions for business	;	This polic	y would not support the	+	The NPPF states t	hat "established	+	Local level policy would enable a
growth; a Deliver alle brille and relevant workforce growth; economic growth; equality and economi		and deliver	snccess	and investment;		continual	ion of local level jobs		shops, facilities ar	nd services are		baseline position to be established to
sustainable, for the future: submit and promote stable economic and inclusive economy		growth of a	Deliver	a flexible and relevant work	cforce	provided	at the community		able to modernise	and guard		understand the value of services in
Narket interest in the sites could growth; South continued to be supported and promotic stable economic growth; South continued to be supported and proportion of the stable economy opportunities for business and leisure; Promote the paperopirate infrastructure Period the paperopirate infrastructure Promote a low carbon economy; Promot		sustainable,	for the 1	future;		facilities.			against the unnec	essary loss of		York and enable a robust stance to
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Provide the appropriate infrastructure for economic growth; Promote a low carbon economy. Help deliver access to all provide accessible services and hacilities and security for people and/or property. Promote the safety and security for people and/or property. Reduce the coessible by public transport, walking and eccess for and eliver development where it is and edeliver a supported and deliver and the objective and deliver and eliver and provide accessibility and eccessible services are and and elivered to travel accessibility and accessibility accessible by public transport, walking and eccessibility accessible by public transport, walking and eccessibility and accessibility accessible accessibility and accessibility accessibility and			opportu	unities for business and leisu	ıre;	employm	ent which would mean		not lost.			the increasing workforce population.
Fromote all tow carbon economy. Help deliver a dedress existing imbalances of equality, access to all evented one for event of accessible by public ransport, walking and deliver a and cycling to meet to travel accessible by public ransport, walking and deliver a and cycling to minimise the use of the support evising energy. Promote accessible sevices and facilities and facilities of accessible to propulation over the plan period. Provide accessible sevices and facilities and fac			Provide	the appropriate infrastruct	ure	thatanyj	obs lost would not be					
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equality and deprivation and exclusion across the city; access to all rot the local population; browned affordable housing to meet complete the preduce homelessness; chemand;	2	Help deliver		s existing imbalances of equa	ality,	This won	d conflict with helping	_	The NPPF states t	hat " <i>established</i>	‡	Local level policy would enable a
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demand; Help reduce homelessness; Promote the safety and security for people and/or property. People and/or property. Reduce the cocassible by public transport, walking and ediliver a sustainable and cycling to minimise the use of the sustainable are continued to be larger and the objective and deliver a safety and security for a cressible by public transport infrastructure which integrated This approach could lead to a lack a positive in ensuring a recontinued to be supported and order security for accessible by public transport, walking and deliver a sustainable carry. There is no clear link between this sustainable carry. There is no clear link between this or beliver transport infrastructure which integrated This approach could lead to a lace sustainable carry. This approach could lead to a lace sustainable carry. There is no clear link between this or beliver transport infrastructure which			Provide	affordable housing to meet		populatic	in over the plan period.		valued facilities a	nd services". This		protecting existing community
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people and/or property. Penegatively effected. Be negatively effected. Penegatively effected. Penegatively effected. Penegatively effected. Specify which services are of value specify which services are of value for ensuring a robust argument is against the NPPF to "guard made against unnecessary loss. This against the loss of facilities". There is no clear link between this and deliver a and cycling to minimise the use of the sustainable car; Integrated Deliver transport infrastructure which accessibility accessibility accessible by public transport infrastructure which accessible by acce			Promote	e the safety and security for	_	others. Lo	ocal provision and		not lost.			maintaining accessibility to services.
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accessible by public transport, walking this alternative and the objective and cycling to minimise the use of the car; • Deliver transport infrastructure which	9	Reduce the		development where it is	0	There is r	o clear link between	0	There is no clear I	ink between this	0	There is no clear link between this
•		need to travel	accessib	ole by public transport, walk	ing	this alter	native and the objective		alternative and th	e objective		alternative and the objective
•		and deliver a	and cycl	ling to minimise the use of t	he							
•		sustainable	car;									
		integrated	Deliver	transport infrastructure whi	ch							

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KEA	Very positive impact	impact	Positive impact likely	No significant no clear link	cant effect nk	t / Uncertain or insufficient information	Negative	Negative impact likely	Very negative imp likely	impact F	Positive or negative impact depending on how it is implemented
	1	9			-						
	network	• Promo	supports sustainable traver options; Promote sustainable forms of travel; Improve congestion.	el;							
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Reduce or emissions Plan or im for the like Provide ar renewable technolog Promote s materials and conse Adhere to hierarchy.	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.	is 0 asures inge; uilding risks ergy	The	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective
∞	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	Conser nation habitation habitation SSSIs; Conser nature Create geodiv. Improviment infrast infrast access access	Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity/geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	l and 0 es and 4Rs and rtant rersity /	The this	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective
6	Use land resources efficiently and safeguard their quality	Re-uss Prevet and re contar Safegu and m Conse Safegu encour	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use.	he land 0	The this	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective
10	Improve water efficiency and	Conse Imprograms	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	ality; 0	The	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective

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KΕλ	Very positive impact	impact	+ Positive impact likely	O No significant		effect / U	Uncertain or	- Negative	Negative impact likely	Very negative im	impact	Positive or negative impact depending on
H				no clear link	ink	. <u>=</u>	insufficient information			,		how it is implemented
	quality											
11	Reduce waste generation and increase level of reuse and recycling	Promote r recycling c Promote a efficiency.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.		0 T th	There is no his alterna	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective
12	Improve air quality	Reduce al activities; Minimise from new reducing low emiss: Support t low emiss: Improve a prevent no Avoid loc; could neg: Avoid loc; existing p result in r of future Promote transport the car.	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.		<u>+</u> +	there is no this alternations	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	e objective	0	There is no clear link between this alternative and the objective
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Reduce r Ensure d does not Deliver o sustainak (SuDs).	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 th	rhere is no his alterna	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	• • • •	Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in		0 # #	rhere is no	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	nk between this e objective	0	There is no clear link between this alternative and the objective

	no Bı		Ì
	Positive or negative impact dependin	how it is implemented	
	Very negative impact	likely	
-	Negative impact likely		
خ	Uncertain or	insufficient information	
0	No significant effect /	no clear link	
+	Positive impact likely		
++	Very positive impact	likely	
	KE		

							_	
		*conclusion chi						
		the Heritage Topic Paper.						
15	Conserve or	 Conserve or enhance the landscape 	0	There is no clear link between	0	There is no clear link between this	÷ 0	There is no clear link between this
	enhance	including areas of landscape value		this alternative and the objective		alternative and the objective	Te	alternative and the objective
	York's natural	 Protect or enhance geologically 						
	and built	important sites;						
	landscape	 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.						
Gen	General		Option	1 is likely to have significantly negati	ve impact	Option 1 is likely to have significantly negative impacts overall given that it lack of protection would conflict with social objectives for local	vould conf	lict with social objectives for local
			provisi	on of facilities, particularly in the mec	dium to lo	provision of facilities, particularly in the medium to long-term when York's population has grown. Furthermore this approach conflicts with the	wn. Furthe	rmore this approach conflicts with th
			NPPF.					
			Relying	on the NPPF would afford some prot	tection of	Relying on the NPPF would afford some protection of existing facilities as it states support for established and valued facilities and guarding	establishe	d and valued facilities and guarding
			against	their unnecessary loss. However the	NPPF doe	against their unnecessary loss. However the NPPF does not define 'valued services' and leaves open the interpretation of the policy.	open the	interpretation of the policy.
			:		-			=======================================
			Provision	on of a local policy to protect services	s should er	Provision of a local policy to protect services should ensure a robust stance on which to protect facilities. This should allow an evidence based	t facilities.	. Ihis should allow an evidence based
			approa	ch and baseline of understanding of	the value	approach and baseline of understanding of the value of various facilities within the York context.	ext.	
Pref	Preferred Approach		Option	3: Provide local level policy to protec	t existing	Option 3: Provide local level policy to protect existing community facilities and access to them		
			•	his approach should maximise the pro	otection o	This approach should maximise the protection of existing facilities which has positive social impacts for the existing and future	ial impacts	s for the existing and future
			۵	opulation.				
			•	he approach supports local level prov	ision of fa	The approach supports local level provision of facilities and safeguards against the loss of jobs . It also has wider benefits in supporting	f jobs . It a	lso has wider benefits in supporting
			=	the health and well-being of the over all workforce population.	all workfor	ce population.		
Reco	Recommendations		Prior to	the formulation of policy an underst	tanding of	Prior to the formulation of policy an understanding of the value of different community and health facilities is required to fully inform policy	ealth facilit	ties is required to fully inform policy
			develo	development and enable protection of locally defined valued facilities.	ly defined	valued facilities.		

Section 14: Education, Skills and Training

Ed	Education Facilities	cilities				
SA O	SA Objective		Option 1 facilities	Option 1: Rely on NPPF to guide development of educational facilities	Option	Option 2: Local policy to guide development of education facilities
1	To meet the	To meet the • Deliver homes to meet the needs of the	0	There is no clear link between this alternative and the	0	There is no clear link between this alternative and the
	diverse	population in terms of quantity, quality;		objective		objective
	housing	 Promote improvements to the existing 				
	needs of the	and future housing stock;				
	population in					

	וווסמווורובות ווווחווומנוסוו
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 Showbeople.	
Avoid locating development where 0 There is no clear link the environmental circumstances could negatively impact on people's health; Improve access to openspace 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.	here is no clear link between this alternative and the objective objective
+ The NPPF would posited the control of the control	
states that LA's shoule collaborative approac	‡
development that will [giving] weight to the schools".	‡
This approach respon schools, however then	‡
regarding "choice in e regarding wider skills could be supported tc York's population are	‡
+ Evidence base shows	‡
attainment and skills	‡
Positively supporting	‡
all levels therefore should support the overall workforce as	‡ ‡

		Ī				L			ı		
λ			+	0							
KE	Very positive impact likely	impact	Positive impact likely	No significant no clear link	nt e	fect /	Uncertain insufficient information	Negative impact likely	Very likely	negative impact	Positive or negative impact depending on how it is implemented
								_			
	economy	Enhance	Enhance the city centre and its								
		opportu Provide	opportunities for business and leisure; Provide the appropriate infrastructure	ıre; ure							
		for econ	for economic growth;								
		Support Promote	Support existing employment drivers; Promote a low carbon economy.	rs;							
2	Help deliver	Address	Address existing imbalances of equality,	ality, +		Enabling the	Enabling the population to gain skills provides a foundation		‡	Enabling the popul	Enabling the population to gain skills provides a foundation
	equality and	deprivat	deprivation and exclusion across the city;	e city;	_	for ensuring	for ensuring the population are not excluded from	excluded from		for ensuring the po	for ensuring the population are not excluded from
	access to all	Provide	Provide accessible services and facilities	lities		opportuniti	opportunities which require basic skill sets ormay arise	ill sets ormay arise		opportunities whic	opportunities which require basic skill sets or may arise
		for the l	for the local population;			through the	through the job market.			through the job ma	through the job market. A local policy approach could tailor
		• Provide	Provide affordable housing to meet اوسوریا							this towards the York job market to	this towards the Tork job market to maximise social inclusion and aquality in this way
		dellialiu,	J.,								
		Help rec Promote	Help reduce nomelessness; Dromote the cafety and security for								
		e eldoed	people and/or property.								
9	Reduce the	. 0		0		There is no	There is no clear link between this alternative and the		0	There is no clear lin	There is no clear link between this alternative and the
	need to travel					objective				objective	
	and deliver a									•	
	sustainable										
	integrated										
	transport										
	network										
7	To minimise	Reduce	Reduce or mitigate greenhouse gas	0		There is no	There is no clear link between this alternative and the	lternative and the	0	There is no clear lin	There is no clear link between this alternative and the
	greenhouse	emissior	emissions from all sources;			objective				objective	
	gases that	Plan or i	Plan or implement adaptation measures	sures							
	cause climate	for the l	for the likely effects of climate change;	ıge;							
	change and	 Provide 	Provide and develop energy from								
	deliver a	renewak	renewable, low and zero carbon								
	managed	technologies;	ogies;								
	response to	Promote	Promote sustainable design and building	ilding							
	its effects	materia	materials that manage the future risks	sks							
		and con	and consequences of climate change;	;e;							
		• Adhere	Adhere to the principles of the energy	rgy							
		hierarchy.	ıγ.								
∞	Conserve or	Conserv	Conserve or enhance international and	and 0		There is no	There is no clear link between this alternative and the		0	There is no clear lin	There is no clear link between this alternative and the
	enhance	national	nationally significant priority species and	s and		objective				objective	
	green	habitats	habitats within SACs, SPAs, RAMSARs and	Rs and							
	infrastructure	SSSIs;									
	, bio-	Conserv	Conserve or enhance locally important	ant							
	diversity,	nature o	nature conservation sites (SINCs);								
	geodiversity,	Create r	Create new areas or site of bio-diversity /	rsity/							
	riora and	geodive	geodiversity value;								

λ			+	0				_				
KE	Very positive impact likely	impact	Positive impact likely	No significant no clear link	Ф	ffect / Ur	Uncertain insufficient information	Negative impact likely	Very likely	negative impact	Positive or negative impact depending on how it is implemented	on
					•							
	fauna for	• Improve	 Improve connectivity of green 									
	accessible high quality	infrastructure environment;	infrastructure and the natural environment;									
	and	Provide	Provide opportunities for people to	_								
	connected natural	access t	access the natural environment.									
6	Use land	Re-use p	Re-use previously developed land;		0	There is no	There is no clear link between this alternative and the	Iternative and the	0	There is no clear	There is no clear link between this alternative and the	
	resources	Prevent	Prevent pollution contaminating the land	e land		objective				objective		
	efficiently	and ren	and remediate any existing									
	and		ınatıon;									
	sareguard their quality	Safegua	Safeguard soil quality, including the best	e best								
	riieii quaiity	and mo	and most versatile agricultural land;	<u>.</u>								
		• Conserv	Conserve or enhance allotments;									
		Safegua	Safeguard mineral resources and									
		encoura	encourage their efficient use.									
10	Improve	Conserv	Conserve water resources and quality;		0	There is no	There is no clear link between this alternative and the	Iternative and the	0	There is no clear	There is no clear link between this alternative and the	
	water	Improve	Improve the quality of rivers and		J	objective				objective		
	efficiency and	groundwaters.	waters.			ı						
	quality											
11	Reduce waste	Promote	 Promote reduction, re-use, recovery and 		0	There is no	There is no clear link between this alternative and the	Iternative and the	0	There is no clear	There is no clear link between this alternative and the	
	generation	recyclin	recycling of waste;			objective				objective		
	and increase	Promote	Promote and increase resource									
	level of reuse	efficiency.										
	and recycling											
12	Improve air	Reduce	Reduce all emissions to air from current		1 O	There is no	There is no clear link between this alternative and the	Iternative and the	0	There is no clear	There is no clear link between this alternative and the	
	quality	activities;	S;			objective				objective		
		Minimis	Minimise and mitigate emissions to air	air								
		from ne	from new development (including									
		reducin	reducing transport emissions through	lgh								
		low emi	low emission technologies and fuels);	ls);								
		Support	Support the development of city wide	ide								
		low emi	low emission infrastructure;									
		Improve	Improve air quality in AQMAs and									
		prevent	prevent new designations;									
		Avoid lo	Avoid locating development where it	ij								
		could ne	could negatively impact on air quality;	ity;								
		Avoid lo	Avoid locating development in areas of	Jo St								
		existing	existing poor air quality where it could	pIn								
		result in	result in negative impacts on the health	ealth								
		of futur	of future occupants/users;									
		Promote	Promote sustainable and integrated	Q.								

λ	‡			0						
KE	Very positive impact likely	impact	Positive impact likely I	No significant effect no clear link	nt effect /	/ Uncertain or insufficient information	Negative impact likely	Very r likely	negative impact	Positive or negative impact depending on how it is implemented
		transpo	transport network to minimise the use of	se of						
		rue car.								
13	Minimise flood risk and	ReduceEnsure of	Reduce risk of flooding; Ensure development location and design	0 sign	There is n objective	here is no clear link between this alternative and the bjective		0	There is no clear li objective	There is no clear link between this alternative and the objective
	reduce the	does no	does not negatively impact on flood risk;	risk;						
	impact of flooding to	Deliver (Deliver or incorporate through design	C						
	people and	Sustailla (SuDs).	sustantiable ut ball utantiage systems (SuDs).							
	property in York									
14	Conserve or	Conserv	Conserve or enhance the special	0	There	There is no clear link between this alternative and the		0	There is no clear li	There is no clear link between this alternative and the
	enhance	characte	character and setting of the historic city;	ity;	objective	tive			objective	
	York's historic	Promote	Promote or enhance local culture;							
	environment,	Conserv	Conserve or enhance designated and	_						
	cultural	non-des	non-designated heritage assets and their	heir						
	heritage,	setting;								
	character and	Conserv	Conserve or enhance those elements							
	setting	which co	which contribute to the 6 Principle							
		Charact	Characteristics of the City as identified in	ui þ						
L			the Heritage Topic Paper.		F			,		
CT	Colliser ve or	Conserv	Conserve or enhance the landscape	D	וובוב	nere is no crear into between tins arternative and the		>	There is no clear in	There is no clear link between this alternative and the
	ennance	Incinain	Including areas of landscape value		opjective	live			opjective	
	York's natural	Protect	Protect or enhance geologically							
	and built	importa	important sites;							
	landscape	Promote	Promote high quality design in context	x						
		with its	with its urban and rural landscape and in line with the "landscape and Setting"	ui þi						
		within ti	within the Heritage Topic Paper.							
General	eral			Bot	h option 1 a	and 2 are likely to have a posit	tive impact on the provision	ι of educ	ational facilities thro	Both option 1 and 2 are likely to have a positive impact on the provision of educational facilities through recognition of its importance for both
				exis	ting and ne	ew communities. However, it i.	is more likely the local level	policy w	ill have a significant	existing and new communities. However, it is more likely the local level policy will have a significantly positive impact given that this approach
				noo	ld tailor ed	ucation, skills and training pro	vision towards York based r	requiren	nents and widen the	could tailor education, skills and training provision towards York based requirements and widen the scope from just school education as
				per	per the NPPF.					
Pref	Preferred Approach			Opt	ion 2: Local This and	Option 2: Local level policy to guide development of education facilities.	ment of education facilities.		4 Pl. (200 +: +04+ 0	Local level policy to guide development of education facilities.
					lins appl	this application is likely to deliver the most benefit for social objectives given that it was	ost belielit ioi social objecti	ives give	il cilac it would be a.	ole to support a wide larige of education,
					SKIIIS AIIU	rialling development and co	ilitibate towalds social illor	יי פוו	u equality.	
				•	The approach	oach would support York's wc	orktorce and economy throu	ugh the e	ensuring that the ski	lhe approach would support York's worktorce and economy through the ensuring that the skills and training needs of the population
				•	There are	d be met. se are no environmental impacts identified	lentified			
Reco	Recommendations			2	efining loca	level policy the wider needs	of the workforce are consid	dered an	d that policy aims to	In defining local layer andiev the wider needs of the workforce are considered and that noticy aims to tailor this to sumont the overall
אברר				Wor	kforce as w	workforce as well as school based education		מבוכת	מ נוומר שסווכא מוווז מ	נמונסו נוווז נס זמסאסור נוופ סגפומוו

O ?

No significant effect / Uncertain

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KE	Very positive impact likely	mpact	Positive impact likely	No significant effect no clear link	nt effect /	Uncertain or insufficient information	Negative	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
Щ	Education Accessibility	cessibil	lity								
SA (SA Objective			Opti	Option 1: Rely or	Rely on NPPF to guide education	Option 2	Option 2: Provide generic local criteria to	local criteria to	Option	Option 3: Provide detailed criteria to guide
				prov	provision and acce new development	provision and accessibility in relation to new development	guide ec in relatic	guide education provision and accessibility in relation to new development	n and accessibility oment	educati to new	education provision and accessibility in relation to new development
1	To meet the	 Deliver 	Deliver homes to meet the needs of the	the +	The NP	The NPPF supports the provision	+	Providing a locall	Providing a locally defined generic	+	This would require a detailed
	diverse		population in terms of quantity, quality;	lity;	educativ	educational facilities. It states		approach would require a broad	require a broad		understanding of provision and
	housing needs of the	Promote and furt	Promote improvements to the existing	Bu	that a p	that a proactive and positive		understanding ot education facilities within York and their	education ork and their		education capacity. It would require provision on sites to be more accurate
	population in	Locate s	Locate sites in areas of known housing	ğ	underta	undertaken to meet the need of		overall provision. This would	. This would		to ensure the right level of facilities are
	a sustainable	need;)	population.	ion.		provide a more detailed approach	etailed approach		developed alongside any new
	way.	 Deliver 	Deliver community facilities for the needs	speeus				than the NPPF in determining	determining		development. Accessibility would only
		of the p	of the population;					location of the facilities but may	cilities but may		be determined through the creation of
		Deliver	Deliver pitches required for Gypsies and	and				not target facilities in an area of	es in an area of		a masterplan for the site.
		Travelle	Travellers and Showpeople.					need it this is not identified in the	i identified in the		-
								criteria. This would encapsulate	ild encapsulate		However, a detailed understanding
								the wider requirements of	ements of		would not necessarily capture the
								communities faci	communities facilities around York		bigger picture in relation to education
								and would be efficient in capt	and would be efficient in capturing		provision.
								developments			
2	Improve the health and well-being of York's population	Avoid locating environments negatively im Improve acce functional op Promotes a haccess to leist cycling) Improves acc. Provides or pi for residents; Ensure that lades not poss health.	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional openspace Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health.	i. i. h king / urity	There is this alte	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	link between this he objective	0 .	There is no clear link between this alternative and the objective
m	Improve	Provide	 Provide good education and training 	_	The NP	The NPPF supports provision but	+	This would provide a more	de a more	_	It is anticipated that a detailed
	education,		opportunities for all;		lacks de	finition for accessibility.		detailed approach than the NPPF	h than the NPPF		approach would require a more in-
	skills	• Support	Support existing higher and further	7	This wo	This would be open to		in determining location of the	cation of the		depth understanding of individual
	and training	success;	educational establishments for continued success;	nanci	delivere	delivered in the most needed		understanding of	understanding of overall need and		location and level of provision to be

	Positive or negative impact depending on how it is implemented	delivered. Understanding the cumulative impacts of development may be more suited to option 2 given that this approach is likely to require masterplan detail for knowledge of likely population numbers.	Supporting the delivery of educational facilities should enable growth in this sector, supporting existing jobs and job growth. Locally derived generic indicators for this would enable more specific support than the NPPF, particularly in relation to the evidence for growth in the economy.	The use of detailed criteria would help to ensure that different facilities could be assessed for their location more accurately and placed where they would address the highest demand or need. This would be particularly effective where they are required within certain distances for accessibility reasons. Detailed criteria may not capture the overall level of demand and considerations for facilities however. It would also require a more detailed understanding of the masterplanning process to determine the definite impact.	The use of detailed criteria would help to ensure that different facilities could be assessed for their location more accurately and placed where they
	negative impact	may ken ns of e an tive o be	ob ic ole to	tors +	tors +
	Very nega likely	eneric criteria ne approach ta ovision in term is to still enabl of the cumulat	delivery of lilties should in this sector, ting jobs and j derived gener vis would enak apport than thry in relation r growth in thr	generic indica	generic indica snable more sp nsiderations to
	Negative impact likely	supply. Using generic criteria may complement the approach taken to education provision in terms of catchment areas to still enable an understanding of the cumulative impacts from developments to be addressed.	Supporting the delivery of educational facilities should enable growth in this sector, supporting existing jobs and job growth. Locally derived generic indicators for this would enable more specific support than the NPPF, particularly in relation to the evidence for growth in the economy.	Locally derived generic indicators for this would enable more specific accessibility considerations to be considered in the location of facilities.	Locally derived generic indicators for this would enable more specific accessibility considerations to be used in influencing the location of
,	Negativ		‡	+	+
¿	/ Uncertain or insufficient information	vs.	The NPPF supports the provision and expansion of educational facilities This will help to support jobs in associated sectors.	The NPPF supports the inclusion and integration of community facilities overall and attaches great importance to ensuring that a sufficient choice of school places are available to meet the needs of existing and new communities. This should have an overall positive impact delivering access to all. However, the NPPF approach lacks definition in terms of what would be regarded as accessible and does not specify what this would mean in terms of proximity. The approach is likely to be open to interpretation.	The NPPF approach lacks definition in terms of what would be regarded as accessible and does not specify what this would
	nt effect	areas.	The land facility	The and facili great that place company and delix woul and woul prox to be	The I defir be re
	No significant eff no clear link		+ u	- S	_
+	Positive impact likely	Provide good quality employment opportunities available to all.	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.	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.	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;
	ve impac	•	• • • • • •	• • • • •	•
‡	Very positive impact likely	for an effective workforce	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	Help deliver equality and access to all	Reduce the need to travel and deliver a sustainable
	KEA		4	v	9

I Positive or negative impact depending on how it is implemented	would be address the highest demand or need. It could also ensure facilities connect directly with the existing, or any newly provided, transport network Detailed criteria may not capture the overall level of demand and considerations for facilities however. It would also require a more detailed understanding of the masterplanning process to determine the definite impact.	Benefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel.	There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective
Very negative impact likely	facilities. This should allow provision to be connected to the wider transport network to make use of existing routes	Benefits will be gained in the long-term through co-locating facilities where they are in highest demand to minimise the need to travel.	There is no clear link between this 0 alternative and the objective	There is no clear link between this 0 alternative and the objective
Negative impact likely	facilities. This should allow provision to be connected wider transport network to use of existing routes	Benefits will be gained in the lot term through co-locating facilit where they are in highest dem to minimise the need to travel.	O There is no clear link between alternative and the objective	O There is no clear link between alternative and the objective
/ Uncertain or insufficient information	mean in terms of proximity. The approach is likely to be open to interpretation.	The NPPF supports the colocation of different uses and could therefore positively contribute to minimise the need to travel to access facilities.	There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective
O No significant effect no clear link	app intri	_	0	0 The
+ Positive impact likely No	 Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy.	Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMISARs and SSSIs; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	 Re-use previously developed land;
Very positive impact likely	integrated • Delix transport • Delix network • Pron	To minimise emise emise greenhouse gases that ensuse climate change and eliver a managed response to its effects and early first effects and hiers	Conserve or nation green infrastructure SSIs; , bio-diversity, ecceate flora and fauna for accessible high quality accessible connected access natural environment	
KEA	, -	L m m 0 0 0 0 1 1	©	6

t depending on	-		ween this	ween this	ween this ctive	ween this ctive
I Positive or negative impact depending on	how it is implemented		There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective
impact			0	0	0	0
Very negative in	b		There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective
- Negative impact likely	-		There is no clear link betwee alternative and the objective	There is no clear link between alternative and the objective	There is no clear link between	There is no clear link between alternative and the objective
- Negati)		0	0	0	0
ct / Uncertain or	insufficient informatio		There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective	There is no clear link between this alternative and the objective
ficant effect			0 #	0 C	o + #	0 #
+ O O Impact No significant		 Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	d quality; and	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	 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. 	risk of flooding; development location and design t negatively impact on flood risk; or incorporate through design
++ Very positive impact	likely	efficiently and safeguard their quality	Improve water efficiency and quality	Reduce waste generation and increase level of reuse and recycling	Improve air quality	Minimise flood risk and reduce the impact of
ΚΕλ	K		10	11	12	13

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KE	Very positive impact likely	Impact	Positive impact likely	No significant eff no clear link	cant effect /	Uncertain or insufficient information	Negative	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
	property in York										
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	Conserve characte Promote Conserve non-desi setting; Conserve which cc Characte the Heritithe Heritims	Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	o c city; o nd their tts	There this alt	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective		0	There is no clear link between this alternative and the objective
15	Conserve or enhance York's natural and built landscape	Conservincludin Protect importa Promote with its line with with the servince of t	Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.	text and in 8"	There this alt	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective		0	There is no clear link between this alternative and the objective
General	eral			al.	elying on the a tered to meet	Relying on the approach of the NPPF would support the provision altered to meeting the existing and future needs of communities.	support th	ie provision of edur mmunities.	cational facilities and e	ensure tl	Relying on the approach of the NPPF would support the provision of educational facilities and ensure that facilities are created, expanded or altered to meeting the existing and future needs of communities.
				O. B. O. 1 <u>2</u>	Option 2 provide a generic a to understanding the impac local accessibility indicators. Similarly to option 2, Option	le a generic approach to proving the impacts of cumulative ty indicators. ion 2, Option 3 is likely to hav	rision to er new devel 'e a positiv	nable existing educ lopment. Providing 'e impact but woul	ation capacity to be un a local level approach d require a detailed un	nderstoc h also all nderstar	Option 2 provide a generic approach to provision to enable existing education capacity to be understood and likely to respond more positively to understanding the impacts of cumulative new development. Providing a local level approach also allows the policy to incorporate known local accessibility indicators. Similarly to option 2, Option 3 is likely to have a positive impact but would require a detailed understanding of provision and knowledge of
				pr re	opulations for quire a detail	populations for individual school capacity /provision. In or require a detailed understanding of sites' masterplanning.	rovision. I	n order to determi ing.	ne this, local level acc	essibility	populations for individual school capacity /provision. In order to determine this, local level accessibility criteria can be used but it would also require a detailed understanding of sites' masterplanning.
Pref	Preferred Approach			<u> </u>	Option 2: Provic This would met. It m: on educat Supportin Locally de growth in There are	n 2: Provide generic local criteria to guide education provision and accessibility. This would support the provision and location of overall need and supply ensur met. It may also enable a wider understanding of the cumulative impacts from on education provision. Supporting the delivery of educational facilities should enable growth in this ec Locally derived generic indicators for this would enable more specific support t growth in the economy. There are no environmental innacts identified at this time	ide educal ocation of standing o facilities s is would e	tion provision and coverall need and soverall need and soft the cumulative in hould enable grow anable more specif	accessibility upply ensuring that th npacts from developm th in this economic se ic support than the Ni	ne needs nents to ector, sup PPF, parf	In this would support the provision and location provision and accessibility. This would support the provision and location of overall need and supply ensuring that the needs of the existing and new populations are met. It may also enable a wider understanding of the cumulative impacts from developments to be addressed and their overall impacts on education provision. Supporting the delivery of educational facilities should enable growth in this economic sector, supporting existing jobs and job growth. Locally derived generic indicators for this would enable more specific support than the NPPF, particularly in relation to the evidence for growth in the economy.
Reco	Recommendations										

Y			+	0	75	,			1 7		
KE	Very positive impact likely	ımpact	Positive impact likely	No significant effect no clear link	ant effec	/	Uncertain insufficient information	Negative impact likely	Very likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
]											
Pr	ovision of S	Skills an	Provision of Skills and Training Opportunities	rtunities							
SA	SA Objective			t O	Option 1: raining p	Option 1: Require all new develor training provision, on or off site	l new developments to η or off site	Option 1: Require all new developments to contribute to skills and training provision, on or off site	Option £1m or	2: Require only dev more to provide sk	Option 2: Require only development with construction costs of over £1m or more to provide skills and training, on or off site
1	To meet the	Deliver	Deliver homes to meet the needs of the		0	There is no	There is no clear link between this alternative and the	alternative and the	0	There is no clear li	There is no clear link between this alternative and the
	diverse	populat	population in terms of quantity, quality;	uality;		objective				objective	
	housing	Promot	Promote improvements to the existing and	sting and							
	needs of the	future P	future housing stock;								
	population in	Locate :	Locate sites in areas of known housing	sing							
	way.	• Deliver	need, Deliver community facilities for the needs	s needs							
		of the p	of the population;								
		Deliver	Deliver pitches required for Gypsies and	sand							
		Travelle	Travellers and Showpeople.								
7	Improve the	Avoid lo	Avoid locating development where	0		There is no	There is no clear link between this alternative and the	alternative and the	0	There is no clear li	There is no clear link between this alternative and the
	health and	environ	environmental circumstances could	Ф		objective				objective	
	well-being of	negativ	negatively impact on people's health;	lth;							
	York's	Improve	Improve access to openspace / multi-	i‡:							
	population	function	functional openspace								
		Promot	Promotes a healthier lifestyle though access	igh access							
		to leisu	to leisure opportunities (walking / cycling)	cycling)							
			Improves access to healthcare;								
		Provide	Provides or promotes safety and security	ecurity							
		tor residents;	dents;								
		• Ensure	Ensure that land contamination/pollution	ollution							
			does not pose unacceptable risks to nealtn.	o nealth.	l						
m	Improve	Provide	Provide good education and training	+ Bu	/	Receiving co	Receiving contributions from all types of development should have a nositive impact in ensuring that skills and	pes of development	‡	Provision from de	Provision from development with high construction costs would make a nositive contribution to supporting skills and
	skills	• Support	Support existing higher and further	<u>.</u>		training prov	training provision is available to both the existing and	th the existing and		training opportunities.	ties.
	development	education	educational establishments for continued	rtinued	_	new populations.	tions.)		<u>.</u>	
	and training	success;								Whilst it may seer	Whilst it may seem that provision may not be as extensive
	for an	Provide	Provide good quality employment			To maximise	To maximise provision through this approach, a sliding	s approach, a sliding		as option 1 given	as option 1 given that the contributions would only be
	effective	opportu	opportunities available to all.		v,	scale of prov	scale of provision is likely to be required where more	quired where more		sought from highe	sought from higher costs development, it is likely that this
	workforce				<u> </u>	contributior	contributions are required from larger schemes, to	rger schemes, to		would be the mos	would be the most viable way and therefore successful in
					J	enable maxi	enable maximum provision.			delivery.	
										To maximise this	To maximise this provision, high cost sites should make
				1						some training opp	some training opportunities available on site.
4	Create jobs	Help de	 Help deliver conditions for business success 	es success +		Evidence ba	Evidence base shows that the higher educational	er educational	+	Pursing provision	Pursing provision of skills and training opportunities from
	and deliver	and Inv	and investment;	0000	(attallnment.	attainment and skills Within York has helped to support	las neiped to support		tne large-scale nig	the large-scale right value schemes should enable a positive
	growth of a	for the future:	Deliver a liexible and relevant worklorce	9001	, 11	Positively su	Positively supporting skills and training development at	ning development at		Vork It has alread	Collinguition cowards ensuming skins development within
	castallasis,	ם הוב	lacale,			ocition i	2000 0000000000000000000000000000000000	اللاله محمدات المسادية			المحجدة المحاددة المح

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KEA	Very positive impact	impact	Positive impact likely	No significant	e .	ffect / L	Uncertain or insufficient information	Negative impact likely	Very	negative impact	Positive or negative impact depending on how it is implemented
	inciy			10 00	≦	=			IINCI		
	low carbon and inclusive economy	Deliver a growth; Enhance opportu	Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure;	nic Jre;		all levels should tl overall w	all levels with contributions from all new developments should therefore have a positive effect in supporting the overall workforce as well as the overall economy.	all new developments effect in supporting the verall economy.		resilient to the economic downturn therefore it should be positive over anticipated that this approach woul to be delivered both on and off site	resilient to the economic downturn due to this and therefore it should be positive over for the economy. It is anticipated that this approach would enable opportunities to be delivered both on and off site
		Provide	Provide the appropriate infrastructure for	ure for		Requirin training	Requiring all development to contribute to skills and training provision may cause viability issues on smaller	ribute to skills and lity issues on smaller		Reauiring only hig	Requiring only high value schemes to provide opportunities
		• Support	Support existing employment drivers;	rs;		sites in t	sites in terms of the sum of contributions that would need to be made or making available consortunities for	butions that would		should enable the	should enable the costs of implementation to be absorbed within the overall development for site to minimise viability
			Promote a low carbon economy.			training.	training. To maximise provision through this approach, a sliding scale of provision is likely to be required where more contributions are required from larger schemes.	rough this approach, a obe required where rom larger schemes.		issues.	
2	Help deliver equality and	Address depriva	Address existing imbalances of equality, deprivation and exclusion across the city;	ality, e city;	0	There is r objective	There is no clear link between this alternative and the objective	s alternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective
	access to all	Provide the local	Provide accessible services and facilities for the local population;	lities for							
		Provide	Provide affordable housing to meet								
		demand;	demand; Help reduce homelessness;								
		Promot and/or	Promote the safety and security for people and/or property.	- beople							
9	Reduce the	Deliver	Deliver development where it is accessible	cessible	0	There is	There is no clear link between this alternative and the	s alternative and the	0	There is no clear li	There is no clear link between this alternative and the
	need to travel	ldud yd	by public transport, walking and cycling to minimise the use of the car.	cling to		objective	41			objective	
	sustainable	Deliver	Deliver transport infrastructure which	ich							
	integrated	support	supports sustainable travel options;	.,							
	transport network	Promot Improve	Promote sustainable forms of travel; Improve congestion.	-							
7	To minimise	Reduce	Reduce or mitigate greenhouse gas		0	There is	There is no clear link between this alternative and the	s alternative and the	0	There is no clear li	There is no clear link between this alternative and the
	greennouse	emissio	emissions from all sources;			орјестие	a 1			орјестіле	
	cause climate	the like	rian of implement adaptation measures for the likely effects of climate change;	sares lor							
	change and	Provide	Provide and develop energy from								
	deliver a	renewa	renewable, low and zero carbon								
	managed	technologies;	logies;	<u>:</u>							
	its effects	Promot material	Promote sustainable design and building materials that manage the future risks and	ilding isks and							
		consedi	consequences of climate change;	2							
		Adhere	Adhere to the principles of the energy	rgy							
		hierarchy.	hy.								
∞	Conserve or	• Conserv	Conserve or enhance international and	and	0	There is	There is no clear link between this alternative and the	s alternative and the	0	There is no clear li	There is no clear link between this alternative and the
	enhance	nationa	nationally significant priority species and	s and		objective	4)			objective	
	green	habitat	habitats within SACs, SPAs, RAMSARs and	Rs and							

					-					
,			+	0		5	-			
KE	Very positive impact	impact	Positive impact likely	No significant no clear link	effect /	Uncertain insufficient information	Negative impact likely	Very I	negative impact	Positive or negative impact depending on how it is implemented
	infrastructure	SSSIs;								
	, bio- diversity	Conserv	Conserve or enhance locally important	ant						
	geodiversity,	• Create r	Create new areas or site of bio-diversity /	rsitv /						
	flora and	geodive	geodiversity value;							
	fauna for	Improve	Improve connectivity of green							
	accessible bigh anality		infrastructure and the natural environment;	onment;						
	and	• Provide	Provide opportunities for people to access	access						
	connected	nie lian	al elivil olillelit.							
	natural									
6	Use land	• Re-11se r	Re-use previously developed land:	o	There	There is no clear link between this alternative and the	alternative and the	0	There is no clear li	There is no clear link between this alternative and the
l	resources	- Drovon	Drawont pollution contaminating the land		ohiective	eXi		,	ohiective	
	efficiently		and remediate any existing contamination:	ination:						
	, and	Cafornia	Cofortion oil attailers in billion the best	, poet						
	cafeguard		nd son quanty, including the	. חבאר						
	their guality		and most versatile agricultural land;							
	men danity	• Conserv	Conserve or ennance allotments;							
		Safegua	Safeguard mineral resources and encourage	courage						
		their eff	their efficient use.							
10	Improve	Conserv	Conserve water resources and quality;	ity; 0	There	There is no clear link between this alternative and the	alternative and the	0	There is no clear li	There is no clear link between this alternative and the
	water	Improve	 Improve the quality of rivers and 		objective	ive			objective	
	efficiency and	groundwaters.	waters.							
	quality									
11	Reduce waste	Promote	Promote reduction, re-use, recovery and	y and 0	There	There is no clear link between this alternative and the	alternative and the	0	There is no clear li	There is no clear link between this alternative and the
	generation	recyclin	recycling of waste;		objective	ive			objective	
	and increase	Promote	Promote and increase resource efficiency.	ciency.						
	level of reuse									
12	Improve air	• Reduce	Beduce all emissions to air from current	rent 0	There	There is no clear link between this alternative and the	alternative and the	0	There is no clear li	There is no clear link between this alternative and the
	quality	activities:			objective	ive			objective	
		Minimis	Minimise and mitigate emissions to air from	air from	•				•	
		new dev	new development (including reducing	gu						
		transpo	transport emissions through low emission	nission						
		technole	technologies and fuels);							
		Support	Support the development of city wide low	de low						
		emissio	emission infrastructure;							
		Improve	Improve air quality in AQMAs and prevent	prevent						
		new de	new designations;							
		Avoid lo	Avoid locating development where it could	it could						
		negative	negatively impact on air quality;	,						
		Avoid lo	Avoid locating development in areas of	s of						

٨	‡		+	0		1						
KE	Very positive impact likely	impact	Positive impact likely	No significant no clear link	nt e	ffect / Ur	Uncertain or insufficient information	Negative impact likely	Very r likely	negative impact	Positive or negative impact depending on how it is implemented	2 on
								-				
		existing result in future or future or Promote transpore	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	uld alth of								
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Reduce 1 Ensure c does not selver c sustaina	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).	esign rrisk; gn (SuDs).	0	There is n objective	There is no clear link between this alternative and the objective	s alternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	Conserve or and setting c Promote or 6 Conserve or designated h setting; Conserve or contribute tt of the City as Topic Paper.	Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	aracter d non- r s which teristics	0	There is n objective	There is no clear link between this alternative and the objective	s alternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective	
15	Conserve or enhance YorK's natural and built landscape	Conserve including Protect sites; Promote its urbar with the Heritage	Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.	oortant ext with line thin the	0	There is n objective	There is no clear link between this alternative and the objective	s alternative and the	0	There is no clear li objective	There is no clear link between this alternative and the objective	
Genera	eral				Both op deliver t the high	Both option 1 and 2 are like deliver this more consistent the high construction costs.	12 are likely to have a postonsistently given that it it in costs.	sitive impact on the provisi is likely to impact less on tl	ion of ski he viabili	lls and training. Hov ty of development g	Both option 1 and 2 are likely to have a positive impact on the provision of skills and training. However, it is more likely that option 2 will deliver this more consistently given that it is likely to impact less on the viability of development given that costs could be subsumed within the high construction costs.	hin
Prefe	Preferred Approach				Option 7 wi wi ecceptor 14	2: Require his approact within the his approact he approact conomy three are no	n 2: Require only development with constructic This approach is likely to deliver the most bene within the high construction costs. The approach would support York's workforce economy through the ensuring that the skills are the presented in a positionmental impacts identified.	n 2: Require only development with construction costs of over £1m or more to provide skil This approach is likely to deliver the most benefit for consistent provision from sites due to within the high construction costs. The approach would support York's workforce through the provision of skills and training. I economy through the ensuring that the skills and training needs of the population are met. These are no environmental imparts identified	£1m or n t provisio vision of s s of the p	nore to provide skills in from sites due to v skills and training. By opulation are met.	 Option 2: Require only development with construction costs of over £1m or more to provide skills and training, on or off site This approach is likely to deliver the most benefit for consistent provision from sites due to viability and costs being able to subsume within the high construction costs. The approach would support York's workforce through the provision of skills and training. By doing this, it will also contribute to the economy through the ensuring that the skills and training needs of the population are met. There are no environmental impacts identified. 	e e
Reco	Recommendations					5						

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

Section 15: Universities

For	Form and loca Development	Form and location of University Development						
SA OŁ	SA Objective		Option 1 location	Option 1: Rely on NPPF to guide form and location of new development	Option 2: Proguide form ar development	Option 2: Provide generic local criteria to guide form and location of university development	Option 3: Proguide form andevelopment	Option 3: Provide detailed local criteria to guide form and location of university development
н	To meet the diverse housing needs of the population in a sustainable way.	 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 Showpeoble. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
2	Improve the health and well-being of York's population	 Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional openspace Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health. 	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
m	Improve education, skills development and training	 Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; 	+	The NPPF states that a "proactive, positive and collaborative approach should be taken to development that will widen choice in education". This	‡	This approach is likely to have a positive impact on delivery of university development supporting the overall educational needs of students and the university. A	‡	This approach is likely to have a positive impact on delivery of university development supporting the overall educational needs of students and the university. It would allow the

‡			+	0		٠٠٠	,		***		
Very positive impact likely	.⊑	pact	Positive impact likely	No significant effect no clear link	cant effecik	ct / Uncertain or insufficient information	Negativ	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
for an effective workforce		Provide opportu	Provide good quality employment opportunities available to all.		ap de an to	approach would support development of the universities and working together with them to establish need.		generic approach is likely to offer more locations for development but this may be in conflict with specific requirements to be met a a result of new development.	generic approach is likely to offer more locations for development but this may be in conflict with specific requirements to be met as		specific needs of the university to be considered in a detailed way and enable a proactive and collaborative approach to be undertaken in working towards a solution.
Create jobs and deliver growth of a sustainable, low carbon and inclusive economy		Help deliver co success and invecess and inveces and	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.	tforce ris;	e de	Supporting the provision of education supports the overall economy for York as this is a large employment sector for the city. The universities within York make a significant contribution to this and so supporting this would be of benefit. The NPPF does not specify criteria for universities directly, which may open negotiation and establishments and York in determining provision.	+	Supporting the provision of education supports the overall economy for York as this is a large employment sector for the city. The universities within York make significant contribution to this and so supporting this would be of benefit. Directing development through generic policy would enable York t guide development to general locations suitable with their requirements.	Supporting the provision of education supports the overall economy for York as this is a large employment sector for the city. The universities within York make a significant contribution to this and so supporting this would be of benefit. Directing development through generic policy would enable York to guide development to general locations suitable with their requirements.	+	Supporting the provision of education supports the overall economy for York as this is a large employment sector for the city. The universities within York make a significant contribution to this and so supporting this would be of benefit. Specifying locations or criteria for university expansion would set out the council's policy clearly reducing negotiations of what would and would not be acceptable location for development.
Help deliver equality and access to all		Address e deprivation Provide a for the lo Provide a demand; Help redt Promote people ar	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.	ality, 0 e city; lities	는 글	There is no clear link between this alternative and the objective	0	There is no clear link between alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
Reduce the need to travel and deliver a sustainable integrated transport network		Deliver accessib and cycl car; Deliver support Promote Improve	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.	ing he ing t; ;	다 O Hi	The NPPF does not designate location criteria and therefore this would have an unknown impact.	+	Directing development through generic policy would enable Yorl guide development to places suitable to their requirements taking account of wider location criteria. This would enable transport criteria to be included and influence the location of development. In order to maximise developme being accessible by public	Directing development through generic policy would enable York to guide development to places suitable to their requirements taking account of wider location criteria. This would enable transport criteria to be included and influence the location of development. In order to maximise development being accessible by public	‡	Directing development through specific policy would enable York to focus development in places suitable to their requirements taking account of wider location criteria. This would enable transport criteria to be included and influence the location of development.

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KEA		e impact	+ Positive impact likely	O No significant		effect / Unc	9 Uncertain or	- Negativ	- Negative impact likely	negative	impact	I Positive or negative impact depending on
	likely			no clear link	link	inst	insufficient information			likely		how it is implemented
									transport, it may be necessary to have a more detailed understanding of the transport route which generic criteria would not include.	be necessary to iled the transport ric criteria would		
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	• • • •	Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy.	رة و 1	0	There is no cl this alternativ	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	ink between this te objective	0	There is no clear link between this alternative and the objective
ω	Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	• • • •	Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	pu /	0	There is no cl	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	ink between this le objective	0	There is no clear link between this alternative and the objective
n	Use land resources efficiently and safeguard their quality	Re-use Preven and rer contain Safegu and mc Conser Safegu Safegue	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use.		0	There is no cl this alternativ	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	ink between this ie objective	0	There is no clear link between this alternative and the objective
10	Improve	Conser	 Conserve water resources and quality; 		0	There is no cl	There is no clear link between	0	There is no clear link between this	ink between this	0	There is no clear link between this

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	Very positive impact	impact	Positive impact likely	No significant no clear link	cant effect nk		Uncertain or insufficient information	Negativ	Negative impact likely	Very negative im likely	impact F	Positive or negative impact depending on how it is implemented	
	water efficiency and quality	Improve the querondwaters.	 Improve the quality of rivers and groundwaters. 		this	alternative an	this alternative and the objective		alternative and the objective	ne objective		alternative and the objective	
	Reduce waste generation and increase level of reuse and recycling	Promote r recycling c Promote a efficiency.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	y and 0		There is no clear link between this alternative and the objecti	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	link between this ne objective	0	There is no clear link between this alternative and the objective	
12	quality quality	Reduce al activities; Minimise from new reducing low emiss: Support t low emiss: Improve a prevent neword loc could neg. Avoid loc existing p result in r of future of future transport the car.	Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car.	air air tr (1); sh (1)		There is no clear link between this alternative and the object	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	ink between this ne objective	0	There is no clear link between this alternative and the objective	
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Reduce n Ensure dd does not Deliver o sustainak (SuDs).	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).	esign risk; gn		There is no clear link between this alternative and the objecti	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	link between this	0	There is no clear link between this alternative and the objective	
14	Conserve or enhance York's historic environment, cultural heritage, character and	Conserve character character Promote Conserve non-design setting; Conserve Conserve	Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements	city; 0 d their ts		There is no clear link between this alternative and the object	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	link between this ne objective	0	There is no clear link between this alternative and the objective	

Very positive impact Positive impact No significant effect Uncertain or Posative impact Very negative impact Posative impact Iikely no clear link insufficient information insufficient information hover positive impact likely likely								
positive impact Positive impact likely No significant effect / Uncertain or Negative impact likely Very negative no clear link insufficient information		++	+	0	?	-	-	
likely no clear link insufficient information	ΚE	positive,	Positive impact likely	ificant eff	Uncertain or	Negative impact likely	ery negative	Positive or negative impact depending on
		likely		ear	sufficient informati		likely	how it is implemented

	poitto:	Signature of the distriction designation					
	9	Characteristics of the City as identified in					
		the Heritage Topic Paper.					
15 (Conserve or	 Conserve or enhance the landscape 	- The NPPF approach does not	+	Using a locally derived criteria	+	Using a locally derived detailed criteria
	enhance	including areas of landscape value	specify location criteria which in-		approach would allow landscape		approach would allow landscape
	York's natural	 Protect or enhance geologically 	combination with the existing		factors to be considered in the		factors to be carefully considered in
.,,	and built	important sites;	permissions, may have an impact		location of new development.		the location of new development.
	landscape	Promote high quality design in context	on the landscape that would be				
		with its urban and rural landscape and in	avoided through have a locally		The more generic the criteria		
		line with the "landscape and Setting"	derived criteria approach.		however, the more likely it is to		
		within the Heritage Topic Paper.			have a negative impact through not		
		-			identifying specific features		
General	Ē		Option 1 would support the development of the Universities expansion through an overall support for educational facilities. However it would not the development to accuse the true continuous and the cont	of the Uni	versities expansion through an overall su	upport for	educational facilities. However it would
			not de detailed enougn to ensure that the environmental impacts of location would de mitigated.	environm	ental Impacts of location would be mitig	ared.	
			Option 2 and 3 are both likely to have a positive impact for the development of universities. However Option 3 would allow the specific needs	ositive imp	act for the development of universities. I	However (Option 3 would allow the specific needs
			of the university to be considered in a detailed way and enable a proactive and collaborative approach to be undertaken in their location. This	ailed way	and enable a proactive and collaborative	approach	to be undertaken in their location. This
Drofor	Profession Annual		Option 3. Dravida datailad local criteria to mido form an location of university davelonment	dido for	tac maclovol visionian of anitation act		
			This control is likely to be a second	Salac	in an iocation of animocially acverighments		An electric leavest and the Heavest and a
			 Inis approach is likely to have a position 	ıtıve ımpac	Inis approach is likely to have a positive impact on delivery of university development supporting the overall educational needs of	supporting	the overall educational heeds of
			students and the university.				
			 It would allow the specific needs of t 	the univer	It would allow the specific needs of the university to be considered in a detailed way and enable a proactive and collaborative approach.	d enable	proactive and collaborative approach.
			 Specifying locations or criteria for un 	viversity ex	Specifying locations or criteria for university expansion would set out the council's policy clearly reducing negotiations of what would	cy clearly r	educing negotiations of what would
			and would not be acceptable location for development.	n for deve	lopment.		
			 This approach is likely to have a posit 	itive enviro	This approach is likely to have a positive environmental through allowing specific principles to be included.	iples to be	included.
Recom	Recommendations						

SECTION 16 DESIGN AND THE HISTORIC ENVIRONMENT

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

L	++		+	c		2	2	_				-		
KEA		mpact	Positive impact likely	No significant	ficant	effect /	ain	or Negative impact likely	mpact	Very negative	impact		impact	depending on
	likely			no clear link	link	insuffi	cient info	insufficient information		likely		how it is implemented	pa	
							-		Ŀ				-	
					arrecting ner	ng neritage	design.	designated and non-	01 8 _	to guide development in	aeve	development in relation to	devel	development in relation
					design	designations	desig	designated heritage	rela	relation to heritage	only	only heritage designations	to des	to designated and non-
							ב ב פספור כב	901	ה מ	uesigiiatiotis/Tesoui ces			resources	rces
1	To meet the	•	Deliver homes to meet the needs of		خ خ	Given the	خ	Given the	<i>د</i> .	The NPPF seeks to	¿	It is assumed that a	خ	It is assumed that a
	diverse housing		the population in terms of quantity,	antity,		concentration of		concentration of		restrict development		local policy would		local policy would
	needs of the		quality;			designated		designated and non-		that would cause		seek to restrict		seek to restrict
	population in a	•	Promote improvements to the	e e		heritage assets in		designated heritage		material harm to a		development that		development that
	sustainable		existing and future housing stock;	tock;		York restricting all		assets in York		designated heritage		affects designated		affects designated
	way.	•	Locate sites in areas of known			new development		restricting all new		asset or its setting		heritage assets,		and non-designated
			housing need;			would reduce the		development would		that is not outweighed		which could reduce		heritage assets,
		•	Deliver community facilities for the	or the		amount of land		reduce the amount		by economic, social		the amount of land		which could reduce
			needs of the population;			available for new		of land available for		and environmental		available for new		the amount of land
		•	Deliver pitches required for Gypsies	ypsies		housing and		new housing and		benefit. In weighing		housing and would		available for new
			and Travellers and Showpeople.	le.		would therefore		would therefore		up applications that		therefore have		housing and would
					<u> </u>	have uncertain		have uncertain		affect non designated		uncertain impacts		therefore have
					<u> </u>	impacts on this		impacts on this		heritage assets, a		on this objective.		uncertain impacts
					<u> </u>	objective.		objective.		balanced judgement		However,		on this objective.
										will be required		identifying those		However,
										having regard to the		assets that		identifying those
										scale of any harm or		contribute most to		assets that
										loss and the		York's historic		contribute most to
										significance of the		environment could		York's historic
										heritage asset. Given		help in weighing up		environment could
										the concentration of		applications that		help in weighing up
										designated and non-		provide for housing		applications that
										designated heritage		need.		provide for housing
										assets in York this				need.
										could potentially				
										reduce the amount of				
										land available for				
										housing development,				
										which would therefore				
										have uncertain				
										objective.				
7	Improve the	•	Avoid locating development where		0	No significant	0	No significant	0	No significant	0	No significant	0	No significant
	health and well-		environmental circumstances could	plnoo :		effect/clear link,		effect/clear link,		effect/clear link,		effect/clear link,		effect/clear link,
	being of York's		negatively impact on people's	S		although design in		although design in		although design in		although design in		although design in
	population		health;			relation to the		relation to the		relation to the historic		relation to the		relation to the
		•	Improve access to openspace	<u></u>		historic		historic		environment should		historic		historic
			multi-functional openspace			environment		environment should		consider the safety		environment should		environment should
		•	Promotes a healthier lifestyle		\dashv	should consider		consider the safety	\downarrow	and security of		consider the safety		consider the safety

	ending on	and security of residents.	No significant effect/clear link, although there are educational opportunities associated with the historic	It is assumed that a local policy would seek to restrict development that affects and nondesignated heritage assets, which could reduce the amount of land available for new economic development and would therefore have uncertain impacts on this objective. However, identifying those assets that contribute most to York's historic environment could help in weighing up applications that help deliver economic growth. Protection of the historic
	pact dep	and	o Noseffe alth alth opp opp assc histi envi	loca seek dewy affe designation of la designation of la dewy wor. heavy limb object of la dewy limb object dewy help help help help help help help help
-	Positive or negative impact depending on how it is implemented	and security of residents.	No significant effect/clear link, although there are educational opportunities associated with the historic environment.	It is assumed that a local policy would seek to restrict development that affects designated heritage assets, which could reduce the amount of land available for new economic development and would therefore have uncertain impacts on this objective. However, identifying those assets that contribute most to York's historic environment could help in weighing up applications that help deliver economic growth. Protection of the historic
	mpact	10 2	0	C
:	cely Very negative impact	residents.	No significant effect/clear link, although there are educational opportunities associated with the historic environment.	The NPPF seeks to restrict development that would cause material harm to a designated heritage asset or its setting that is not outweighed by economic, social and environmental benefit. In weighing up applications that affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the scale of any harm or loss and the significance of the heritage asset. Given the concentration of designated and nondesignated heritage assets in York this could potentially reduce the amount of
	npact lik		0	۰.
	Negative impact likely	s.	No significant effect/clear link, although there are educational opportunities associated with the historic environment.	Given the concentration of designated and non-designated heritage assets in York restricting all new development would reduce the amount of land available for economic development and thus restrict growth, which would mean that impacts on this objective are uncertain. Protection of the historic environment is important as tourism related to it is an economic driver for York.
	Uncertain or insufficient information	and security of residents.	No significant effect/clear lir although there educational opportunities associated with historic environment.	Given the concentration of designated and designated heri assets in York restricting all no development which would may which would may which would may that impacts on objective are uncertain. Protection of the historic environment is important as tourism related is an economic driver for York.
	ain: cient inf		0	<i>٠</i> -
¿	effect / Uncertain insufficier	the safety and security of residents.	No significant effect/clear link, although there are educational opportunities associated with the historic environment.	Given the concentration of designated heritage assets in York restricting all new development would reduce the amount of land available for economic development and thus restrict growth, which would mean that impacts on this objective are uncertain. Protection of the historic environment is important as tourism related to it is an economic driver for York.
	Ħ		0	o-
0	No significant no clear link	ling) nre; r and es not lealth.	training further for yment 1.	ousiness ant lits growth; of the comy.
+	Positive impact likely	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.	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.	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.
	npact	• • •		
‡	Very positive impact likely		Improve education, skills development and training for an effective workforce	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy
L	KEA		м	4

	‡		+	0		Ċ			L					ı	
KEA	Very positive impact likely	npact	Positive impact likely	No significant effect no clear link	ficant ef ink	_	rtain icient in	Uncertain or insufficient information	Negative impact likely	pact lik	ely Very negative impact likely	impac	Positive or negative impact depending on how it is implemented	impact	depending on
]			-												
											land available for		environment is		environment is
											development and thus		tourism related to it		important as tourism related to it
											restrict growth, which		is an economic		is an economic
											would therefore have		driver for York.		driver for York.
											this objective.				
2	Help deliver	•	Address existing imbalances of		O N	No significant	0	No significant	ficant	0	No significant	0	No significant	0	No significant
	equality and		equality, deprivation and exclusion	clusion	ef	effect/clear link,		effect/cl	effect/clear link,		effect/clear link,		effect/clear link,		effect/clear link,
	access to all		across the city;		a.	although design in		although	although design in		although design in		although design in		although design in
		•	Provide accessible services and	pu	e :	relation to the		relation to the	to the		relation to the historic		relation to the		relation to the
			facilities for the local population;	tion;	בֿ	historic		historic			environment should		historic		historic
		•	Provide affordable housing to meet	o meet	- e	environment		environr	environment should		consider the safety		environment should		environment should
		_	demand;		us +	should consider		consider	consider the safety		and security of		consider the sarety		consider the safety
		•	Help reduce homelessness;		5	tne sarety and		and security of	זרונץ סד		residents.		and security of		and security of
			Promote the safety and security for people and/or property.	ırity for	es e	security of residents.		residents.	٠,				residents.		residents.
9	Reduce the	•	Deliver development where it is		? Gi	Given the	خ	Given the	ь	خ	The NPPF seeks to	<i>د</i> -	It is assumed that a	خ	It is assumed that a
	need to travel		accessible by public transport,	f,	8	concentration of		concenti	concentration of		restrict development		local policy would		local policy would
	and deliver a	_	walking and cycling to minimise the	ise the	å	designated		designat	designated and non-		that would cause		seek to restrict		seek to restrict
	sustainable	_	use of the car;		单	heritage assets in		designat	designated heritage		material harm to a		development that		development that
	integrated	•	Deliver transport infrastructure	nre	×	York restricting all	_	assets in York	York		designated heritage		affects designated		affects and non-
	transport	_	which supports sustainable travel	ravel	a e	new development	+	restrictir	restricting all new		asset or its setting		heritage assets,		designated heritage
	network	_	options;		8	could restrict		develop	development could		that is not outweighed		which could restrict		assets, which could
		•	Promote sustainable forms of travel;	of travel;	p	delivery of		restrict	restrict delivery of		by economic, social		delivery of transport		restrict delivery of
		•	Improve congestion.		. દ	transport		transport	۳		and environmental		infrastructure and		transport
					⊆ .	infrastructure,		infrastructure,	icture,		benefit. In weighing		would therefore		infrastructure and
					>	which would		which w	which would mean		up applications that		nave uncertain		would therefore
					E .i	mean tnat		that Imp	that impacts on this		arrect non designated		Impacts on this		nave uncertain
					= 7	impacts on this		objective are	ם ת		neritage assets, a		objective. However,		objective House
					5 5	objective are uncertain.		al Cci ca	<u>.</u>		will be required		assets that		identifying those
											having regard to the		contribute most to		assets that
											scale of any harm or		York's historic		contribute most to
											loss and the		environment could		York's historic
											significance of the		help in weighing up		environment could
											heritage asset. Given		applications that		help in weighing up
											the concentration of		help deliver		applications that
											designated and non-		sustainable		help deliver
											designated heritage		transport		sustainable
											assets in York this		infrastructure.		transport
											could potentially				infrastructure.
											restrict delivery of				

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KEA	Very positive impact	mpact	Positive impact likely	No significant effect	icant	_	in ant info	Uncertain or Nega	Negative impact likely	t likely	Very negative ir	impact	Positive or negative impact depending on	npact d	epending on
	, and a										inc.iy				
										tran	transport				
										infr	infrastructure, which				
										Mor	would therefore have uncertain impacts on				
										this	this objective.				
7	To minimise	•	Reduce or mitigate greenhouse gas		خ (Given the	خ	Given the	ذ	The	The NPPF seeks to	خ	It is assumed that a	خ ا	It is assumed that a
	greenhouse		emissions from all sources;		_	concentration of		concentration of	J.	rest	restrict development		local policy would		local policy would
	gases that	•	Plan or implement adaptation	<u></u>	_	designated		non-designated		that	that would cause		seek to restrict	-	seek to restrict
	cause climate		measures for the likely effects of	s of	_	heritage assets in		heritage assets in	i	mat	material harm to a		development that		development that
	change and		climate change;			York restricting all		York restricting all	all	desi	designated heritage		affects designated		affects and non-
	deliver a	•	Provide and develop energy from	from	_	new development		new development	ent	asse	asset or its setting		heritage assets,	_	designated heritage
	managed		renewable, low and zero carbon	noc	_	could restrict the		could restrict the	ы -	that	that is not outweighed		which could restrict		assets, which could
	response to its		technologies;			use of sustainable		use of sustainable	ole 	by e	by economic, social		the use of		restrict the use of
	effects	•	Promote sustainable design and	pue		design and		design and building	dıng	and	and environmental		sustainable design		sustainable design
			building materials that manage the	ge the		building materials		materials or		nea	penerit. In weigning		and building		and building
			future risks and consequences of	es of		or renewable		renewable energy	ß)	dn d	up applications that		materials or		materials or
			climate change;		_	energy sources,		sources, which	-	аще	arrect non designated		renewable energy		renewable energy
		•	Adhere to the principles of the	e.	_	which would		would mean that	at	heri	heritage assets, a		sources and would		sources and would
			energy hierarchy.			mean that		impacts on this		bala	balanced judgement		therefore have	_	theretore, have
					_	impacts on this		objective are		ii N	will be required		uncertain impacts		uncertain impacts
					_	objective are		uncertain.		havi	having regard to the		on this objective.	_	on this objective.
					_	uncertain.				scal	scale of any harm or		However,		However,
										loss	loss and the		identifying those		identifying those
										sign	significance of the		assets that		assets that
										heri	heritage asset. Given		contribute most to		contribute most to
										the	the concentration of		York's historic	_	York's historic
										desi	designated and non-		environment could	_	environment could
										desi	designated heritage		help in weighing up		help in weighing up
										asse	assets in York this		applications that		applications that
										noo	could potentially		help deliver		help deliver
										rest	restrict the use of		environmental	_	environmental
										sust	sustainable design and		benefit.		benefit.
										puil	building materials or				
										rene	renewable energy				
										inos .	sources, which would				
										ther	therefore have				
										nuc	uncertain impacts on				
										this	this objective.				
∞	Conserve or	•	Protect and enhance international	tional 0		No significant	0	No significant	0	Nos	No significant	0		0	No significant
	enhance green		and nationally significant priority	ority		effect/clear link.		effect/clear link.	.;	effe	effect/clear link.		effect/clear link.	_	effect/clear link.
	infrastructure,		species and habitats within SACs,	ACs,											
	bio-diversity,		SPAs, RAMSARs and SSSIs;												
	geodiversity,	•	Protect and enhance locally		\dashv										

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l	Positive or negative impact depending on how it is implemented											مانية تعانى و	NO SIGNIFICATION	епест/ сіеаг шпк.											No significant	offect/clear link	ביל כוכמו			No significant	offect/clear link	ווככל כוכמו				No significant	effect/clear link.												
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0			important nature conservation sites		of bio-	alue;	green	ıtural		Provide opportunities for people to	nment.	1000	Re-use previousiy developed land,	Prevent pollution contaminating the	existing		Safeguard soil quality, including the	less the same of t	gilcuitui		nents:	7000	sareguard mineral resources and	nse.	s and		•	vers and		Promote reduction, re-use, recovery			sonrce			ir from		Minimise and mitigate emissions to	nt	port	mission		t of city	wide low emission infrastructure:	Improve air quality in AOMAs and		Avoid locating development where	t on air	
	act likely		e conser		s or site	versity v	tivity of	nd the na		inities fo	al enviro	1000	ıy develc	n contar	ate any		uality, in	, oli+coro	ממווע		nce allot		rai resou	efficient	resource			ality of ri		ion, re-u	waste.	waste,	crease re			sions to a	s;	itigate eı	velopme	ing trans	ah low e	d fuels);	elonmer	on infras	lity in AC	signation	evelonm	Jed impac	
	Positive impact likely		ant natur		Create new areas or site of bio-	diversity / geodiversity value;	Improve connectivity of green	infrastructure and the natural	ment;	opportu	access the natural environment.		previous	: pollutio	land and remediate any existing	contamination;	ard soil a		2000		Protect or enhance allotments:	2	ara mine	encourage their efficient use.	Conserve water resources and			Improve the quality of rivers and	waters.	e reduct	and recycling of waste.)	Promote and increase resource	c / .		Reduce all emissions to air from	current activities;	se and m	air from new development	including reducing transport	emissions through low emission	technologies and fuels);	Support the development of city	w emissi	e air a la	nrevent new designations:	p aring d	it could negatively impact on air	0
+	Pos		import	(SINCs);	Create	diversit	Improv	infrastr	environment;	Provide	access 1		Re-use	Preven	land an	contam	Safegua	+104	. מכזר	land;	Protect	2000	saregue	encour	Conserv	./4![6115	daality,	Improv	groundwaters.	Promot	and rec	מוומ וכר	Promot	efficiency.		Reduce	current	Minimis	air fron	(includi	emissio	technol	Suppor	wide lo	Improv	prevent	Avoid Is	i co ti	quality;
	mpact				•		•			•		•	•				•				•	•	•		•			•		•			•			•		•					•		•		•		
	Very positive impact likely		flora and fauna	essible	high quality and	ted		ment				7	5	es	rily and	safeguard their									Improve water	bue vo	5			waste	generation and		increase level of	nd	ß	e air													
‡	Very likely		flora ar	for accessible	high qu	connected	natural	environment				1100	Ose Idila	resources	erricientily and	safegua	quality								Improv	efficiency and	5 -	quality		Reduce waste	genera	200	ıncreas	reuse and	recycling	Improve air	quality												
Ľ	KEA											c	n												10					11						12													

	ct depending on					No significant	effect/clear link.				It is assumed that a	local policy would	seek to restrict	development that	affects designated	and non-designated	heritage assets.	Identifying those	assets that	contribute most to	York's historic	help in weighing up	applications that	provide for	development need	whilst ensuring that	the special	character and	setting of the city is	preserved.						
	impac ted					0					‡																									
_	Positive or negative impact depending on how it is implemented					No significant	effect/clear link.				It is assumed that a	local policy would	seek to restrict	development that	affects designated	heritage assets.	Identifying those	assets that	contribute most to	York's historic	environment could	applications that	provide for	development need.	This would have a	positive impact on	this objective,	although non-	designated heritage	would not be	protected to the	same extent whilst	ensuring that the	special character	and setting of the	בול וז אורטבו עבש.
ı	impact					0					+																									
	Very negative likely	•				No significant	effect/clear link.				The NPPF seeks to	restrict development	that would cause	material harm to a	designated heritage	asset or it's setting	that is not outweighed	by economic, social	and environmental	benefit. In weigning	applications that	heritage assets, a	balanced judgement	will be required	having regard to the	scale of any harm or	loss and the	significance of the	heritage asset. Given	the concentration of	designated and non-	designated heritage	assets in York there	could be conflicts	between tne need for develonment and the	historic environment
	act like					0	Ψ				+	_	+	_	0	10	. ب		(0 -	<u>.</u>	10 (3 <u>x</u>	70	>		σ.		σ.	_	+	0	0	(0	0 3		, _
	Negative impact likely						effect/clear link.				U	concentration of	designated and non-	designated heritage	York,	restricting all new	development would	ensure that the	special character	and setting of the	nistoric city was	as all designated	and non-designated	heritage assets and	ting.											
	or nation					No significant	effect/cl				Given the	concent	lesignat	lesignat	assets in York,	estrictin	dolavak	ensure t	pecial c	and sett	IISTORIC	is all de	nou pu	neritage	their setting.											
	t inforn					0	Ψ				‡	0	0	0	10	_	0	Ψ	S	(0 _		2 (0	10		+											
¿	/ Uncertain or insufficient information					ficant	effect/clear link.				e e	concentration of	ted	heritage assets in	York, restricting		ment	avea	positive impact on	ective.	r, non-	designated heritage assets	also contribute to	istoric	environment and	ot be	protected to the	extent.								
l	effect /					No significant	effect/c				Given the	concent	designated	heritage	York, re	all new	development	would have a	positive	this objective.	However, non- designated	heritage	also con	York's historic	environ	would not be	protecte	same ex								
l	r					0					+						_	_							_	_	_									
0	No significant no clear link		in areas here it acts on		egrated ise the		n and	ıılbacı	lgh	ainage	ecial	historic		ulture;	ated and	sets and		elements	inciple		pic															
+	Positive impact likely		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.	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).	Preserve or enhance the special	character and setting of the historic	city;	Promote or enhance local culture;	Preserve or enhance designated and	non-designated heritage assets and	their setting;	Preserve or enhance those elements	which contribute to the 6 Principle	Characteristics of the City as	identified in the Heritage Topic	raper.														
	pact		•		•		•		•		•			•	•			•																		
‡	Very positive impact likely					Minimise flood	risk and reduce	flooding to	people and	property in York	Conserve or	enhance York's	historic	environment,	cultural	heritage,	character and	setting																		
L	KEA					13					14																									

,	‡		+	0			نے		1					_	
KE	Very positive impact likely	oact	Positive impact likely	No significa no clear link	nt	effect /	Uncertain insufficient information	or nformation	r Negative impact likely	impact		Very negative impact likely	npact	Positive or negative impact depending on how it is implemented	act depending on
	,,,,,,,					1									
											that would nee determined at	that would need to be determined at			
15	Conserve and enhance York's natural and built landscape	• • •	Preserve or enhance the landscape including areas of landscape value Conserve or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.	scape cally n n n lal	design heritaga York, r all nev develo would positive the bullandsc However design heritaga so control of the bull	Given the concentration of designated heritage assets in York, restricting all new development would have a positive impact on the built landscape. However, nondesignated heritage assets also contribute to York's historic environment and would not be protected to the same extent.	on of ting ting a act on ting on- on- on- on- on- tit and te e othe c t.	Given the concentrat designated designated assets in Yr restricting developme ensure that landscape preserved.	Given the concentration of designated and non-designated heritage assets in York, restricting all new development would ensure that the built landscape was preserved.	+	The NPP seeks restrict develop that would cause material harm to designated herit asset or its settli that is not outwo by economic, so and environmer benefit. In weig up applications is affect non designated neritage assets, beritage assets, balanced judger will be required having regard to scale of any harriloss and the significance of the heritage asset. It heritage assets in York the concentratic designated herit assets in York th could be conflict between the nedevelopment and designated herit assets in York th could be conflict between the nedevelopment and designated herit assets in York th could be conflict between the nedevelopment and designated and designated at application stage.	The NPPE seeks to restrict development that would cause material harm to a designated heritage asset or its setting that is not outweighed by economic, social and environmental benefit. In weighing up applications that affect non designated heritage assets, a balanced judgement will be required having regard to the significance of the heritage asset. Given the concentration of designated and nondesignated heritage asset in York there could be conflicts between the need for development and the built landscape that would need to be determined at application stage.	+	It is assumed that a seek to restrict development that affects designated heritage assets. Identifying those assets that contribute most to York's built landscape could help in weighing up applications that provide for development need. This would have a positive impact on ensuring the built landscape that is unique to York is preserved.	It is assumed that a local policy would seek to restrict development that affects designated and non-designated heritage assets. Identifying those assets that contribute most to York's built landscape could help in weighing up applications that provide for development need whilst ensuring that the built landscape that is unique to York is preserved.
	5				alternatives t also need to uncertainties development tourism relat	ror all of the alternative options there are positive end alternatives that also protect non-designated heritage also need to be conserved to ensure the special chara uncertainties in relation to the economic and housing development and conserving York's historic environm tourism related to it is a key economic driver for York.	so protect n served to e ation to the conserving Y- it is a key eco	is there are on-designa: nsure the si economic a ork's histori onomic driv	positive effected heritage pecial characy and housing α ic environme ver for York.	cus in re assets ar ter and : ibjective nt. It is .	reconsider reconsider setting of th reconsider setting of the reconsider reconsider	otection of the niger to have a very are city is preservedue to the tension that protection of	storic e positiv d. For ns betv the hi	alternative options there are positive effects in relation to protection of the mistoric environment and built landscape of 70K. Those alternatives that also protect non-designated heritage assets are considered to have a very positive effect given that in York non-designated assets also need to be conserved to ensure the special character and setting of the city is preserved. For all the alternative options there are some uncertainties in relation to the economic and housing objectives, which is due to the tensions between having enough new land available for development and conserving York's historic environment. It is also noted that protection of the historic environment is important to the economy as tourism related to it is a key economic driver for York.	scape of fork. Those non-designated assets there are some and available for ortant to the economy as
Pref	Preferred Approach				It is assumed have a very p	sumed that a very positive	a local level _l e effect on th	oolicy would he historic e	d seek to rest environment	rict dev	elopment t t landscape	hat affects design e of York, particul	ated ar arly giv	It is assumed that a local level policy would seek to restrict development that affects designated and non-designated heritage assets. This would have a very positive effect on the historic environment and built landscape of York, particularly given the concentration of designated heritage assets	e assets. This would ssignated heritage assets

	‡	+	0	ز		1	_
KEA	Very positive impact likely	Positive impact likely	No significant effect /	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Very negative impact Positive or negative impact depending on likely
			in the city that ne	ed to be conserved to ensu	re the special character and	setting of the city is prese	in the city that need to be conserved to ensure the special character and setting of the city is preserved whilst also allowing for development that
			meets the needs	of York's population. Uncer	rtainties in relation to the h	ousing and economic objec	meets the needs of York's population. Uncertainties in relation to the housing and economic objectives are inevitable given the tension between
			having enough la	nd available for developmer	nt and conserving York's his	toric environment. There a	land available for development and conserving York's historic environment. There are also tensions between the use of sustainable
			design and buildir	ng materials or renewable e	nergy sources which would	I necessarily be in keeping v	design and building materials or renewable energy sources which would necessarily be in keeping with the conservation of heritage assets but would
			help deliver a lon	long term environmental benefit.	fit.		
Recon	Recommendations		Since no adverse	impacts were identified in r	espect of the preferred opt	ion, no mitigation is require	adverse impacts were identified in respect of the preferred option, no mitigation is required. However, design and historic environment
			policies should co	nsider how the use of susta	inable design and building	materials or renewable ene	consider how the use of sustainable design and building materials or renewable energy sources to deliver environmental benefit
			could relate to th	e conservation of heritage a	assets in York. They should	also consider the safety and	the conservation of heritage assets in York. They should also consider the safety and security of residents in promoting high quality

Section 17: Green Infrastructure

design.

Bic	Biodiversity									
SA 0	SA Objective		Option 1 guide de	Option 1: Rely on the NPPF to guide development in relation	Option S	Option 2: Provide local policy to guide new development in	Option policy to	Option 3: Provide local level policy to guide new development	Option guide n	Option 4: Provide local policy to guide new development in
			to biodiv	to biodiversity/ geodiversity/	relation	relation to only statutory	in relati	in relation to only statutory and	relation	relation to all biodiversity/
			landscap	landscape resources	biodiver	biodiversity/ geodiversity /	non-sta	non-statutory biodiversity/	geodiv	geodiversity/ landscape
					landsca	landscape designations	geodiversity/ designations	geodiversity/ landscape designations	resources	es
П	To meet the	 Deliver homes to meet the needs of the 	0	No significant	0	No significant	0	No significant	0	No significant
	diverse	population in terms of quantity, quality;		effect/clear link		effect/clear link		effect/clear link		effect/clear link
	housing	 Promote improvements to the existing 								
	needs of the	and future housing stock;								
	population in	 Locate sites in areas of known housing 								
	a sustainable	need;								
	way.	 Deliver community facilities for the needs 								
		of the population;								
		 Deliver pitches required for Gypsies and 								
		Travellers and Showpeople.								
2	Improve the	 Avoid locating development where 	0	No significant	0	No significant	0	No significant	0	No significant
	health and	environmental circumstances could		effect/clear link		effect/clear link		effect/clear link		effect/clear link
	well-being of	negatively impact on people's health;								
	York's	 Improve access to openspace / multi- 								
	population	functional openspace								
		 Promotes a healthier lifestyle though 								
		access to leisure opportunities (walking /								
		cycling)								

L	77		7	c		0					-	
KEA	Very positive impact likely	: impact	Positive impact likely	No significant no clear link	cant effi	effect / Uncertain insufficien	Uncertain or insufficient information	Negative impact likely	Very likely	negative impact	Positive or negative im how it is implemented	Positive or negative impact depending on how it is implemented
		-		Ī	}						+	
		Improve	Improves access to healthcare;									
		Provides or property. For residents.	Provides or promotes safety and security for residents:	curity								
		Ensure t	Ensure that land contamination/pollution	lution								
		does not	does not pose unacceptable risks to health.									
3	Improve	Provide	Provide good education and training	0	2	No significant	0	No significant	0	No significant	0	No significant
	education,	opportu	opportunities for all;		a	effect/clear link		effect/clear link		effect/clear link		effect/clear link
	skills	Support	Support existing higher and further									
	development	educatio	educational establishments for continued	tinued								
	and training							_				
	ror an	• Provide	Provide good quality employment									
	workforce	nuoddo	opportunities available to all.									
4	Create jobs	Help del	Help deliver conditions for business	0	2	No significant	0	No significant	0	No significant	0	No significant
	and deliver	saccess	success and investment;		a	effect/clear link		effect/clear link		effect/clear link		effect/clear link
	growth of a	Deliver	Deliver a flexible and relevant workforce	force								
	sustainable,	for the future;	future;									
	low carbon	Deliver	Deliver and promote stable economic	nic								
	and inclusive	growth;										
	economy	Enhance	Enhance the city centre and its					_				
		opportu	opportunities for business and leisure;	ıre;				_				
		Provide	Provide the appropriate infrastructure	are								
		for econ	for economic growth;					_				
		Support	Support existing employment drivers;	rs;				_				
		Promote	Promote a low carbon economy.									
2	Help deliver	Address	Address existing imbalances of equality,	ality, 0	_	No significant	0	No significant	0	No significant	0	No significant
	equality and	deprivat	deprivation and exclusion across the city;	e city;	a)	effect/clear link		effect/clear link		effect/clear link		effect/clear link
	access to all	Provide	Provide accessible services and facilities	lities								
		for the l	for the local population;					_				
		Provide	Provide affordable housing to meet									
		demand;						_				
		Help rec	Help reduce homelessness;					_				
		Promote	Promote the safety and security for					_				
		people a	people and/or property.									
9	Reduce the	Deliver of	Deliver development where it is	0	_	No significant	0	No significant	0	No significant	0	No significant
	need to travel	accessib	accessible by public transport, walking	ing	a	effect/clear link		effect/clear link		effect/clear link		effect/clear link
	and deliver a	and cycl	and cycling to minimise the use of the	he				_				
	sustainable	car;										
	integrated	Deliver t	Deliver transport infrastructure which	ch								
	transport	support	supports sustainable travel options;					_				
	network	Promote	Promote sustainable forms of travel;	l;								

L	-					C							l		
KEA		impact	Positive impact likely	No significant		effect / Un	Uncertain	or :	Negative impact likely	Very	negative impact	Positive	or negat	Positive or negative impact depending on	
	likely			no clear link	X	in:	Insufficient information	mation		likely		now it is implemented	ımplem	lented	
		 Improve 	 Improve congestion. 												
^	To minimise greenhouse gases that	Reduce of emission Plan or in	 Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures 	0 o		No significant effect/clear link		0	No significant effect/clear link	0	No significant effect/clear link		0	No significant effect/clear link	
	cause climate change and deliver a	for the li Provide a renewab	for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon	.ge;											
	response to its effects	• Promote sust: materials that	rechnologies; Promote sustainable design and building materials that manage the future risks	ilding											
		Adhere to hierarchy.	and consequences of climate change, Adhere to the principles of the energy hierarchy.	, kg											
∞	Conserve or	Conserve	Conserve or enhance international and	and +		The NPF supports the	ports the		This approach would		Whilst this approach	ch ch	‡	A policy approach	
	green	habitats	nationally significant priority species and habitats within SACs, SPAs, RAMSARs and	s and	υ υ	enhancement of the	n and nt of the		designated Sites of		statutory and non-	= .		would allow consideration for all	
	infrastructure	SSSIs;				natural environment	ronment.		Interest for Nature		statutory designations	ions		known sites and species	
	, bio- diversity.	Conserve nature conserve	Conserve or enhance locally important nature conservation sites (SINCs):	ant	_ 2	It states that: " <i>I he</i> plannina svstem	t: " <i>I he</i> tem		Conservation (SINCs) or Sites of Local Interest		which is positive, it would not protect			of nature conservation value whether or not	
	geodiversity,	Create n	Create new areas or site of bio-diversity /	rsity /	· s	should contribute to	ibute to		(SLRs) for biodiversity.		nature conservation	ڍ		they are designated.	
	flora and	geodiver	geodiversity value;		3	and enhance the	e the		The approach would		sites of local interest or	st or		This would have the	
	fauna for	• Improve	Improve connectivity of green			natural and local	loca/		also nor protect non-		the species which are	are		most direct benefit in	
	accessible high quality	intrastructure environment:	infrastructure and the natural environment:		. •	 protecting and 	t by: 3 and		protected species writeri although have no formal		not designation bt nationally important.	nt.		managing conservation.	
	and	Provide a	Provide opportunities for people to			enhancing valued	g valued		designation, are still						
	connected	access th	access the natural environment.			landscapes,	, s.s.		nationally important.		This approach would	lld			
	environment					conservation	ion:		This approach would		work to understand the	d the			
						interests and soils;	and soils;		also lack a way of		location understanding.	ıding.			
					_	 minimisin 	minimising impacts		ensuring and building						
						providina	ori biodiversity dira providina net gains		sites given its lack of a						
						in biodiversity	rsity		wider policy approach.						
						where possible,	ssible,								
						contributi	contributing to the								
						Government's	Government's								
						the overall decline	II decline								
						in biodiversity,	rsity,								
						including by	by								
						establishing cohoront occ	ing								
						כסוופו פווו	รดกยายการ								-1

Very positive impact Positive impact likely No significant likely no clear link	positive impact likely	+ Positive impact likely		O No significant no clear link	cant k		effect / Uncertain or insufficient information	or	Negative impact likely	Very likely	Very negative impact likely	impact	Positive or negative im how it is implemented	Positive or negative impact depending on how it is implemented
						>	networks that are more resilient to current and future pressures".							
						> = 0 = = = = = =	would cover the main issues or this objective, it is open to interpretation and therefore there is more potential for tensions to evolve in its application.							
Re-use previously developed land; resources Prevent pollution contaminating the land and remediate any existing contamination; and safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use.	urces eiently aguard quality e	 Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	previously developed land; t pollution contaminating the land nediate any existing ination; ard soil quality, including the best ist versatile agricultural land; re or enhance allotments; ard mineral resources and age their efficient use.	ie land e best i;	0		No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear lir	No significant effect/clear link	0	No significant effect/clear link
Conserve water resources and quality; water water Improve the quality of rivers and groundwaters. groundwaters.	• • cy and		ve water resources and quality; e the quality of rivers and waters.	lity;	0		No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear lir	No significant effect/clear link	0	No significant effect/clear link
Reduce waste e Promote reduction, re-use, recovery and recycling of waste; and increase efficiency.	waste • ion rease • reuse ycling		re reduction, re-use, recovery and ig of waste; e and increase resource cy.	ry and	0		No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear lir	No significant effect/clear link	0	No significant effect/clear link
 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; 	• • •		sall emissions to air from current ss; se and mitigate emissions to air sw development (including g transport emissions through ission technologies and fuels); t the development of city wide ission infrastructure; e air quality in AQMAs and . new designations;	rrent o air gh s); ide	0		No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear lir	No significant effect/clear link	0	No significant effect/clear link

				(•							
KEA	Very positive impact	impact	+ Positive impact likely	No significant no clear link	rt	effect / Uncertain or insufficient information	or nformation	Negative impact likely	Very likely	negative impact	I Positive or negative im how it is implemented	Positive or negative impact depending on how it is implemented	no gu
		Avoid lo could ne could ne existing result in of future of future promote transpoot the car.	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.	it ity; is of uld salth salth use of									
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Reduce Ensure does no Deliver sustain (SuDs).	Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs).		0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	• • •	Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	o city; od their tts		No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	
15	Conserve or enhance York's natural and built landscape	Conser includii Protect import Promo with its line with within within within within within within month in within w	Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.	xt nd in "	+	This approach is likely to have a positive impact on York's Natural Landscape by guiding development away from area of value for nature conservation.	;	Nature conservation sites form part of the overall natural landscape of York. Only protecting the nationally designated sites could therefore negatively impact of the wider natural landscape of York in a negative way.		Nature conservation sites form part of the overall natural landscape of York. Only protecting the nationally and locally designated sites could therefore negatively impact of the wider natural landscape of York in a negative way by ignoring other sites which are of value.	he duly nually ed free of the sape sape ses	This approach is likely to have a positive impact on York's Natural Landscape by ensuring all areas / species of nature conservation value are used to guide development.	by / / are
General	eral			L (0 iii	The NPPF and provi ikely to h	F supports the conservision for net gains shout ave a positive approac	ation and p ald be obtai th to biodiv	The NPPF supports the conservation and protection of the natural environment and dictates that impacts on biodiversity should be minimised and provision for net gains should be obtained where possible to halt decline and improve ecological networks. Option 1 would is therefore likely to have a positive approach to biodiversity management and implementation	ronment lecline ar lementa	and dictates that iml nd improve ecological tion	pacts on bio networks. (diversity should be minir Option 1 would is theref	nised

į	++	+	0	خ	-		
KEA	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
			Option 2 is likely i locally designated which are not pro Option 3, similarly would also ignore	Option 2 is likely to have significant negative effects for York's biodiversity given that locally designated sites, sites of local interest (SLRs) or Sites important for nature corwhich are not protected but of national interest. Option 3, similarly to option 2 is likely to have long-term negative effects givens that would also ignore any local species which are not protected but of national interest.	effects for York's biodiversi (SLRs) or Sites important frest. est. elong-term negative effect:	ity given that it only protect or nature conservations (SIN s givens that this lacks any grall interest.	Option 2 is likely to have significant negative effects for York's biodiversity given that it only protects statutory designations and ignores any locally designated sites, sites of local interest (SLRs) or Sites important for nature conservations (SINCs). It would also ignore any local species which are not protected but of national interest. Option 3, similarly to option 2 is likely to have long-term negative effects givens that this lacks any protection for sites of local interest (SLRs). It would also ignore any local species which are not protected but of national interest.
			A locally derived whether or not th positive approach	A locally derived approach for protection will be the most positive in whether or not they are designated or protected. This would enable positive approach to biodiversity management and implementation.	l be the most positive in the sted. This would enable con nt and implementation.	long-term as this will captu npliance with the NPPF but	A locally derived approach for protection will be the most positive in the long-term as this will capture all areas of nature conservation interest whether or not they are designated or protected. This would enable compliance with the NPPF but at a more specific local scale to have a positive approach to biodiversity management and implementation.
Preferi	Preferred Approach		Option 4: Provide This approach is I approach will allo	Option 4: Provide local level policy to guide new development in relation to all biodiversity/geodiversity/landscape features. This approach is likely to have the most positive long-term benefits for conserving and enhancing biodiversity with the city o approach will allow all areas, sites and species of nature conversation value to be recognised and potected	new development in relation ive long-term benefits for cosoft soft nature conversation varianers.	n to all biodiversity/geodive onserving and enhancing bi lue to be recognised and po	Option 4: Provide local level policy to guide new development in relation to all biodiversity/geodiversity/landscape features This approach is likely to have the most positive long-term benefits for conserving and enhancing biodiversity with the city of York. This approach will allow all areas, sites and species of nature conversation value to be recognised and potected
Recom	Recommendations		none				

ອັ	Green Infrastructure	ructure				
SAC	SA Objective		Option irrespec	Option 1: Protect all Green Infrastructure to the same level irrespective of its functions	Option 2: Give grea Infrastructure (recr	Option 2: Give greater protection to functional Green Infrastructure (recreational space / allotments / green
					corridors)	
Н	To meet the	Deliver homes to meet the needs of the population in terms of	0	No significant effect/clear link	0 No significa	No significant effect/clear link
	housing	 Promote improvements to the existing and future housing 				
	needs of the	stock;				
	population in	 Locate sites in areas of known housing need; 				
	a sustainable	 Deliver community facilities for the needs of the population; 				
	way.	 Deliver pitches required for Gypsies and Travellers and 				
		Showpeople.				
7	Improve the	 Avoid locating development where environmental 	‡	This would be positive in ensuring that there was a	++ In order to	In order to maximise people's health, it is
	health and	circumstances could negatively impact on people's health;		high level of green space retained around York.	important	important to have access to areas for
	well-being of	 Improve access to openspace / multi-functional openspace 		Inevitably some of this space would function more	recreation	recreation and leisure. Ensuring this is
	York's	 Promotes a healthier lifestyle though access to leisure 		for recreation and leisure, whilst others would be	protected	protected where it in being used for this
	population	opportunities (walking / cycling)		maintained as green space. Evidence suggests that	purpose, v	purpose, would be particularly positive for
		 Improves access to healthcare; 		access to green space as well as being able to see	health and	health and well-being.
		 Provides or promotes safety and security for residents; 		it has a benefit on health overall.	Furthermo	Furthermore, access to green infrastructure
		 Ensure that land contamination/pollution does not pose 			helps to pr	helps to promote healthier lifestyle by allowing
		unacceptable risks to health.		Furthermore, access to green infrastructure helps	alternative	alternative travel routes for leisure and to
		-		to promote healthier lifestyle by allowing	connect to	connect to he wider city.
				alternative travel routes for leisure and to connect		

λ			+				1				
KE	Very positive impact	impact	Positive impact likely	No significant effect / L	Uncertain insufficien	Uncertain insufficient information	Negative impact likely	Very nega	negative impact		Positive or negative impact depending on how it is implemented
						to the wider city.	ty				
က	Improve education, skills development and training for an effective workforce	Provide Support for cont Provide	Provide good education and training opportunities for Support existing higher and further educational establ for continued success; Provide good quality employment opportunities availa	Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all.	0	No significant	No significant effect/clear link		0	No significant effect/clear link	ear link
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	 Help del Deliver Enhance leisure; Provide Support Promots 	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.	s success and investment; kforce for the future; nic growth; oortunities for business and :ure for economic growth;	+	Green Infrastr the economy 1 attractive to li towards gainir	Green Infrastructure can have a positive impact on the economy through making the city visually attractive to live and work. It can also contribute towards gaining investment.	mpact on Jally Itribute	+	Green Infrastructure can hav on the economy through ma attractive to live and work. It towards gaining investment.	Green Infrastructure can have a positive impact on the economy through making the city visually attractive to live and work. It can also contribute towards gaining investment.
r.	Help deliver equality and access to all	Address exi exclusion act Provide acc population; Provide affc Help reduce Promote th	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.	rality, deprivation and lifties for the local t demand; r people and/or property.	0	No significant	No significant effect/clear link		0	No significant effect/clear link	ear link
9	Reduce the need to travel and deliver a sustainable integrated transport network	Deliver develor walking and cy Deliver transportravel options; Promote susta Improve conge	Deliver development where it is accessible by public transp 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.	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion.	+	Green Infrastructure can of the overall transport n form attractive cycle and promote alternative forn by linking across the city. However, not all Green In capability and it would by prioritise the infrastructu capability and used this t sites.	Green Infrastructure can be used positively as part of the overall transport network. The routes can form attractive cycle and pedestrian routes and promote alternative forms of transport to the car by linking across the city. However, not all Green Infrastructure had this capability and it would be more beneficial to prioritise the infrastructure which had this capability and used this to linked better with new sites.	ily as part tes can es and the car 1 this I to s	+	Green Infrastructure can be used positively are part of the overall transport network. The routes can form attractive cycle and pedestrict routes and promote alternative forms of transport to the car by linking across the city. Prioritising the GI /routes which are most functional would ensure that this network an connectivity is conserved and has the capability for be increased	Green Infrastructure can be used positively as part of the overall transport network. The routes can form attractive cycle and pedestrian routes and promote alternative forms of transport to the car by linking across the city. Prioritising the GI /routes which are most functional would ensure that this network and connectivity is conserved and has the capability for be increased
^	To minimise greenhouse gases that cause climate change and deliver a managed	Reduce Plan or i climate Provide carbon 1 Promote	Reduce or mitigate greenhouse gas emissions from all Plan or implement adaptation measures for the likely climate change; Provide and develop energy from renewable, low and carbon technologies; Promote sustainable design and building materials tha the future risks and consequences of climate change;	Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change;	+	One of the ma Infrastructure the capability t adapting to the this is particula flood risk.	One of the main values associated with Green Infrastructure is its multifunctionality, which has the capability to have value for mitigating and adapting to the impacts of climate change. In York, this is particularly important for the mitigation of flood risk.	reen iich has s and e. In York, ation of	+	One of the main values associated with Green Infrastructure is its multifunctionality, which has the capability to have value for mitigating and adapting to the impacts of climate chang in York, this is particularly important for the mitigation of flood risk.	One of the main values associated with Green Infrastructure is its multifunctionality, which has the capability to have value for mitigating and adapting to the impacts of climate change. In York, this is particularly important for the mitigation of flood risk.

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KE	very positive impact likely	Impact	Positive impact likely	no clear link	Uncertain	oncertain insufficient information	negative impact likely	very nega likely	negative impact		Positive or negative impact depending on how it is implemented	5
	response to its effects	Adhere t	Adhere to the principles of the energy hierarchy.	gy hierarchy.		Furthermore green infrastrucarbon sink as plants and verence and can contribute to cleans However, not all Green Infrasame capability for this and as valuable for this purpose.	Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air. However, not all Green Infrastructure has the same capability for this and therefore may not be as valuable for this purpose.	used as a e carbon s the y not be		The area: flood wat purpose: maintain Ensuring	The areas in York currently which are used as flood water storage have a multifunctional purpose and it would be important that that is maintained as a priority. Ensuring that functional GI is protected is also important to ensure further benefits for climate	is is ate
∞	Conserve or enhance green infrastructure , bio-diversity, gendiversity	Conserve or priority speci SSSIs; Conserve or sites (SINCs); Create new 6	Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value;	SACs, SPAs, RAMSARs and ant nature conservation risity / geodiversity value;	+	This approach is likely to be objective as it is exception different spaces together and biodiversity corridors. However, where sites are the of value, their significants.	This approach is likely to be positive for this objective as it is exceptionally important for linking different spaces together and supporting wildlife and biodiversity corridors. However, where sites are designated or known to he of value, their significance may be overlooked.	nis for linking wildlife nown to	+	change adaptat fragmentation. Green Infrastru for biodiversity and linking diffi Including these would ensure ti	change adaptation through minimising habitat fragmentation. Green Infrastructure is exceptionally important for biodiversity to support wildlife corridors and linking different spaces together. Including these areas within the protected GI would ensure that the areas with most value are protected.	at
	flora and fauna for accessible high quality and connected natural environment		Improve Connectivity or green initiastic actions and the natural Provide opportunities for people to access the natural environment.	access the natural		and only considers network. Potential much multifunctio biodiversity value.	and only considered as part of the wider Gl network. Potential conflicts may arise from too much multifunctionality within areas of biodiversity value.	m too		Potential multifunc value.	Potential conflicts may arise from too much multifunctionality within areas of biodiversity value.	>
6	Use land resources efficiently and safeguard their quality	Re-use p Prevent existing (Safeguar agricultul Conserve Safeguar	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use.	e land and remediate any best and most versatile Icourage their efficient use.	+	This would have a poogree infrastructure. He the most functional sy vulnerable to change.	This would have a positive impact by protecting all gren infrastructure. However, by not prioritising the most functional space it may leave this more vulnerable to change.	ecting all ritising is more	‡	This wou on ensuri the funct	This would have a significantly positive impact on ensuring the best use of land by protecting the functional Green Infrastructure.	ರ ಜ
10	Improve water efficiency and quality	Conserve Improve	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	tv; oundwaters.	+	Water resourc integral part or Protecting all a effect on this. However, by n space it may le	Water resources, including York' rivers from an integral part of York's Green Infrastructure. Protecting all aspects of GI should have a positive effect on this. However, by not prioritising the most functional space it may leave this more vulnerable to change.	om an ee. positive ctional o change.	+	This wou on under assets, in the most future.	This would have a significantly positive impact on understanding the value of York's water assets, including the Rivers, and should enable the most protection and enhancement in the future.	t <u>e</u>
11	Reduce waste generation and increase level of reuse and recycling	Promote Promote	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	y and recycling of waste; ciency.	0	No significant	No significant effect/clear link		0	No signifi	No significant effect/clear link	

KEA	Very positive impact	impact	Positive impact likely	No significant effect / U no clear link	Uncertain insufficient	Uncertain or insufficient information	Negative impact likely	Very negat likely	negative impact		I Positive or negative impact depending on how it is implemented
12	Improve air quality	Reduce all em Minimise and (including redu (including redu technologies a Support the de infrastructure) Improve air qu. Avoid locating on air quality; Avoid locating where it could future occupal future occupal minimise the unimimise the unimimise the unimimise and unimimimise and unimimimise and unimimimise and unimimimimimimimimimimimimimimimimimimim	Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new developing finduding reducing transport emissions through low emission support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designation Avoid locating development where it could negatively impon air quality; Avoid locating development in areas of existing poor air quality; Avoid locating development in egative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car.	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.	+	Green Infrastr contribution to as a buffer to 1 concentration Furthermore g carbon sink as and can contri	Green Infrastructure can make a positive contribution to improving air quality by being used as a buffer to roads and areas of high concentration of air pollutants. Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air.	eing used used as a carbon	+	Green Infra contributio used as a k concentral Furthermo a carbon si carbon and	Green Infrastructure can make a positive contribution to improving air quality by being used as a buffer to roads and areas of high concentration of air pollutants. Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air.
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Reduce Ensure impact Deliver drainag	Reduce risk of flooding; Ensure development location and design does not neg impact on flood risk; Deliver or incorporate through design sustainable urb: drainage systems (SuDs).	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).	+	Green Infrastructure in Yorl a multi-functional role to pl flood water storage. However, not all Green Infra same capability for this and as valuable for this purpose	Green Infrastructure in York has an important has a multi-functional role to play, particularly for the flood water storage. However, not all Green Infrastructure has the same capability for this and therefore may not be as valuable for this purpose	i rtant has ily for the the the	‡	Green Infr has a mult for the flo sites as a g maintaine	Green Infrastructure in York has an important has a multi-functional role to play, particularly for the flood water storage. Protecting these sites as a priority would enable these to be maintained for maximum future value.
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	Conserve or historic city; Promote or conserve or assets and the Conserve or Principle Challed Topic Paper.	Conserve or enhance the special character and setting historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated lassets and their setting; Conserve or enhance those elements which contribute Principle Characteristics of the City as identified in the Topic Paper.	Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	+	Green Infrastru character and : protected may environmental recognise the ! functional and city.	Green Infrastructure is an integral part of York's character and setting. Ensuring that all of this protected may put pressure on the natural environmental for development and would not recognise the key features necessarily that are functional and provide the most benefit for the city.		‡	It is likely t most prote would be a part of Yor	It is likely that this approach would offer the most protection for Green Infrastructure ias it would be able to recognise its integral value as part of York's character and setting.
15	Conserve or enhance York's natural and built landscape	Conserver landscal Protect Promote landscal the Heri	Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban a landscape and in line with the "landscape and Setting" the Heritage Topic Paper.	Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.	+	Green Infrastru character and s protected may environmental recognise the l functional and city.	Green Infrastructure is an integral part of York's character and setting. Ensuring that all of this protected may put pressure on the natural environmental for development and would not recognise the key features necessarily that are functional and provide the most benefit for the city.		‡	It is likely t most prote would be a part of Yor	It is likely that this approach would offer the most protection for Green Infrastructure ias it would be able to recognise its integral value as part of York's character and setting.
General	ıeral				Option a recog biodive Option	1 is likely to have inition for its spectation and transpectation of the spectation	Option 1 is likely to have positive benefits for the proarecognition for its special contribution to York's che biodiversity and transport networks around the city. Option 2 is likely to have a significantly positive effec	orotection of character and y.	York's G d setting ng-term	reen Infras of the and protection	Option 1 is likely to have positive benefits for the protection of York's Green Infrastructure. However, this is likely to lack a recognition for its special contribution to York's character and setting of the and the ways in which it connects biodiversity and transport networks around the city. Option 2 is likely to have a significantly positive effect on the long-term protection of York's Green Infrastructure given

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KEA	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
	IIREIY		IIO CIERI IIIIN	IIISALIICIEIIC IIIIOIIIIIACIOII		likely	ווסא ורוא ווויףופווופווופו
				that it would recognise	the intrinsic value its adds	to the character and settir	that it would recognise the intrinsic value its adds to the character and setting of the city as well as its multifunctional
				value.			
Prefe	Preferred Approach			Option 2: Give greater	protection to functional Gr	een Infrastructure (recrea	Option 2: Give greater protection to functional Green Infrastructure (recreational space, allotments, green corridor)
				This option is like.	ly to have positive social be	enefits by ensuring that spa	This option is likely to have positive social benefits by ensuring that spaces which have identified functions will be
				protected. This w	ould have positive effects f	or health and well-being a	protected. This would have positive effects for health and well-being as well as connectivity and accessibility to the
				wider city.			
				Green Infrastruct	:ure can have positive bene	fits for the economy by ma	Green Infrastructure can have positive benefits for the economy by making the city an attractive place to live and
				work as well as invest.	ıvest.		
				Green Infrastruct	:ure has a multitude of bene	efits for the environment a	Green Infrastructure has a multitude of benefits for the environment and general protection of the ones with
				identified function	ins should have a positive in	npact on flood risk, climate	identified functions should have a positive impact on flood risk, climate change mitigation and adaptation,
				biodiversity and t	biodiversity and the overall character and setting of the city.	tting of the city.	

Recommendations

Q	Open Space	Ð							
SA (SA Objective			Option 1: Do not protect existing recreational open space	sting	Rely c recrea infras	Rely on NPPF policies to protect existing recreational open space/green infrastructure and access to it	Provire recre	Provide local level policy to protect existing recreational open space/ green infrastructure and access to it
1	To meet	•	Deliver homes to meet the needs of the	0 No significant effect/clear link	clear link	0	No significant effect/clear link	0	No significant effect/clear link
	housing	•	Promote improvements to the existing						
	needs of the	•	and future housing stock; Locate sites in areas of known housing						
	population		need;						
	in a	•	Deliver community facilities for the						
	sustainable		needs of the population;						
	way.	•	Deliver pitches required for Gypsies and						
			I ravellers and Showpeople.						
7	Improve	•	Avoid locating development where	This would be potentially negative,	ially negative,	+	The NPPF supports the	‡	In order to maximise people's health, it
	the health		environmental circumstances could	particularly in the long-term for	g-term for		implementation of green		is important to have access to areas for
	and well-		negatively impact on people's health;	health and well-being as it would not	g as it would not		infrastructure and open space. It		recreation and leisure. Ensuring this is
	being of	•	Improve access to openspace / multi-	protect spaces which supply	hlddns		states that "access to high quality		protected where it in being used for
	York's		functional openspace	important functions for health and	or health and		open spaces and opportunities for		this purpose, would be particularly
	population	•	Promotes a healthier lifestyle though	well-being. This could leave the open	leave the open		sport and recreation can make an		positive for health and well-being.
			access to leisure opportunities (walking /	space and green infrastructure open	structure open		important contribution to the health		Furthermore, access to green
			cycling)	to development.			and well-being of communities". This		infrastructure helps to promote
		•	Improves access to healthcare;				approach is therefore likely to have		healthier lifestyle by allowing
		•	Provides or promotes safety and security	This approach goes against the NPPF	gainst the NPPF		an overall positive effects on ensuring		alternative travel routes for leisure and
			for residents;				the health and well-being of the		to connect to the wider city.
							population.		

										ŀ	
ΚĐ	Very positive impact	/e impact	+ Positive impact likely	O No significant	nt effect /	Uncertain	Negati	Negative impact likely	Very negative impact		Positive or negative impact depending on
И				no clear link	i	nt informatic		, i			how it is implemented
		• Enst	Ensure that land contamination/pollution does not pose unacceptable risks to health.	bose				This approach lacks a loca focus on York's important and existing green spaces.	This approach lacks a locally derived focus on York's important openspace and existing green spaces.	1 10 2 0 0	This approach would allow a local approach to protection to be undertaken to enable the delineation of different openspace.
м	Improve education, skills developme nt and training for an effective workforce	• Provo	Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued success; Provide good quality employment opportunities available to all.	0	No signifi	No significant effect/clear link	0	No significant effect/clear link	sct/clear link 0		No significant effect/clear link
4	Create jobs and deliver growth of a sustainable , low carbon and inclusive economy	Help Succ • Delin for t • Delin grov • Enha oppo • Prov for e Supp	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.	rkforce mic ure; ture	This approach effectives on o Infrastructure.	This approach would have negative effectives on openspace and Green Infrastructure. This approach goes against the NPPF.	+	Green Infrastructure can have a positive impact on the economy through making the city visually attractive to live and work. It car contribute towards gaining investment.	Green Infrastructure can have a positive impact on the economy through making the city visually attractive to live and work. It can also contribute towards gaining investment.		Green Infrastructure can have a positive impact on the economy through making the city visually attractive to live and work. It can also contribute towards gaining investment.
ις.	Help deliver equality and access to all	Add dept city; Prov fort Prov dem Help Prov	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.	ality, silities st	This option could to openspace the it for the future. This approach go	This option could help reduce access to openspace through not protecting it for the future. This approach goes against the NPPF	+	The NPPF approach is lik positive impact on ensur of openspace and green infrastructure.	ely to have a ing prvison	‡	This will have the maximum long-term benefits for accessibility to openspace and connectivity using green infrastructure.
9	Reduce the need to travel and deliver a sustainable integrated transport	Delin acce and car; car; Delin supp	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;	king the nich s;	Not prote can impar sustainab both part network (Not protecting green infrastructure can impact the connectivity of sustainable transport routes that are both part of the strategic transport network as well as being part of the overall green infrastructure network.	+	The NPPF supports the implementation and protection of openspace and Green. The routes can form attractive cycle and pedestrian routes and promote alternative forms of transport to the car by linking across the city.	The NPPF supports the implementation and protection of openspace and Green. The routes can form attractive cycle and pedestrian routes and promote alternative forms of transport to the car by linking across the city.		Green Infrastructure can be used positively as part of the overall transport network. The routes can form attractive cycle and pedestrian routes and promote alternative forms of transport to the car by linking across the city.

Y	‡ >		+ 4	. 0	,		:				
KE	Very positive impact likely	re impact	Positive impact likely	No significant effect no clear link	/	Uncertain insufficient information	Negativ	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
	network	• Improv	Improve congestion.					; ;			
								Prioritising the G	Prioritising the GI /routes which are	r 3	Prioritising the GI /routes which are
								this network and connectivity is	this network and connectivity is	= 3	most idirctional would ensure that this
								conserved and be	conserved and has the canability for	: 1	and has the capability for be
								be increased		: .⊆	increased
7	To	Reduce	Reduce or mitigate greenhouse gas	1	This would go	This would go against the NPPF	+	The NPPF recogn	The NPPF recognises the value that	0 ++	One of the main values associated with
	minimise	emissic	emissions from all sources;	O	approach and	approach and is likely to have		green Infrastruct	green Infrastructure has for the wider	ט	Green Infrastructure is its
	greenhouse	Plan or	Plan or implement adaptation measures		negative long-	negative long-term effects on climate		environment. In	environment. In planning to meet	_	multifunctionality, which has the
	gases that	for the	for the likely effects of climate change;		change by not	change by not protecting features		climate change, i	climate change, it requires that low	ŭ	capability to have value for mitigating
	cause	• Provide	Provide and develop energy from		which help to	which help to mitigate its effects.		carbon options a	carbon options are promoted and	ō	and adapting to the impacts of climate
	climate	renewa	renewable, low and zero carbon					that local authorities should take	ities should take	ਹ	change. In York, this is particularly
	change and	techno	technologies;					account of Clima:	account of Climate Change over a	<u>=</u>	important for the mitigation of flood
	deliver a	• Promoi	Promote sustainable design and building	ilding				longer timescale	longer timescale so that the effects of	Έ.	risk.
	managed	materi	materials that manage the future risks	isks				flood risk, water	flood risk, water supply, biodiversity		
	response to	and co	and consequences of climate change;	;e;				and landscape can be mitigated.	in be mitigated.	F	The areas in York currently which are
	its effects	Adhere	Adhere to the principles of the energy	rgv						5	used as flood water storage have a
		hierarchy.		ò				The implementat	The implementation of this approach	_	multifunctional purpose and it would
								is likely to favour	is likely to favourably protect open	a	be important that that is maintained as
								and GI for positiv	and GI for positive impacts in the	a	a priority.
								long-term. Howe	long-term. However, it is open to		
								interpretation an	interpretation and lacks a local level	ت	Ensuring that functional GI is protected
								understanding w	understanding which could reduce its	<u></u>	is also important to ensure further
								lovel of offertivener	וויכון כסמומ ובממכב ונא	2 3	s also important to ensui e fui mei
								ופגפו סו פוופכווגפ	ness.	2 7	penelits for climate change adaptation
										=	through minimising habitat
										Ŧ	fragmentation.
∞	Conserve	 Protect 	Protect and enhance international and	;	This would go	This would go against the NPPF and	+	The NPPF suppor	The NPPF supports the provision of	‡	Green Infrastructure is exceptionally
	or enhance	nation	nationally significant priority species and		may cause sig	may cause significant harm to any GI		open space and (open space and Green Infarstructure.	<u>ء</u> .	important for biodiversity to support
	green	habitat	habitats within SACs, SPAs, RAMSARs		which is of bio	which is of biodiversity value.		It states that: "Local planning	ocal planning	3	wildlife corridors and linking different
	infrastructu	and SSSIs :	: 818			•		authorities shoul	authorities should plan positively for	Ś	spaces together.
	re, bio-	Protect	Protect and enhance locally important	ant				the creation, protection,	tection,		-
	diversity,	nature	nature conservation sites (SINCs):					enhancement and	enhancement and management of	=	Including these areas within the
	geodiversit	• Create	Create new areas or site of bio-diversity	rsity				networks of biod	networks of biodiversity and green	۵	protected GI would ensure that the
	y, flora and	/ geodi	geodiversity value:	635				Infrastructure".		. rō	areas with most value are protected.
	fauna for	• Improv	mprove connectivity of green								-
	accessible	infrastr	infrastructure and the natural					Whilst this appro	Whilst this approach would cover the	۵	Potential conflicts may arise from too
	high quality	Phylippe	environment:					main issues or this objective, it is	is objective, it is	=	much multifunctionality within areas
	and	Provide	Drowide opportunities for people to					open to interpret	open to interpretation and therefore	0	of biodiversity value.
	connected	DIA COLL	constant the partition operation and the					there is more not	there is more potential for tensions		•
	natural	מרועאא	ule liatural elivii oliillelit.					to evolve in its application	polication		
	nataral							ים באסואה ווו וכז מל			
	+ t										
c	1100 200		000000000000000000000000000000000000000		This work	20040 4004034		This would bow			Cuitings Atachitismis a grad Flucture at the
y	Use land	• Ke-use	Re-use previously developed land;	_	I NIS WOUIG 110	Inis would not protect areas	‡	I nis would have a significantly		++	I his would have a significantly positive

		+	0		H						
Very positive impact likely	lct	Positive impact likely	No significant no clear link		effect / U	Uncertain or insufficient information	Negativ	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
	Preve land a conta Safeg and n Prote Safeg Safeg encou	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.	e best d;		recognised to	recognised to have important land resources		positive impact on ensuring the use of land by protecting the functional Green Infrastructure.	positive impact on ensuring the best use of land by protecting the functional Green Infrastructure.		impact on ensuring the best use of land by protecting the functional Green Infrastructure.
• •	Const	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	lity; 0		No clear link/	No clear link/no significant effect	+	This would have a significantly positive impact on understanding value of York's water assets, incluthe Rivers, and should enable the most protection and enhancementhe future.	This would have a significantly positive impact on understanding the value of York's water assets, including the Rivers, and should enable the most protection and enhancement in the future.	+	This would have a significantly positive impact on understanding the value of York's water assets, including the Rivers, and should enable the most protection and enhancement in the future.
• •	Promote recycling or Promote a Promote a efficiency.	Promote reduction, re-use, recovery and recycling of waste, Promote and increase resource efficiency.	ry and 0		No significant	No significant effect/clear link	0	No significant effect/clear link	ct/clear link	0	No significant effect/clear link
	Reduce all activities; Minimise a from new reducing t low emissi Support th low emissi Improve a prevent ne Avoid loca could nega Avoid loca existing por result in no of future of Promote s transport I of the car.	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.	rrrent o air side sit sit sit sas of salth ealth cd		This would go against the approach and not protec spaces which may buffer development which coul negative impacts on air c residents.	This would go against the NPPF approach and not protect important spaces which may buffer development which could cause negative impacts on air quality for residents.	+	Green Infrastructure can make a positive contribution to improving a quality by being used as a buffer to roads and areas of high concentration of air pollutants. Furthermore green infrastructure cabe used as a carbon sink as plants an vegetation store carbon and can contribute to cleaner air. The protection of these resources therefore should have an overall positive impact. However, this approach lacks a local focus and therefore is open to interpretation which may cause tension over its application.	Green Infrastructure can make a positive contribution to improving air quality by being used as a buffer to roads and areas of high concentration of air pollutants. Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air. The protection of these resources therefore should have an overall positive impact. However, this approach lacks a local focus and therefore is open to interpretation which may cause tension over its application.	‡	Green Infrastructure can make a positive contribution to improving air quality by being used as a buffer to roads and areas of high concentration of air pollutants. Furthermore green infrastructure can be used as a carbon sink as plants and vegetation store carbon and can contribute to cleaner air.
•		Reduce risk of flooding;	1	Т -	This goes aga	his goes against the NPPF approach.	+	The NPPF fully supports minimising	ports minimising	++	Green Infrastructure in York has an

			l										
ΛΞ	++	1000		+	0	4	/ +00		- NO.	1000			and the second s
KE	very positive impact likely	ve impact		Positive impact likely	no clear link	ink	/ 15a	or insufficient information	Negati	negative impact iikely	very negative impact likely		Positive or negative impact depending on how it is implemented
	flood risk and reduce the impact of flooding to people and property in York	• e De su:	Ensure d does not Deliver c sustainal (SuDs).	Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs).	design od risk; sign ns	T is of as it of as	This could pot areas for flooc debate and co significant neg long-term	This could potentially make important areas for flood mitigation open for debate and could have potentially significant negative effect over the long-term.	+	flood risk and maximising flood mitigation. Green infrastructure play a key role in this and it is lil have a positive impact over the term.	flood risk and maximising flood mitigation. Green infrastructure can play a key role in this and it is likely to have a positive impact over the long- term.		important has a multi-functional role to play, particularly for the flood water storage. Protecting these sites as a priority would enable these to be maintained for maximum future value.
14	Conserve or enhance York's historic environme nt, cultural heritage, character and setting	• • Presented the Presented th	Preserve characte Promote Proserve non-desi setting; Preserve which co Characte the Herit	Preserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	ric city; ; ind ad their nts e tified in	at si o a H	This is likely to impact on the of the city give of the city give significant and attribute.	This is likely to have a negative impact on the character and setting of the city given that they form a significant and distinguishable attribute.	+	This approach is likely to have an indirect benefit through the protection of open space and gre infrastructure	This approach is likely to have an indirect benefit through the protection of open space and green infrastructure	‡	It is likely that this approach would offer the most protection for Green Infrastructure ias it would be able to recognise its integral value as part of York's character and setting.
15		• Pre inc inc entry inc entry	reserve ncluding Conserv mportal romote vith its u	Preserve or enhance the landscape including areas of landscape value Conserve or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.	ntext and in ng"	si, od ir. T	This is likely to impact on the of the city give significant and attribute.	This is likely to have a negative impact on the character and setting of the city given that they form a significant and distinguishable attribute.	+	This approach is likely to have an indirect benefit through the protection of open space and gre infrastructure	This approach is likely to have an indirect benefit through the protection of open space and green infrastructure	‡	It is likely that this approach would offer the most protection for Green Infrastructure ias it would be able to recognise its integral value as part of York's character and setting.
General	eral				O	Option 1 environm The NPPF it is recog interprett Option 3 benefits c	1 is likely to be mental and e PF approach i ognised for it: station which 3 is likely to post in the NPPF is of the NPPF	Option 1 is likely to have significantly negative effects on the provision of ope environmental and economic objectives. It also goes against the NPPF. The NPPF approach is likely to have positive impacts on the provision of open it is recognised for its ability to improve health and well-being and deliver cor interpretation which may cause tensions upon the application of it for policy. Option 3 is likely to provide the most long-term benefits for the provision of connectits of the NPPF approach but include a local perspective.	ve effect ilso goes impacts Ith and v on the ap	is on the provision of against the NPPF. on the provision of a vell-being and delive pplication of it for pc affics for the provision rspective.	f open space and green openspace and green or connectivity. Howe olicy.	en infrast infrastr ⁄er, it la reen inf	Option 1 is likely to have significantly negative effects on the provision of open space and green infrastructure causing harm to social, environmental and economic objectives. It also goes against the NPPF. The NPPF approach is likely to have positive impacts on the provision of openspace and green infrastructure. The guidance should ensure that it is recognised for its ability to improve health and well-being and deliver connectivity. However, it lacks a local focus and therefore is open to interpretation which may cause tensions upon the application of it for policy. Option 3 is likely to provide the most long-term benefits for the provision of open space and green infrastructure. This would build upon the benefits of the NPPF approach but include a local perspective.
Pref	Preferred Approach	÷.			• • •	Option 3: This have Gree /Op	3: Provide local level nis option is likely to twe positive effects freen Infrastructure copenspace. Green Infranctions should have a setting of the city.	in 3: Provide local level policy to protect existing recreational openspace/green infrastructure. This option is likely to have positive social benefits by ensuring that spaces which have identified functic have positive effects for health and well-being as well as connectivity and accessibility to the wider city. Green Infrastructure can have positive benefits for the economy by making the city an attractive place t /Openspace.Green Infrastructure has a multitude of benefits for the environment and general protectic functions should have a positive impact on flood risk, climate change mitigation and adaptation, biodive and setting of the city.	t existing cial bene cial bene sill-being benefits multitue t on floo	g recreational opens fifts by ensuring that as well as connectivi for the economy by de of benefits for th d risk, climate chang	space/green infrastru t spaces which have it ity and accessibility tr / making the city an a e environment and gr ge mitigation and ada	cture dentifiec o the wic ttractive eneral pi ptation,	on 3: Provide local level policy to protect existing recreational openspace/green infrastructure This option is likely to have positive social benefits by ensuring that spaces which have identified functions will be protected. This would have positive effects for health and well-being as well as connectivity and accessibility to the wider city. Green Infrastructure can have positive benefits for the economy by making the city an attractive place to live and work as well as invest. /Openspace.Green Infrastructure has a multitude of benefits for the environment and general protection of the ones with identified functions should have a positive impact on flood risk, climate change mitigation and adaptation, biodiversity and the overall character and setting of the city.

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Recommendations

Nev	New Open Space	ace									
SA O	SA Objective		Option	Option 1: Require all new	Optio	Option 2: Require only major	Optio	Option 3: Require all new	Option 4	Option 4: Require only major	
			develo	developments to incorporate	devel	development (strategic sites	devel	development to contribute to	develop	development (strategic sites	
			118-110	OII-site Opeil space provision	Open	Open space provision	18-110	oli-site Operi Space provisiori	Open Sp	Open Space provision	
1	To meet the	 Deliver homes to meet the needs of the 		Whilst this should be	+	Strategic sites would	+		ı	Strategic sites would	
	diverse	population in terms of quantity, quality;		significantly positive, it		develop a significant		options for small sites to		develop a significant	
	housing	 Promote improvements to the existing 		would not be practical		amount of new housing.		ensure that facilities		amount of new housing.	
	needs of the	and future housing stock;		for all sized		In response this would		elsewhere are not over		This option would not	
	population in	 Locate sites in areas of known housing 		development to		require new openspace to		burdened by an increase		necessarily respond to	
	a sustainable	need;		contribute to		be delivered to ensure		in development or		the need generated by	
	way.	 Deliver community facilities for the needs 		openspace provision.		that people had access to		population. However,		the development within	
		of the population;		Smaller sites would		recreation and leisure		larger sites should plan		accessible distances.	
		 Deliver pitches required for Gypsies and 		need to maximise		opportunities. Openspace		in openspace to		This is likely to have	
		Travellers and Showpeople.		their potential for		delivery should be		maximise accessibility.		negative impacts for	
		-		housing and should		proportionate to the				local residents in the	
				encourage access to		amount of population on				long-term.	
				existing facilities.		the new sites and be a					
						range of types to					
						maximise the benefits for					
						the resident population.					
7	Improve the	 Avoid locating development where 	+	In order to maximise	‡	In order to maximise	í	This would be the best		Strategic sites would	
	health and	environmental circumstances could	_	people's health and		people's health and well-		options for small sites to		develop a significant	
	well-being of	negatively impact on people's health;	_	well-being, it is		being, it is important to		ensure that facilities		amount of new housing.	
	York's	 Improve access to openspace / multi- 	_	important to have		have access to areas for		elsewhere are not over		This option would not	
	population	functional openspace	_	access to areas for		recreation and leisure.		burdened by an increase		necessarily respond to	
		 Promotes a healthier lifestyle though 	_	recreation and leisure.		Given that strategic sites		in development or		the need generated by	
		access to leisure opportunities (walking /	_	Whilst this should be		would develop a		population.		the development within	
		cycling)	_	significantly positive, it		significant amount of new				accessible distances.	
		 Improves access to healthcare; 	_	would not be practical		housing., local openspace		This approach would		This is likely to have	
		 Provides or promotes safety and security 	_	for all sized		would be required to		mean that access to		negative impacts for	
		for residents;	_	development to		ensure that people had		suitable openspace may		local residents in the	
		Ensure that land contamination/pollution	_	contribute to		access to recreation and		not be locally accessible		long-term.	
		does not pose unacceptable risks to	_	openspace provision.		leisure opportunities. In		which would conflict			
		health.	_	Smaller sites would		order to maximise this,		with accessibility and		However, openspace	
			_	need to maximise		openspace delivery should		equality objectives.		may be directed to	
				their potential for		be proportionate to the				places which currently	

				,								l.		
£Α	Very positive impact	impact	Positive impact likely	No significant		effect / Unc	; Uncertain	ō	Negative impact likely	Verv	negative impact	Positive	or negat	Positive or negative impact depending on
K	likely	200		no clear link		,	insufficient information	mation	ווכפמווגר וווסמרו ווארו	likely	iicgative iiipaet	how it is implemented	implem	ented
						housing and should	plnod	au	amount of population on		However, openspace	e		have deficiencies and
						encourage access to	cess to	ŧ	the new sites and be a		may be directed to			could have a positive
						existing facilities.	ties.	<u>G</u>	range of types.		places which currently	of Jely		impact on existing
								7	Further more. visual		could have a positive	_ e		residential areas.
								a i	amenity has an overall		impact on existing	1		However, lack of visual
								<u>я</u> 8	positive impact on well-		residential areas.			amenity as well as
								š	.00		However lack of visual	lens		larger sites could cause
											amenity of site could	P		harm in the long-term
											cause harm in the long-	ong-		for overall health and
											being.	<u></u>		weil-ballg.
											ò			
											Larger sites should also	also		
											plan in openspace to maximise accessibility.	o. <u>2</u>		
3	Improve	Provide	Provide good education and training		0	No significant		ŏ	No significant effect/clear	0	No significant		0	No significant
	education,	opportu	opportunities for all;			effect/clear link	ink	Ē	link		effect/clear link			effect/clear link
	skills	Support	Support existing higher and further											
	development	educatic	educational establishments for continued	tinued										
	and training									_				
	ror an effective	• Provide	Provide good quality employment											
	workforce	nioddo	illities available to all.											
4	Create jobs	Help del	Help deliver conditions for business		+	Including openspace		+ In	Including openspace in	+	Offsite contributions are		-	Larger sites are likely to
	and deliver	snccess	success and investment;			in all development	ment	¥	strategic sites		likely to improve the	ā		require public realm
	growth of a	Deliver	Deliver a flexible and relevant workforce	kforce		would make the city	the city	ਚੱ	development would form		viability of development	ment		schemes to ensure a
	sustainable,	for the future;	future;			an attractive place to	place to	å.	part of the overall green		for small sites.			high quality
	low carbon	Deliver a	Deliver and promote stable economic	nic		live and work due to	due to	⊆ :	intrastructure/public					environment. Ihis
	and inclusive	growth;				visual amenity and	yand	e -	realm strategy and make		However, larger sites are	es are		approach may make
	economy	Enhance	Enhance the city centre and its			ensuring the quality of	quality of	5 ;	the site an attractive place		likely to require public	DIIC		strategic sites less
		opportu	opportunities for business and leisure;	ure;		urban space.		2 1	to live due to visual		realm schemes to			Visually attractive and
		Provide for occor	Provide the appropriate infrastructure	ure		However, limiting the	iting the	# D	amenity and ensuring the quality of urban space as		ensure a nign quality environment. This	<u>.</u>		desirable places to live limiting the viability of
		ioi ecol	Custost existing employment drive	į		developable footprint	ootprint	- š	well as recreational		approach may make this	e this		the overall scheme.
		• Suppoir	Support existing employment an ivers, Promote a low carbon economy	, ,		is likely to have	ve .	8	opportunity.		less visually attractive	ive		
			calcollections.			significant impacts on	pacts on				and desirable place to	ţ.		
						the viability on	Ę				live having a negative	ve		
						development,					impact on the scheme.	me.		
						particularly small	mall							
2	Help deliver	Address	 Address existing imbalances of equality, 		- +	Whilst this should be		++ St	Strategic sites would	+	This would be the best	est	,	Strategic sites would

	=			c		2	Ī				-			_
Ελ	Very nositive impact	impact	Positive impact likely	No significant	ot offect /	Ilncertain	'n	Negative impact likely	Verv	negative impact	Positive or	rnegative	Dositive or negative impact depending on	
K	likely	200		no clear link		insufficient information	nation			- Paris - Indian	how it is implemented	mplemen	ited	
														, [
	equality and	depriva	deprivation and exclusion across the city;	the city;	significa	significantly positive, it	dev	develop a significant		options for small sites to	tes to	Р	develop a significant	
	access to all	Provid	Provide accessible services and facilities	cilities	would	would not be practical	amo	amount of new housing.		ensure that facilities	SS	ē	amount of new housing.	
		for the	for the local population;		for all sized	ized	밀	In response to this, there		elsewhere are not over	over	_	This option would not	
		Provide	Provide affordable housing to meet	et	develop	development to	WOL	would be new		burdened by an increase	crease	_	necessarily respond to	
		demand;	;pc		contribute to	ute to	red	requirements for		in development or		₽	the need generated by	
		Help re	Help reduce homelessness;		obensp	openspace provision.	obe	openspace to be delivered		population. However,	er,	₽	the development within	
		Promo	Promote the safety and security for	or	Smaller	Smaller sites would	to e	to ensure that people had		larger sites should plan	plan	ā	accessible distances.	
		people	people and/or property.		need to	need to maximise	acce	access to recreation and		in openspace to		<u> </u>	This is likely to have	
					their po	their potential for	leist	leisure opportunities.		maximise accessibility.	lity.		negative impacts for	
					housing	housing and should	Ope	Openspace delivery				으	local residents in the	
					enconr	encourage access to	shor	should be proportionate				2	long-term.	
					existing	existing facilities.	ţo To	to the amount of						
							dod	population on the new						
							site	sites and be a range of						
							type.	types to maximise the						
							pen	benefits for the resident						
							dod	population.						
							Not	Not all types of openspace						
							E -	may be able to be						
							g .	delivered on site but the						
							arg	larger the site, the more						
							S .	combination of openspace						
							that	that could be included.						
							Š	Where a strategic site						
							can	cannot contribute to all						
							type	types, a contribution						
							0	could be considered off-						
							Site	site to ensure maximum						
							<u> </u>	in the city.						
9	Reduce the	Deliver	 Deliver development where it is 	+	This wo	This would minimise	++ Stra	Strategic sites would	-	This approach would	- PI	- S	Strategic sites would	Т
	need to travel	access	accessible by public transport, walking	Iking	the nee	the need for longer	dev	develop a significant		mean that access to	0	ъ	develop a significant	
	and deliver a	and cy	and cycling to minimise the use of the	fthe	distanc	distance trips to	amo	amount of new housing.		suitable openspace may	e may	ē	amount of new housing.	
	sustainable	car;			openspace.	ace.	드	In response to this, the		not be locally accessible	ssible	_	This option would not	
	integrated	Deliver	Deliver transport infrastructure which	hich			dev	development of on-site		which would conflict	ಕ	٦	necessarily respond to	
	transport	loddns	supports sustainable travel options;	ls;	The am	The amount of	pro	provision would be		with accessibility and	pu	₽	the need generated by	
	network	Promo	Promote sustainable forms of travel;	'el;	obensb	openspace and the	posi	positive to minimise the		minimising trip		₽	the development within	
		• Improv	Improve congestion.		opport	opportunities for	nee	need for longer distance		generation.		ō	accessible distances.	
)		recreat	recreation that it	trips	trips to openspace/				F	This is likely to have	
					present	presents would be	recr	recreational		Furthermore, this may	nay	٦	negative impacts	
					differer	different depending	ddo	opportunities.		limit opportunities for	for	ā	accessibility and	
					on the	on the size of site.	Fur	Furthermore, larger		the site to contribute to	ite to	T	minimising trip	\neg

	11	4		C		2					-	l		
KEA	Very positive impact		Positive impact likely	No significant	nt effect /	Uncertain or	or	Negative impact likely	Very ne	negative impact	Positive or	r negativ	Positive or negative impact depending on	
	likely			IIO CIERI IIIIK			III		likely		ווסא ורוא וווולוופווופוו	בו בו בו בו בו	וופח	
					Howeve	However there is an	sch	schemes offer the		the city-wide green		80	generation.	
					opportunity to	unity to	<u>a</u> à	potential to incorporate	_ '	intrastructure network	/ork		4	
					connect	Improve pnysical connections using	ָּהָ אָל מי	Green Infrastructure strategies, which can	_ 0	reducing its potential for connectivity and	lai Tor	L <u>:=</u>	Furthermore, this may limit opportunities for	
					green ir	green infrastructure.	ģ	diversify the range of	10	alternative routes for	or		the site to contribute to	
					This cou	This could have	ď	physical connections to	+	travel.		t	the city-wide green	
					positive	positive implication	exi	existing and new				. =	infrastructure network	
					for acce	for accessibility	<u>8</u>	locations.					reducing its potential for	
												0	connectivity and	
												<i>r</i> 0 +	alternative routes for	
7	To minimise	Reduce or m	Reduce or mitigate greenhouse gas	‡	Positive	Positive impacts for	- A	Positive impacts for		This approach would	7		Strategic sites would	
	greenhouse	• neduce of III.	nedace of Illingate greefillouse gas emissions from all courses:		climate			climate change would be		iiis approacii would mean that access to	2 ~	, ,	otiategic sites would develon a significant	
	gases that	Plan or imple	Plan or implement adaptation measures	sinres	be gain	be gained through	gai	gained through	. 0	suitable openspace may	may	о го -	amount of new housing.	
	cause climate	for the likely	for the likely effects of climate change;	nge:	minimis	minimising trip	, <u>Ē</u>	minimising trip generation	_	not be locally accessible	sible		This option would not	
	change and	Provide and	Provide and develop energy from		generat	generation and	au	and contributing to green	_	which would conflict	t		necessarily respond to	
	deliver a	renewable. It	renewable. low and zero carbon		contribu	contributing to green	inf	infrastructure.	_	with accessibility and	pι	<u>_</u>	the need generated by	
	managed	technologies;	S;		infrastructure	ucture.			_	minimising trip		<u>_</u>	the development within	
	response to	Promote sus	Promote sustainable design and building	ilding					w	generation.		В	accessible distances.	
	its effects	materials the	materials that manage the future risks	isks									This is likely to have	
		and consedu	and consequences of climate change;	ze;					_	Furthermore, this may	nay	_	negative impacts	
		Adhere to th	Adhere to the principles of the energy	rgv					_	limit opportunities for	for	ю	accessibility and	
		hierarchy.		5						the site to contribute to	te to		minimising trip	
									-	the city-wide green		0.0	generation.	
									_	infrastructure network	/ork			
									_	reducing its potential for	ial for		Furthermore, this may	
									J	connectivity and		=	limit opportunities for	
									,,	alternative routes for	or	+	the site to contribute to	
									-	travel.		<u>+</u>	the city-wide green	
												.=	infrastructure network	
												_	reducing its potential for	
												0	connectivity and	
												В	alternative routes for	
												ţ	travel.	- 1
∞	Conserve or	Conserve or	Conserve or enhance international and	and ++	Positive		‡ Po:	Positive impacts to		This would reduce the	the	_	This would reduce the	
	enhance	nationally sig	nationally significant priority species and	es and	biodive	biodiversity would be	big	biodiversity would be		capability of the		0	capability of the	
	green	habitats with	habitats within SACs, SPAs, RAMSARs and	Rs and	gained 1	gained through	gai	gained through improving		developments to		0	developments to	
	infrastructure	SSSIs;			improving	gu	8	connectivity to green	-	improve biodiversity on	uo A	·=	improve biodiversity on	
	, bio-	Conserve or	Conserve or enhance locally important	tant	connect	connectivity to green	ij	infrastructure and	<i>σ</i> 1	site.		S	site.	
	diversity,	nature conse	nature conservation sites (SINCs);		infrastr	infrastructure and	Ē	improving wildlife						
	geodiversity,	Create new a	Create new areas or site of bio-diversity /	ersity /	improvi	improving wildlife	8	corridors and making	_	However, it may be able	aple		However, it may be able	
	flora and	geodiversity value;	v value;		corrido	corridors and making	ğ	open space	_	to contribute elsewhere	here		to contribute elsewhere	
	fauna for	Improve con	Improve connectivity of green		open space	ace	Ę	multifunctional.		in the city, depending on	no gu	:=	in the city, depending on	_
														1

	ding on					
	Positive or negative impact depending on how it is implemented	its location.	No significant effect/clear link	No significant effect/clear link	No significant effect/clear link	No significant effect/clear link
l	Positive or negative im how it is implemented		0	0	0	0
Ŀ						
	negative impact	its location.	No significant effect/clear link	No significant effect/clear link	No significant effect/clear link	No significant effect/clear link
1	Very likely		0	0	0	0
	Negative impact likely		No significant effect/clear link	No significant effect/clear link	No significant effect/clear link	No significant effect/clear
	or rmation		z <u>=</u> o	2 <u>=</u>	2 <u>=</u>	0
¿	effect / Uncertain or insufficient information	multifunctional.	No significant effect/clear link	No significant effect/clear link	No significant effect/clear link	No significant effect/clear link
			0	0	0	0
+	Positive impact likely	infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use.	 Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	 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;
‡	Very positive impact likely	accessible high quality and connected natural	Use land resources efficiently and safeguard their quality	Improve water efficiency and quality	Reduce waste generation and increase level of reuse and recycling	quality quality
	KEA		Q	10	11	12

L				(ji
EX	Your position	in poort	Alayir tacami avitisala	No cignificant		fort / Incortain		Noative impact likely		tocami evitence	Docition of	2000	Docitive or negative impact denonding on	
KI		i iii pact	POSITIVE IIIIpact IIREIY	no clear link		,	or ormation		very likely		how it is implemented	n negau mpleme	ve impact depending on inted	
					F						-			-
		the car.			_			,	ŀ					$-\Gamma$
13	Minimise	Reduce	Reduce risk of flooding;	_	+	Incorporation of	+	Incorporation of	<u> </u>	Reducing openspace	<u> </u>	· _	Reducing openspace	
	riood risk and	• Ensure	Ensure development location and design	design d rick:		openspace could nave a nositive effect on		openspace could nave a		could put pressure on	oo y		could put pressure on mitigating flood risk	
	impact of	• Deliver	Deliver or incorporate through design	, אנו ה		flood mitigation by		mitigation by allowing		particularly on surface	9.56		narticularly on surface	
	flooding to	sustain	Sustainable urban drainage systems	- 12 - 2		allowing areas to		areas to either be		water drainage. Due to	e to		water drainage. Due to	
	people and	(SuDs).		1		either be flooded or		flooded or for		this, further investment	ment		this, further investment	
	property in					for maintaining		maintaining drainage		may be required and this	nd this		may be required and this	
	York				J	drainage capacity.		capacity.		could impact on viability.	ability.		could impact on viability.	
14	Conserve or	Conserv	Conserve or enhance the special	‡		Openspace is a key	‡	Openspace is a key	ì	Openspace is a key	'	1	Openspace is a key	
	enhance		character and setting of the historic city;	c city;		characteristic of York.		characteristic of York.		characteristic of York.	rk.		characteristic of York.	
	York's historic	•	Promote or enhance local culture;		_	Incorporating		Incorporating openspace		Not incorporating this	this		Not incorporating this	
	environment,	Conserve	Conserve or enhance designated and	pu		openspace on sites is		on sites is therefore likely		on all sites may conflict	ıflict		on strategic sites would	
	cultural	non-de	non-designated heritage assets and their	d their	_	therefore likely to be		to be positive on the		with the principle			conflict with the	
	heritage,				_	positive on the overall		overall character and		characteristics of the city	ne city		principle characteristics	
	character and	•	Conserve or enhance those elements	nts		character and setting		setting of the city.		such as its massing,			of the city such as its	
	setting	which c	which contribute to the 6 Principle			of the city.				urban structure and	Б		massing, urban structure	
		Charact	Characteristics of the City as identified in	fied in						landscape.			and landscape. This	
		the Her	the Heritage Topic Paper.										would have a	
										The severity of this			significantly detrimental	
										impact is likely to			impact on the character	
										depend on the location	ation		and setting of the new	
										and size of			development.	
										development.				٠,
15	Conserve or	Conserv	Conserve or enhance the landscape	‡ •		Openspace is a key	‡	Openspace is a key	ì	Openspace is a key	<u>'</u>		Openspace is a key	
	enhance	includir	including areas of landscape value			characteristic of York.		characteristic of York.		characteristic of York.	rk.		characteristic of York.	
	York's natural	 Protect 	Protect or enhance geologically		_	Incorporating		Incorporating openspace		Not incorporating this	this		Not incorporating this	
	and built	importa	important sites;			openspace on sites is		on sites is therefore likely		on all sites may conflict	ıflict		on strategic sites would	
	landscape	Promot	Promote high quality design in context	text	_	therefore likely to be		to be positive on the		with the principle			conflict with the	
		with its	with its urban and rural landscape and in	and in	_	positive on the overall		overall character and		characteristics of the city	ne city		principle characteristics	
		line wit.	line with the "landscape and Setting"	, <u>в</u>	<u> </u>	character and setting		setting of the city.		such as its massing,			of the city such as its	
		within t	within the Heritage Topic Paper.		<u> </u>	of the city.				urban structure and	Б		massing, urban structure	
										landscape.			and landscape. This	
													would have a	
										The severity of this			significantly detrimental	
										impact is likely to			impact on the character	
										depend on the location	ation		and setting of the new	
										and size of			development.	
										development.				
General	eral			0	Option 1	is likely to have positiv	e enviror	is likely to have positive environmental effects through the delivery of a network of openspace on all development. This is also	eliver	of a network of oper	nspace on	all deve	lopment. This is also	_
	i) =	kely to h	nave positive social effe	ects by m	likely to have positive social effects by maximising accessibility but in contrast, negative effects on the overall practical development and	contra	st, negative effects or	the overa	all pract	ical development and	
				>	viability o	of the site.								
														_

	‡	+	0	<u> </u>		***	
KEA	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
			Option 2 would in the delivery of a the new develop delivered on site contribute to all	nclude openspace on all streetwork of openspace on a ment ensuring no undue p but the larger the site, the types, a contribution could	ould include openspace on all strategic sites. Similarly to option 1, this is likely to have positive environmental eff of a network of openspace on all development. This is also likely to have positive social effects by maximising as velopment ensuring no undue pressure on existing sites. It is acknowledged that not all types of openspace may no site but the larger the site, the more combination of openspace that could be included. Where a strategic site c or all types, a contribution could be considered off-site to ensure maximum provision and accessibility in the city.	rtion 1, this is likely to have b likely to have positive soc is acknowledged that not a space that could be includ nsure maximum provision a	Option 2 would include openspace on all strategic sites. Similarly to option 1, this is likely to have positive environmental effects through the delivery of a network of openspace on all development. This is also likely to have positive social effects by maximising accessibility on the new development ensuring no undue pressure on existing sites. It is acknowledged that not all types of openspace may be able to be delivered on site but the larger the site, the more combination of openspace that could be included. Where a strategic site cannot contribute to all types, a contribution could be considered off-site to ensure maximum provision and accessibility in the city.
			Options 3 and 4 a could have impar locations. Furthe reflecting the exite city.	are likely to experience and ts on accessibility if the opromore, these options could sting urban landscape or m	dincrease in development vonspace is not provided in I have negative effects on thassing in relation to buildin	viability , particularly for op a required distance and ma he character and setting of ngs and spaces as per the p	Options 3 and 4 are likely to experience and increase in development viability , particularly for option 3 on smaller schemes. However, this could have impacts on accessibility if the openspace is not provided in a required distance and may put pressure on existing openspace locations. Furthermore, these options could have negative effects on the character and setting of the any new development by not reflecting the existing urban landscape or massing in relation to buildings and spaces as per the principle heritage characteristics unique to the city.
Preferr	Preferred Approach		Option 2: Requir This is likely has the pot benefits, th The viability overall devy live. This option helping to replay the potential of th	e only major development to have long-term positive ential to contribute to an ce openspace should be program of a scheme over 5ha is lislopable area. Openspace is likely to make a long-terninimise trip generation, program of and wildlife corridors arous to have a long-terminimise trip generation, program of and wildlife corridors arous to have a long-terminimise trip generation, program of the land wildlife corridors arous transpaces arous arous transpaces arous transpaces arous transpaces arous transpaces arous transpaces aro	 Option 2: Require only major development (strategic sites >5ha) to incorporate on-site Open space provision This is likely to have long-term positive benefits for peoples' health through the incorporation of access has the potential to contribute to an overall Green Infrastructure scheme with a multifunctional purpos benefits, the openspace should be proportional to the site size and the population who will inhabit it. The viability of a scheme over 5ha is likely to be more attractive through the incorporation of openspac overall developable area. Openspace should contribute towards an overall high quality environment whelive. This option is likely to make a long-term positive contribution to environmental objectives as it could he helping to minimise trip generation, potentially via integrated green infrastructure. It should also enably biodiversity and wildlife corridors around the city as well as enabling the development to reflect existing. 	orporate on-site Open spacth through the incorporatic scheme with a multifunction the population who will hrough the incorporation can overall high quality enview infrastructure. It should ling the development to re	2: Require only major development (strategic sites >5ha) to incorporate on-site Open space provision This is likely to have long-term positive benefits for peoples' health through the incorporation of accessible openspace on site. It also has the potential to contribute to an overall Green Infrastructure scheme with a multifunctional purpose. In order to maximise these benefits, the openspace should be proportional to the site size and the population who will inhabit it. The viability of a scheme over 5ha is likely to be more attractive through the incorporation of openspace even though it reduces the overall developable area. Openspace should contribute towards an overall high quality environment which is an attractive place to live. This option is likely to make a long-term positive contribution to environmental objectives as it could help improve accessibility helping to minimise trip generation, potentially via integrated green infrastructure. It should also enable improvements to biodiversity and wildlife corridors around the city as well as enabling the development to reflect existing key landscape
Recom	Recommendations		In order to maximise the work of the activities of accessibility in the city.	nts. maximise these benefits, tl ategic site cannot contribu in the city	he openspace should be pro nte to all types, a contributi	pportional to the site size a on could be considered off	und accessions. In order to maximise these benefits, the openspace should be proportional to the site size and the population who will inhabit it. Where a strategic site cannot contribute to all types, a contribution could be considered off-site to ensure maximum provision and accessibility in the city

SECTION 18:GREEN BELT

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

depending on	It is assumed that local criteria would permit infill/exception sites for housing development that meets local need providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling suitable small-scale housing development that meets local need to be permitted.	It is assumed that local criteria would not permit infill/exception sites on openspace that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment. This has a positive effect
Positive or negative impact depending on how it is implemented	Removing existing settlements from the Green Belt to enable infill/exception sites would have a positive effect on this objective since three would be no Green Belt restriction to small-scale housing development to meet local need.	Removing existing settlements from the Green Belt to enable infill/exception sites could have a negative effect since access to formal or informal openspace within the settlements could be compromised. It
ely Very negative impact	Not permitting + exception sites for affordable housing in the Green Belt would have a negative impact on this objective, as small- scale housing development to meet local need in Green Belt locations would be restricted.	exception sites for affordable housing would help to protect openspace that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment. This has a positive effect since the countryside
or Negative impact likely	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted. Depending on implementation, this could further restrict or enable small-scale housing development to meet local need. It would therefore have uncertain impacts on this objective.	It is assumed a hocal policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be
rt effect / Uncertain or insufficient information	The overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, including limited affordable housing provision. This could reduce opportunities for small-scale housing development to meet local need and would therefore have uncertain impacts on this objective.	Preventing + ? inappropriate development in the Green Belt has a positive effect since the countryside is a recreational resource and continued access to it will contribute to the
Positive impact likely No significant effect no clear link	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.	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;
++ + + + + + + + + + + + + + + + + + +	To meet the ediverse housing needs of the population in a sustainable way. way. Deliver pitches and Travellers and Travellers	health and well-being of York's negatively population • Improve ac multi-funct • Promotes it though acc opportunit • Improves 6
KEA	of dividing the di	2 he be be bo

	depending on		since the	countryside is a	recreational	continued access to	it will contribute to	the well-being of	residents. It would	however allow	appropriate health	development	associated with The	Retreat/Stockton	Hall Hospital to be	permitted.													It is assumed that	local criteria would	allow appropriate	education	development	associated with	Askham Bryan	College/College of	Law to be	permitted and	therefore have a	positive effect.				
	Positive or negative impact depending on	now it is implemented	would however	allow appropriate	nealth development	associated with The Retreat/Stockton	Hall Hospital to be	permitted which	could have a	positive effect.																			Removing existing +	settlements from	the Green Belt to	enable	infill/exception sites	would allow	appropriate	education	development	associated with	Askham Bryan	College/College of	Law and therefore	have a positive	effect.	
	impact																												+															
	Very negative impact	iikely	is a recreational	resource and	continued access to it	will contribute to the well-being of	residents.																						No significant	effect/clear link														
	ct likely		is a	resc	CON	= \ <u>\</u>	resi																						o	e														
	Negative impact likely		permitted. This	has a positive	errect since the	countryside is a	resource and	continued access		contribute to the	well-being of	ents.	ver, 	depending on	implementation	this could further	restrict or enable	opportunities for		development	associated with		Retreat/Stockton	Hall Hosnital and	maii HOspital aliu Wolild therefore		have uncertain	impacts on this	Ut is assumed a	local policy would	seek to restrict	inappropriate	development in	the Green Belt,	but provide	greater clarity on	those very special	circumstances	under which it	would be	permitted.	Depending on	implementation,	this could further
	or	rmation	permi	hasa	ещест	recrea	resou	contir	to it will	contri	well-k	residents.	However,	deper	imple	this co	restric	obbor	health	devel	associ	The T	Retre	= = = = = = = = = = = = = = = = = = =	1 2	MOM -	have .	impacts or	ubjec It is	loca	see	inap	deve	the	pnt	grea	thos	circ	ğun	Mon	per	Deb	ᆵ	this
	tain	Insumicient information																											۲.		>	_			_		is							
خ	Uncertain	INSULLI	ng of	s, very	0	alices V to	sports		However, it could		opportunities for		nent	ed with		Retreat/Stockton	Hall Hospital and	erefore	ertain	on this	ai								states	that inappropriate	development is, by	definition, harmful	to the Green Belt	and should not be	approved except in	ial	circumstances. This	Ince	ities for	_	nent	d with	3ryan	College/College of
	effect /		well-being of	residents, very	special	also apply to	outdoor sports	facilities.	Howeve	reduce	opportu	health	development	associated with	The	Retreat/	Hall Hos	would therefore	have uncertain	impacts on this	objective.								The NPPF states	that inap	developn	definition	to the Gr	and shon	approved	very special	circumst	could reduce	opportunities for	education	development	associated with	Askham Bryan	College/(
	No significant	no clear link																											ċ															
0	No si	no cie		es not	ealth.																								training)	further	for		yment										
+	Positive impact likely		Ensure that land	contamination/pollution does not	pose unacceptable risks to health.																								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									
	impact		•																										•	S	•	_		•										
‡	Very positive impact	likely																											Improve	education, skills	development	and training for	an effective	workforce										
L	KEA																												m															

<u> </u>														d that	a would		tion		<u>.</u>	nt that	need	ē	ose of	n Belt to	e setting	•	F York.	ing in	g the	from	ent is	mised.	have a	ect on	ve by	itable		¥	nt that	need to	ģ.	d that	a would		tion	ordable
	nding on	,												It is assumed that	local criteria would	permit	infill/exception	sites for	employment	development that	meets local need	providing the	overall purpose of	York's Green Belt to	preserve the setting	and special	character of York.	whilst assisting in	safeguarding the	countryside from	encroachment is	not compromised.	This would have a	positive effect on	this objective by	enabling suitable	small-scale	employment	development that	meets local need to	be permitted.	It is assumed that	local criteria would	permit	infill/exception	sites for affordable
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	Positive or negative impact depending on	how it is implemented												Removing existing	settlements from	the Green Belt to	enable	infill/exception sites	would have a	positive effect on	this objective since	there would be no	Green Belt	restriction to small-	scale employment	development to	meet local need.															Removing existing	settlements from	the Green Belt to	enable	infill/exception sites
Γ	impact													+																												+				
	Very negative ii	,												No significant	effect/clear link																											Not permitting	exception sites for	affordable housing	in the Green Belt	would have a
	t likely		-											N 0	Œ																											Z	9	ā	Ë	×
	Negative impact likely			restrict or enable	Cation	development	associated with	Asknam Bryan	College/College	of Law. It would	therefore have	uncertain impacts	on this objective.	It is assumed a	local policy would	seek to restrict	inappropriate	development in	the Green Belt,	but provide	greater clarity on	those very special	circumstances	under which it	would be	permitted.	Depending on	implementation.	this could further	restrict or enable	small-scale	employment	development to	meet local need.	It would	therefore have	uncertain impacts	on this objective.				It is assumed a	local policy would	seek to restrict	inappropriate	development in
	or	mation		rest	י בי	ae de	asso	ASK	8	of	the	n	o t	It is	loca	seel	inar	dev	the	but	gre	, š	circ	bun	WOL	peri	Dep	<u> </u>	this	rest	sma	emk	dev	mee	<u>+</u>	the	ă	o t				lt is	loca	seel	inap	dev
	. <u>.</u>	ent infor												ċ																												ċ.				
2	fect / Uncertain	insufficient information		Law and would	deloie liave	uncertain impacts	on this objective.							The NPPF states	that inappropriate	development is, by	definition, harmful	to the Green Belt	and should not be	approved except in	very special	circumstances. This	could reduce	opportunities for	small-scale	employment	development to	meet local need and	would therefore	have uncertain	impacts on this	objective.										The NPPF states	that inappropriate	development is, by	definition, harmful	to the Green Belt
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c	No significant effect	no clear link												business ?		ant		0		ži.	בים ת	2		growth.	c growni,	1		. билу.														is of	xclusion		and	lation;
+	Positive impact likely													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 husiness and	leisure.	Provide the annronriate	infractructure for economic growth:	Cupport existing ompletions	Support existing employment	arivers;	Promote a low carbon economy.														Address existing imbalances of	equality, deprivation and exclusion	across the city;	Provide accessible services and	facilities for the local population;
	pact													•	S	•	>	•		•			•	- : -	•	, (,															•	U	10	•	+
++	Very positive impact	likely												Create jobs and	deliver growth	of a sustainable,	low carbon and	inclusive	economy																							Help deliver	equality and	access to all		
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	ling on	housing or services/facilities	meets local need	providing the overall purpose of	York's Green Belt to	preserve the setting	character of York,	whilst assisting in	countryside from	encroachment is	not compromised. This would have a	positive effect on	this objective by	enabling housing or	development that	meets local need to	It is assumed that	local criteria would	permit infill/excention	for	development that	meets local need	providing the	Vork's Green Belt to	preserve the setting	and special	character of York,	whilst assisting in	sareguarding tne countryside from	encroachment is	not compromised.	This would have a	positive effect on
	t depend	hous	mee	org ove	York	pres	char	whil	S In O	encr	P T	posi	this	ena	de k	mee	It is	oca Oca	permit infill/ex	sites for	deve	mee	ord S	y o	bres	and	char	, A	Sare	encr	not	This	posi
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	negativ nplemer	e a fect on	ld be no	. 2		cilities	need.										existing	ts from	Belt to	otion site	e e	fect on	ive since	ם פר מים מים	þ	ccessible	ent to	need.					
1	Positive or negative impact depending on how it is implemented	would have a positive effect on	there would be no	Green Belt restriction to	housing or	services/facilities	meet local need.										Removing existing	settlements from	the Green Belt to	infill/exception sites	would have a	positive effect on	this objective since	Green Belt	restriction to	enabling accessible	development to	meet local need.					
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	negative impact	.		SL	ъ;												+																
		mpact or ive, as	ent to	need in t location	restricte												ant	ar link															
:	Very likely	negative impact on this objective, as	development to	meet local need in Green Belt locations	would be restricted												No significant	effect/clear link															
	t likely	4 4 5	5 5	E	>												Ž O	e e															
	Negative impact likely	ı, t	ecial	د ی			ou,	ther	2	ties	<u>د</u> د	j	و	acts	į			plno .	ธ.	⊑	, ت		/ on	S ecla				_ :	on, ther	able		Q	ed.
	Negativ	the Green Belt, but provide	those very special	circumstances under which it	d be	permitted. Denending on	implementation,	this could further	housing or	services/facilities	development to meet local need	름	therefore have	uncertain impacts			It is assumed a	local policy would	seek to restrict inappropriate	development in	the Green Belt,	but provide	greater clarity on	uiose vei y spe circumstances	under which it	d be	permitted.	Depending on	Implementation, this could further	restrict or enable	accessible	development to	meet local need.
	or nation	the G	those	circu abdu	would be	perm	imple	this c	housi	servic	deve	It would	there	un ce	5		lt is a	local	seek	deve	the G	but p	great		nnde	would be	perm	Depe	this c	restri	acces	deve	meet
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	Uncertain insufficient information	ot be cept in	s. This	for		ities	ed and	ore	ı. si								tes	oriate 	IS, by	Belt	ot be	ept in	·	ý –		e. T	ər	į	101	ţ.	ed and	ore	in
<u> </u>	_	and should not be approved except in	very special circumstances. This	could reduce opportunities for	housing or	services/facilities	meet local need and	would therefore	impacts on this	ctive.							The NPPF states	that inappropriate	development is, by	to the Green Belt	and should not be	approved except in	very special	circuilistalices, including local	transport	infrastructure. It	could however	ce	opportunities for accessible	development to	meet local need and	would therefore	have uncertain
	ant effect	and	circu	inos Conic	hous	servi	mee	now	imp	objectiv							The	that	deve	다 다 다	and	аррг	very	inclu	tran	infra	coul	reduce	oppo	deve	mee	mom	have
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	t likely	housing	ressness y and se	perty.													ent wher	c transp	g to min	nfrastru	stainable		ole forms	Ę.									
	Positive impact likely	fordable	te nome he safet	d/or pro													velopme	ldud yd	nd cycling Sar:	car, Insport i	ports su		ustainak	ongestio									
+	Positiv	Provide affordable housing to meet demand;	nelp reduce nomelessness; Promote the safety and security for	people and/or property.													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.									
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	Very positive impact likely																ψ.	avel	ם ת) _													
‡	Very pos likely																Reduce the	need to travel	and deliver a	integrated	transport	network											
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	nding on	this objective by enabling accessible development that meets local need to be permitted.	It is assumed that local criteria would permit renewable energy development providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroadyment is not compromised. This would have a positive effect on this objective by enabling such development to be permitted.	It is assumed that local criteria would not permit infill/exception sites on green infrastructure that contributes to the purpose of the green Belt to safeguard the countryside from encroachment.
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	Positive or negative impact depending on how it is implemented		Removing existing settlements from the Green Belt to enable infill/exception sites would have a positive effect on this objective since there would be no Green Belt restriction to renewable energy related development.	Removing existing settlements from the Green Belt to enable infill/exception sites could have a negative effect since green infrastructure that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment but is located within the
	impact		+	
1	Very negative i likely		No significant effect/clear link	Not permitting exception sites for affordable housing would help to protect green infrastructure and so has a positive effect on this objective.
	likely			
	Negative impact likely	It would therefore have uncertain impacts on this objective.	lt is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted. Depending on implementation, this could further restrict or enable renewable energy development. It would therefore have uncertain impacts on this objective.	It is assumed a holoal policy would seek to restrict inappropriate development in the Green Belt, but provide greater darity on those very special circumstances under which it would be permitted. This has a positive effect since green
	or nation	It w ther unce	lt is seek loca seek loca seek loca seek loca devo devo devo loca loca loca loca loca loca loca loc	It is seek loca seek inap dew dew the but greathox circa und wou perr has effe
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<u>د</u>	Uncertain or insufficient information	this	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Since this includes the wider he wird and environmental benefits of renewable energy development relying on the NPPF will have no significant effect on this objective.	states ropriate ent is, by harmful en Belt I not be except in al fices. fices. fices. fices. fate fect since istatucture
	effect /	impacts on this objective.	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Since this includes the wider environmental benefits of renewable energy development relyin on the NPPF will have no significant effect on this objective.	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Preventing inappropriate development in the Green Belt has a positive effect since green infrastructure
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С	No significa no clear link		un in trom bon and ige the es of in the ine	tional ority sACs, on sites on sites in al
+	Positive impact likely		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.	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 biodiversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.
	npact			
‡	Very positive impact likely		To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment
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pending on			It is assumed that local criteria would not permit infill/exception sites on agricultural land or allotments that contribute to the purpose of the Green Belt to safeguard the countryside from encroachment.	It is assumed that	local criteria would	infill/exception	sites for York	Sewage Treatment	Works and	Elvington Water Treatment Works
pact de			+	+						
I Positive or negative impact depending on	how it is implemented	settlements could be compromised.	Removing existing settlements from the Green Belt to enable infill/exception sites could have a negative effect since agricultural land or allotments that contribute to the purpose of the Green Belt to safeguard the countryside from encroachment but are located within the settlements could be compromised.	Removing existing	settlements from	enable	infill/exception sites	would have a	positive effect on	this objective since there would be no
impact				+						
negative	likely		Not permitting exception sites for affordable housing would help to protect agricultural land and allotments and so has a positive effect on this objective.		effect/clear link					
likely			No affice and the second of th	No s	e#e					
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- Negative impact likely		infrastructure will be protected.	local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted. Depending on implementation, this could further restrict or enable the reuse of previously developed land. It would therefore have uncertain impacts on this objective. Preventing inappropriate development in the Green Belt has a positive effect since agricultural land will be protected	It is assumed a	local policy	restrict	inappropriate	development in	the Green Belt,	but provide greater clarity
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	it inforr		+ ^-	د.						
9 Uncertain	insufficient information	will be protected.	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Since this includes reuse of previously developed land relying on the NPPF will have no significant effect. Preventing inappropriate development in the Green Belt has a positive effect since agricultural land will be protected.	F states	that inappropriate	definition, harmful	to the Green Belt	and should not be	approved except in	cial ances.
ant effect /		will be pr	The NPPF states that inappropriat development is, definition, harmf to the Green Belt and should not by approved except very special circumstances. Since this include reuse of previous developed land relying on the NP will have no significant effect. Preventing inappropriate development in t Green Belt has a positive effect sir agricultural land be protected.	The NPPF states	that inap	definition	to the Gr	and shon	approved	very special circumstances.
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	no cle		ped land; iinating the sxisting gricultural nents; ces and use.	s and	200	מ מ				
+ Positive impact likely			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.	Conserve water resources and	quality;	illiplove tile quality of fro groundwaters.				
Jact			• • • • • • • • • • • • • • • • • • •	•	5 5)			
++ Very positive impact	likely		Use land resources efficiently and safeguard their quality	Improve water	efficiency and	طمعان				
KEA			o o	10						

nding on	providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling such development to be permitted.	It is assumed that local criteria would permit infill/exception sites for waste related development providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a
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I Positive or negative impact depending on how it is implemented	Green Belt restriction to water treatment works or sewage treatment works related development.	Removing existing settlements from the Green Belt to enable infill/exception sites would have a positive effect on this objective since there would be no Green Belt restriction to waste restriction to waste related development.
mpact		+
Very negative impact likely		No significant effect/clear link
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- Negativ	on those very special circumstances under which it would be permitted. Depending on implementatio n, this could further restrict or enable development associated with water treatment works or sewage treatment works. It would therefore have uncertain impacts on this impacts on this	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted. Depending on implementatio n, this could further restrict further restrict
or	on those special circumsta under whe would be permittee Dependininglemen, this confurther ray or enabled developmes associate water treatmer works or sewage treatmen works. It would therefore uncertaining peciple special circumstance of the confusion of the con	It is asset local poor would so would so restrict inapproducelop the Gre but progresser on those special circums under would k permitt Dependit Dependit Depender in this c further
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े Uncertain or insufficient information	cludes and sd d inificant is	PF states appropriate pment is, by on, harmful Green Belt ould not be ed except in ecial stances. his includes related pment relying NPPF will o significant on this
effect /	Since this includes engineering operations and waste related development relying on the NPPF will have no significant effect on this objective.	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Since this includes waste related development relying on the NPPF will have no significant effect on this objective.
O No significant no clear link		0
Positive impact likely No s		Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.
pact		• •
++ Very positive impact likely		Reduce waste generation and increase level of reuse and recycling
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	lepending on	positive effect on this objective by enabling such development to be permitted. No significant effect/clear link	No significant effect/clear link
	pact d	0	0
_	Positive or negative impact depending on how it is implemented	No significant effect/clear link	No significant effect/clear link
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	or Negative impact likely	or enable waste related development. It would therefore have uncertain impacts on this objective. It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted. Depending on implementatio in, this could further restrict or enable local transport infrastructure development. It would therefore have uncertain impacts on this objective.	No significant effect/clear link
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	iin ent inf		0
<u>د.</u>	No significant effect / Uncertain or no clear link insufficient information	The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Since this includes local transport infrastructure relying on the NPPF will have no significant effect on this objective.	No significant effect/clear link
	nificar r link	0	0
+ +	Very positive impact Positive impact likely No significa likely no clear link		Minimise flood risk and reduce the impact of flooding to people and property in York Weduce 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).
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	ding on	It is assumed that local criteria would not permit infill/exception sites on land that contributes to the purpose of the Green Belt to preserve the setting and special character of York. Providing a local policy would therefore have a positive effect.	It is assumed that local criteria would not permit infill/exception sites on land that contributes to the purpose of the Green Belt to preserve the setting and special character of York. Providing a local policy would therefore have a positive effect.
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	r negativ mpleme	existing ts from Belt to ption sit from ption sit from the a very siffect sin from the setting of York ted with ments ised.	existing ts from Belt to ption sit e a siffect sin fifect sin fi the tto the settiin al of York ited with tied with tied with the belt ited with t
	Positive or negative im how it is implemented	Removing existing settlements from the Green Belt to enable infill/exception sites could have a very negative effect since land that contributes to the purpose of the Green Belt to preserve the setting and special character of York but is located within the settlements could be compromised.	Removing existing settlements from the Green Belt to enable infill/exception sites could have a negative effect since land that contributes to the purpose of the Green Belt to preserve the setting and special character of York but is located within
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	ive imp	T W	ט ט
	Very negative impact likely	Not permitting exception sites for affordable housing would help to preserve the setting and special character of York and so has a very positive effect on this objective.	Not permitting exception sites for affordable housing would help to preserve the setting and special character of York and so has a very positive effect on this objective.
	Very likely	Not permitting exception sites for affordable housing would help to preserve the setting and special character of York as so has a very positit effect on this objective.	Not permitting exception sites for affordable housing would help to preserve the setting and special character of York as so has a very posititeffect on this objective.
	ct likely		
	Negative impact likely	e e it to	‡
	Negativ	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted with specific reference to preserving the setting and special character of York. Providing a local policy would therefore have a very positive effect.	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted with
	or	It is assulocal polo would so restrict inapprol develop the Gree but provide special circumst under would be permitte specific reference preservi setting a special characte York. Provided therefor a very permitte special characte york.	It is assun local polici would see restrict inapprop developm the Greer but proving greater cf on those special circumsta under wh would be
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	Uncertain or insufficient information	erall purpose 's Green Belt eserve the and special er of York, sssisting in arding the side from chment. PF states appropriate one, harmful Green Belt ould not be ed except in ecial stances. on NPPF vill therefore positive	srall purpose 's Green Belt sserve the and special er of York, ssisting in arding the riding the riding the side from PF states ppropriate oment is, by on, harmful sieen Belt
	_	The overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Relying on NPPF policy will therefore have a positive effect.	The overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be
	ant effect	The over of York is to pre setting charact whilst a safegua country encroad The NP that ina develop definiti, to the C and sho approvery specificums Relying policy very specificum and specific	The over of York' is to pre setting charact whilst a safegua country encroad The NP that ina develop definiti to the C and she
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	t likely	ce the sprogram of this of this of this of this of this of the order of the order of the order of the order or order ord	ce the la andscap nce geolo ity desig oan and ting" wil er.
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+	Positiv	Preserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	Preserve or enhance the landscape including areas of landscape value Conserve or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.
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	Very positive impact likely	or k's and	and ork's cape
++	Very pos likely	Conserve or enhance York's historic environment, cultural heritage, character and setting	Conserve and enhance York's natural and built landscape
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O No significant effect / Uncertain or Negative impact likely Very negative impact Positive or negative impact depending on oclear link insufficient information Iikely Iikely Now it is implemented	approved except in reference to could be circumstances. Relying on NPPF special have a positive of therefore have a very positive effect.	APPROACH TO DEVELOPMENT IN THE GREEN BELT	For both alternatives there are positive effects related to protecting access to the countryside and green infrastructure from inappropriate development. However, there are also uncertainties in relation to the social and economic objectives, which is due to the tensions between needing to provide enough new land for housing and employment development to meet local need whilst protecting the Green Belt. For the local policy option, depending on how this is implemented, it could further restrict or enable development related to water, waste and renewable energy that may need to be located within the Green Belt. It would also provide greater clarity with respect to when very special circumstances exist to permit development, resulting in a very positive effect on the historic environment.	APPROACH TO EXCEPTION SITES IN THE GREEN BELT	The option of not permitting exception sites for affordable housing the Green Belt would have a negative impact on the housing and equality objectives since affordable housing development to meet local need would be restricted. However, there are positive effects related to protecting access to the countryside and green infrastructure from development and very positive effects in relation to preserving the setting and special character of York.	Removing existing settlements from the Green Belt to enable infill/exception sites or providing local criteria to guide infill/exception sites will have a positive effect on the social and economic objectives by enabling development to meet local need whilst still protecting the Green Belt. It would also enable development related to water and waste that may need to be located within the Green Belt. However, the option of removing settlements that fall within the Green Belt could have a negative effect since openspace, green infrastructure, allotments or agricultural land that fall within the settlement boundaries could be compromised. Given the role of the Green Belt to preserve the setting and special character of York removing the settlements from the Green Belt could result in a very negative effect on its historic environment. A local policy would result in a positive effect in respect of all relevant environmental objectives.	APPROACH TO DEVELOPMENT IN THE GREEN BELT	It is assumed a local policy would seek to restrict inappropriate development in the Green Belt, but provide greater clarity on those very special circumstances under which it would be permitted with specific reference to preserving the setting and special character of York. Providing a local policy would therefore have a positive effect on the environmental objectives including a very positive effect on the historic environment. Implementation of this policy could further restrict or enable housing and employment development to meet local need or development related to water, waste and
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1	Positive or negative impact	how it is implemented
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	renewable energ	renewable energy resulting in uncertain impacts on the economic and social objectives.	icts on the economic and s	ocial objectives.	
	APPROACH TO E	APPROACH TO EXCEPTION SITES IN THE GREEN BELT	:N BELT		
	It is assumed that development rela assisting in safeg economic, social	t local criteria would permit inf ated to waste and water provic uarding the countryside from e and environmental objectives.	infil/exception sites for ho viding the overall purpose n encroachment is not com	using and employment dev of York's Green Belt to presi promised. This would resul	It is assumed that local criteria would permit infill/exception sites for housing and employment development that meets local need as well as development related to waste and water providing the overall purpose of York's Green Belt to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would result in a positive effect in respect of all relevant economic, social and environmental objectives.
Recommendations	Since no adverse positive effects are development to r	impacts were identified in r e fully realised careful cons neet local need or developr	espect of the preferred opt ideration should be given t nent related to water, wast	tion, no mitigation is require o policy wording in respect : e and renewable energy ag:	Since no adverse impacts were identified in respect of the preferred option, no mitigation is required. However, to address uncertainties and ensure positive effects are fully realised careful consideration should be given to policy wording in respect of balancing the need for housing and employment development to meet local need or development related to water, waste and renewable energy against the need to protect the role of the Green Belt.

Apı Gre	Approach to M Green Belt	lajor	Approach to Major Developed Sites in the Green Belt									
SA O	SA Objective			Optior develo	Option 1: Do not permit major developed sites in the Green Belt	Option develo Belt to	Option 2: Remove existing major developed sites from the Green Belt to enable infill	Option (major d Belt	Option 3: Provide local criteria for major developed sites in the Green Belt	Optio built 1 devel	Option 4: Require the minimum built threshold for major developed sites to be less than	
Н	To meet the diverse housing needs of the population in a sustainable way.		Deliver homes to meet the needs of the population in terms of quantity, quality; and little and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople.		Not permitting any major developed sites in the Green Belt would have a negative impact on this objective, as it could reduce opportunities for delivering community facilities to meet the needs of the population.	+	Removing existing major developed sites from the Green Belt to enable infill would have a positive effect on this objective since there would be no Green Belt restriction to delivering community facilities on them and housing to meet local needs could potentially also be accommodated.	+	It is assumed that local criteria would permit infill providing the overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect by enabling development of community facilities that meet local needs to be permitted.	+	The minimum size of site Will not influence the type of development permitted, it would however influence the degree of positive benefit.	

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I Positive or negative impact depending on how it is implemented	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive/negative benefit.	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.
gative ir	<u>с.</u>	+	+
	It is assumed that local criteria would not permit infill on openspace within major developed sites that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment. This has a positive effect since the countryside is a recreational resource and continued access to it will contribute to the well-being of residents. It would also allow appropriate health development associated with The Retreat/Stockton Hall Hospital or recreational related development to be permitted.	It is assumed that local criteria would allow appropriate education development associated with the Askham Bryan College/College of Law to be permitted and therefore have a positive effect.	It is assumed that local criteria would permit infill providing the overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from
negative impact	It is assumed that local criteria would not perminfill on openspace wit major developed sites contributes to the purr of the Green Belt to safeguard the countrys from encroachment. Thas a positive effect sir the countryside is a recreational resource a continued access to it vectorinued allow appropriate heal development associate with The Retreat/Stoch Hall Hospital or recreat related development to permitted.	It is assumed that local criteria would allow appropriate edu development associate with the Askham Bryar College/College of Law permitted and therefol have a positive effect.	It is assumed that local criteria would permit in providing the overall purpose of York's Gree is to preserve the settin and special character of York, while assisting in safeguardir countryside from
Very ne likely	•	+	+
Negative impact likely	Removing existing major developed sites from the Green Belt to enable infill could have a negative effect since access to formal or informal openspace within these areas (e.g. York Racecourse) could be compromised. It would however allow appropriate health development associated with The Retreat/Stockton Hall Hospital or recreational related development to be permitted which could have a positive effect.	Removing existing major developed sites from the Green Belt to enable infill would allow appropriate education development associated with Askham Bryan College/College of Law and therefore have a positive effect.	Removing existing major developed sites from the Green Belt to enable infill would have a positive effect on this objective since there would be no Green Belt restriction to employment development within them.
or	+	+	+
Uncertain or insufficient information	Not permitting major developed sites would help to protect openspace that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment. This has a positive effect since the countryside is a recreational resource and continued access to it will contribute to the well-being of residents. However, this would restrict opportunities for health development associated with The Retreat/Stockton Hall Hospital, which would have a negative effect.	ce or lopment Askham college of a	I reduce tities for small- loyment ent to meet and would have impacts on tive.
effect /	Not perm develope help to p openspar contribut purpose Belt to s countrys! encreatio and cont it will cor well-beir well-beir however restrict o health de associate Arbeitat/ However However However However However However However However However However However However However	This could redui opportunities fe education deve associated with Bryan College/f Law and would therefore have negative effect objective.	This could red opportunities scale employn development: local need and therefore have uncertain imp this objective.
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O No significant no clear link		d training 4 further 5 for cyment all.	ant eart d its and
+ Positive impact likely	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multi-functional openspace Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health.	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.	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;
Jpact			
Very positive impact	Improve the health and well-being of York's population	Improve education, skills development and training for an effective workforce	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy
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 			The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.	The minimum size of site will not influence the type of development permitted it would however influence the degree of positive benefit.
tive im	ented		+	+	+
Positive or nega	how it is implemented	encroachment is not compromised. This would have a positive effect by enabling suitable employment development to be permitted.	It is assumed that local criteria would permit infill providing the overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect by enabling development of community facilities that meet local needs to be permitted.	It is assumed that local criteria would permit infill providing the overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect by enabling accessible development to meet local needs to be permitted.	It is assumed that local criteria would permit renewable energy development providing the overall purpose of York's Green Belt is to preserve the
negative impact		encroachment is not compromised. This woul have a positive effect by enabling suitable employment developme to be permitted.	It is assumed that local criteria would permit infil providing the overall purpose of York's Green E is to preserve the setting and special character of York, whilst assisting in safeguarding tountryside from encroachment is not compromised. This woulh have a positive effect by enabling development of community facilities that meet local needs to be permitted.	it is assumed that local criteria would permit infi providing the overall purpose of York's Green I is to preserve the setting and special character of York, whilst assisting in safeguarding countryside from encroachment is not compromised. This woul have a positive effect by enabling accessible development to meet loc needs to be permitted.	It is assumed that local criteria would permit renewable energy development providing th overall purpose of York's Green Belt is to preserve
Verv ne			+	+	+
Negative impact likely			Removing existing major developed sites from the Green Belt to enable infill would have a positive effect on this objective since there would be no Green Belt restriction to delivering community facilities on them and housing to meet local needs could potentially also be accommodated.	Removing existing major developed sites from the Green Belt to enable infill would have a positive effect on this objective since there would be no Green Belt restriction to enabling accessible development to meet local need or providing transport related infrastructure.	Removing major developed sites from the Green Belt to enable infill would have a positive effect on this objective since there would be no
or Ne			Rededededededededededededededededededed	Red de Grand	Redection of the series of the sires of the series of the
	formatic		+ -	+	+ =
Uncertain	insufficient information		Not permitting any major developed sites in the Green Belt would have a negative impact on this objective, as it could reduce opportunities for delivering community facilities to meet the needs of the population.	Not permitting any major developed sites in the Green Belt could reduce opportunities for accessible development to meet local need and would therefore have a negative effect on this objective.	Since the NPPF allows for renewable energy development in the Green Belt under certain circumstances not permitting major
effect /	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Not pe major the Gr. have a on this could r opport deliver facilitie needs	Not permi major dev the Green reduce op accessible to meet lo would the negative e objective.	Since to for rendevelo Green circum permit
ificant	link				0
O No significant	no clear link	c growth; ent nomy.	s of xclusion and ation; to meet :	e it is ort, mise the ture travel	ouse gas ion cts of y from
+ Positive impact likely	A Designation of the second	Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy.	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.	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.	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
pact					
++ Very positive impact	likely		Help deliver equality and access to all	Reduce the need to travel and deliver a sustainable integrated transport network	To minimise greenhouse gases that cause climate change and deliver a
EA	К		ın	Φ	7

	Positive or negative impact depending on how it is implemented		The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive/negative benefit.	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive/negative benefit.	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.
	ative im nented		~	٠.	+
Ŀ	Positive or negative im how it is implemented	setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling such development to be permitted.	It is assumed that local criteria would not permit infill on green infrastructure within major developed sites that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment.	It is assumed that local criteria would not permit infil on agricultural land or allotments within major developed sites that contribute to the purpose of the Green Belt to safeguard the countryside from encroachment.	It is assumed that local criteria would permit infill at York Sewage Treatment Works and Elvington Water Treatment Works providing the overall purpose of
	negative impact	setting and special cheof York, whilst assisticated safeguarding the countryside from encroachment is not compromised. This verse a positive effect objective by enabling development to be permitted.	it is assumed that local criteria would not permi infill on green infrastruc within major developed sites that contributes to purpose of the Green Be safeguard the countrysic from encroachment.	It is assumed that local criteria would not permit infill on agricultural land allotments within major developed sites that contribute to the purpose the Green Belt to safegua the countryside from encroachment.	It is assumed that local criteria would permit ir at York Sewage Treatm Works and Elvington W Treatment Works provi the overall purpose of
	Very neg likely		+	+	+
	Negative impact likely Ve	Green Belt restriction to renewable energy related development.	Removing existing major developed sites from the Green Belt to enable infill could have a negative effect since green infrastructure that contributes to the purpose of the Green Belt to safeguard the countryside from encroachment but is located within them could be compromised.	Removing existing major developed sites from the Green Belt to enable infill could have a negative effect since agricultural land or allotments that contribute to the purpose of the Green Belt to safeguard the countryside from encroachment but are located within them could be compromised.	Removing existing major developed sites from the Green Belt to enable infill (including York Sewage Treatment Works and Elvington Water
	or nation				+
¿	t / Uncertain or insufficient information	developed sites will have no significant effect on this objective.	Not permitting major developed sites would help to protect green infrastructure and so has a positive effect on this objective.	Not permitting major developed sites could help to protect agricultural land and allotments and so has a positive effect on this objective.	Since the NPPF allows for engineering operations (assumed to include water and waste developments) in the Green Belt not
	ant effect	de no thi	No de la participa de la parti	ob po all le o o o o o o o o o o o o o o o o o	Since for en opera includ develc
	No significant no clear link		+	+ σ. –	0
+	Positive impact likely No	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.	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 biodiversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use.	Conserve water resources and quality; Improve the quality of rivers and groundwaters.
	impact	•		• • • •	• •
‡	Very positive impact likely	managed response to its effects	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	Use land resources efficiently and safeguard their quality	Improve water efficiency and quality
	KEA		ω	6	10

	Positive or negative impact depending on how it is implemented		The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive benefit.	No significant effect/clear link
	ative in		+	0
L	Positive or negative im how it is implemented	York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling such development to be permitted.	It is assumed that local criteria would permit infill providing the overall purpose of York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding the countryside from encroachment is not compromised. This would have a positive effect on this objective by enabling waste related development to be permitted.	No significant effect/clear
	negative impact	York's Green Belt is to preserve the setting and special character of York, whilst assisting in safeguarding countryside from encroachment is not compromised. This woul have a positive effect on objective by enabling suc development to be permitted.	It is assumed that local criteria would permit infi providing the overall purpose of York's Green lis to preserve the setting and special character of York, whilst character of York, whilst countryside from encroachment is not compromised. This woul have a positive effect on objective by enabling war related development to b permitted.	No significan
	Very neg likely		+	0
	Negative impact likely V	Treatment Works) would have a positive effect on this objective since there would be no Green Belt restriction to water treatment works or sewage treatment works related development.	Removing existing major developed sites from the Green Belt to enable infill would have a positive effect on this objective since there would be no Green Belt restriction to waste related development within their boundaries.	No significant effect/clear link
	or lation		+	0
¿	effect / Uncertain or insufficient information	permitting major developed sites will have no significant effect on this objective.	Since the NPPF allows for engineering operations (assumed to include waste developments) in the Green Belt not permitting major developed sites will have no significant effect on this objective.	No significant effect/clear link
	ficant e link		0	0
0	No significant effect no clear link		ource	r from issions to the it ission to of city cucture; MAs and is int where on air where it where it is where it
+	Positive impact likely		Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	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
	pact			• • • • • •
‡	Very positive impact likely		Reduce waste generation and increase level of reuse and recycling	quality quality
	KEA		11	12

	‡		+		0		خ								
	Very positive impact likely	npact	Positive impact likely		No significant no clear link	int effect /	/ Uncertain or insufficient information	or mation	Negative impact likely	Very negative likely	impact	Positive or negative impact depending on how it is implemented	ive impa ented	ct depending on	
		•	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.	ative impact: e le and integr to minimise	s on rated the										
	Minimise flood risk and reduce the impact of flooding to people and property in York	• • •	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).	ding; nt location a gatively imp ate through urban draina	nnd oact	No sig	No significant effect/clear link	0	No significant effect/clear link	O link	No significant effect/clear link	:ffect/clear	0	No significant effect/clear link	
	Conserve or enhance York's historic environment, cultural heritage, character and setting	• • •	Preserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	ng of the his ng of the his ce local cultu ce designater ritage assets ce those elen o the 6 Princi he City as	storic tre; ure; d and sand ments tiple	Not per develop help to setting charact has a ve on this	Not permitting major developed sites would help to preserve the setting and special character of York and so has a very positive effect on this objective.	1	Removing major developed sites from the Green Belt to enable infill could have a very negative effect since land that contributes to the purpose of the Green Belt to preserve the settling and special character of York but is located within them could be compromised.	tris crit infi dev con con of t pre spe spe spe spe spe spe spe spe spe sp	It is assumed that local criteria would not permit infill on land within major developed sites that contributes to the purpos of the Green Belt to preserve the setting and special character of York. Providing a local policy would therefore have a positive effect.	It is assumed that local criteria would not permit infil on land within major developed sites that contributes to the purpose of the Green Belt to preserve the setting and special character of York. Providing a local policy would therefore have a positive effect.	F × 0 # 1	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive/negative benefit.	ed,
	Conserve and enhance York's natural and built landscape		Preserve or enhance the landscape including areas of landscape value Conserve or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.	be the landsc andscape va nce geologics ty design in yan and rural ne with the ting" within er.	the cape the	Not per develop help to setting charact has a ve on this	Not permitting major developed sites would help to preserve the setting and special character of York and so has a very positive effect on this objective.		Removing major developed sites from the Green Belt to enable infill could have a negative effect since land that contributes to the purpose of the Green Belt to preserve the setting and special character of York but is located within them could be compromised.	tritis	It is assumed that local criteria would not permit infill on land within major developed sites that contributes to the purpose of the Green Belt to preserve the setting and special character of York. Providing a local policy would therefore have a positive effect.	It is assumed that local criteria would not permit infil on land within major developed sites that contributes to the purpose of the Green Belt to preserve the setting and special character of York. Providing a local policy would therefore have a positive effect.	- x o # = q	The minimum size of site will not influence the type of development permitted, it would however influence the degree of positive/negative benefit.	ed,
w	General				The dev cou	The option of no development to countryside and Removing exitin	not permitting major to meet the needs of id green infrastructur ing major developed.	develope the popul re from de sites from	The option of not permitting major developed sites in the Green Belt would have a negative impact on the economic and social objectives since development to meet the needs of the population would be restricted. However, there are positive effects related to protecting access to the countryside and green infrastructure from development and very positive effects in relation to preserving the setting and special character of York. Removing exiting major developed sites from the Green Belt to enable infill or providing local criteria to guide infill of such sites will have a positive	Id have a negat owever, there a effects in relat ill or providing	ive impact care positive ion to prese local criteria	in the economic a effects related to rving the setting it to guide infill of	and social protect and spec	al objectives since ing access to the sial character of York.	

	++	+	0	5			1
	Very positive impact	Positive impact likely	No significant effect /	Uncertain	Negative impact likely	Very negative impact	ct Positive or negative impact depending on
_	likely		no clear link	insufficient information		likely	how it is implemented

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

SECTION 19: FLOOD RISK MANAGEMENT

App	oroach to	o ne	Approach to new development								
SA O	SA Objective			Option	Option 1: Restrict all new development in the flood plain	Optic deve in the	Option 2: Restrict all new development on Greenfield sites in the floodplain	Optic deve	Option 3: Rely on NPPF to guide development in the floodplain	Optio guide plain	Option 4 Provide local policy to guide development in the flood plain
1	To meet	•	Deliver homes to meet the needs of the	د	This option could	۲.	Restricting all new	۲.	The NPPF seeks to locate	ć	It is assumed that a local
	the diverse		population in terms of quantity, quality;		potentially reduce the		development on		all new development away		policy would seek to
	housing	•	Promote improvements to the existing		amount of land available		Greenfield sites in the		from areas at highest risk		restrict development in
	needs of		and future housing stock;		for development for		floodplain would reduce		of flooding. This could		the floodplain, which
	the	•	Locate sites in areas of known housing		housing, which would		the amount of land		potentially reduce the		could reduce the amount
	population		need;		mean that impacts on		available for new housing		amount of land available		of land available for new
	in a				this objective are		and would therefore have		for housing, which would		housing. Impacts on this

				+			0		¿					1				
Very positive impact Positive impact likely No silikely no cl	Positive impact likely	Positive impact likely	Positive impact likely			No no cl	No significa no clear link	No significant effect no clear link	_	Uncertain insufficient information	rmatio		Negative impact likely	Very likely	negative impact	itive or v it is ir	Positive or negative im how it is implemented	Positive or negative impact depending on how it is implemented
 Sustainable on Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople. 	• •		eliver community facilities for the eeds of the population; eliver pitches required for Gypsies and avellers and Showpeople.	community facilities for the of the population; pitches required for Gypsies and ers and Showpeople.	y facilities for the lation; autron; auried for Gypsies and wpeople.	s and		'n	uncertain.			uncertain impacts this objective.	pacts this		therefore have uncertain impacts on this objective.	_	objective a	objective are therefore uncertain.
t where es could e's health; ce / multi- le though ies (walking / are; y and security es not pose	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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.	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional openspace / multifunctional 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.	cating development where mental circumstances could sly impact on people's health; eaccess to openspace / multi- al openspace ss a healthier lifestyle though o leisure opportunities (walking / ss access to healthcare; s or promotes safety and security lents; hat land nation/pollution does not pose table risks to health.	cating development where mental circumstances could sly impact on people's health; eaccess to openspace / multi- al openspace ss a healthier lifestyle though o leisure opportunities (walking / ss access to healthcare; s or promotes safety and security lents; hat land nation/pollution does not pose table risks to health.	where s could s health; e / multi- e though es (walking / e; and security		+		There would be positive impacts on this objective since it would prevent development in the floodplain and ensure that human health was not adversely impacted by flooding.	be positive is objective la prevent in the densure ealth was impacted	+	There would be positive impacts on this objective since it would prevent development on Greenfield sites in the floodplain and ensure it human health was not adversely impacted by flooding.	There would be positive impacts on this objective since it would prevent development on Greenfield sites in the floodplain and ensure that human health was not adversely impacted by flooding.	+	There would be positive impacts on this objective since it would prevent development in the floodplain and ensure that human health was not adversely impacted by flooding.	+	It is assur policy wor restrict d the flood would im on humal would ree health pr flooding.	It is assumed that a local policy would seek to restrict development in the floodplain, which would impact positively on human health since it would reduce the risk of health problems from flooding.
education, skills education and training opportunities for all; Skills educatione establishments for educational establishments for continued success; training for an effective workforce	 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. 	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.	ы	ы	ы	ы			No significant impact/clear link	link	0	No significar link	No significant impact/clear link	0	No significant impact/clear link	ar 0	No sig	No significant impact/clear link
Create jobs and deliver conditions for business and deliver success and investment; growth of a sustainable of the future; beliver and promote stable economic growth; economy economy Provide the appropriate infrastructure for economic growth; e	 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. 	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.	L Ce	L Ce	L Ce	L Ce			This option could potentially reduce the amount of land available for economic development, which would mean that impacts on this objective are uncertain, as it could restrict growth.	ould duce the nd available , which that is objective , as it could h.	C:	This option could potentially reduce the amount of land availat for economic development, which would mean that impa on this objective are uncertain, as it could restrict growth.	This option could potentially reduce the amount of land available for economic development, which would mean that impacts on this objective are uncertain, as it could restrict growth.	C-	The NPPF seeks to locate all new development away from areas at highest risk of flooding. This could potentially reduce the amount of land available for economic development, which would therefore have uncertain impacts on this objective, as it could restrict growth.	د. ا	It is a policy restrict the fluctual of lan econc as it could are the fluctual that the fluctual fluct	It is assumed that a local policy would seek to restrict development in the floodplain, which could reduce the amount of land available for economic development, as it could restrict growth. Impacts on this objective are therefore uncertain.
Help Address existing imbalances of equality, deliver deprivation and exclusion across the city; equality Provide accessible services and facilities for the local population;	 Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; 	Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population;						Re pr	Restricting development in the floodplain would promote safety and security for people and	evelopment ain would ty and sople and	+	Restricting developm the floodplain would promote safety and security for people a	Restricting development in the floodplain would promote safety and security for people and or	+	The NPPF seeks to locate all new development away from areas at highest risk of flooding. Such an	+ >tr	It is as policy restri the fl	It is assumed that a local policy would seek to restrict development in the floodplain, which

Ελ	Very positive impact	e impact	Positive impact likely	O No significant offect	t effect / Ilncertain		or Negative impact likely	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	negative impact	Or neg	Positive or negative impart depending on
K	likely			no clear link	,	informati		likely	inchair in baci	s imple	mented
				-							
	to all	•	Provide affordable housing to meet	+	or property through		property through		approach would promote		would promote safety and
		ŏ	demand;		mitigating the adverse		mitigating the adverse		satety and security tor		security for people and or
			Help reduce homelessness;		consequences of		consequences of flooding.		people and property		property through
		•	Promote the safety and security for		haya a positivo and		inis would have a positive		chrough mingaring me		mitigating the adverse
		ă	people and/or property.		nave a positive and		impact		flooding. This would have		This would have a positive
					impact.				a positive and permanent		and permanent long term
,		-		,		,		,	long term impact	,	impact
٥	Reduce the	•	Deliver development where it is	o	No significant	>	No significant impact/clear	5	No significant impact/clear	-	No significant
	need to	, a	accessible by public transport, walking	king Sho	Impact/clear IInk		IIIK		YUI		Impact/ clear link
	delivera	ē C	and cycling to illiminise the use of	בוע							
	sustainable	•	Co., Deliver transport infrastructure which	ich							
	integrated	ns Ns	supports sustainable travel options:								
	transport	• Pr	Promote sustainable forms of travel:	: ::							
	network	•	Improve congestion								
7	-						عر بادند لمردودية مردون		300000000000000000000000000000000000000		I to a to de la constant of the
`	10	•	Reduce or mitigate greenhouse gas	+	Since an increased risk	+	Since an increased risk of	+	Since an increased risk of	+	It is assumed that a local
	minimise	ة تة	emissions from all sources;		or nooding can be one or	5	nooding can be one of the		nooding can be one of the		level policy would seek to
	greennouse	•	Plan or implement adaptation measures	sares	rne adverse		adverse consequences		adverse consequences		restrict development in
	gases that	₽	for the likely effects of climate change;	nge;	consequences trom		trom climate change,		from climate change, and		the floodplain. Since an
	cause	•	Provide and develop energy from		climate change,		preventing development		that NPPF seeks to locate		increased risk of flooding
	climate	a.	renewable, low and zero carbon		preventing development	<u> </u>	on Greenfield land in the		development away from		can be one or the adverse
	change and	te	technologies;		in the floodplain would		floodplain would help to		areas of high risk of		consequences from
	deliver a	• P	Promote sustainable design and building	ilding	help to manage a		manage a response to this		flooding, this option would		climate change, this
	managed	Ε	materials that manage the future risks	isks	response to this and		and have a positive and		have positive and		option would have
	response to	ar	and consequences of climate change;	3e;	have a positive and		permanent long term		permanent long term		positive and permanent
	its effects	• ¥	Adhere to the principles of the energy	rgy	permanent long term		impact on this objective.		impacts on managing the		long term impacts on
		Ē	hierarchy.		impact on this objective.	e.			adverse impacts of climate		managing the adverse
									change.		impacts of climate
o	on constant	٥	bac lencitenzatai opacdao bac tootoo	1	Postricting development	+	Bestricting development	4	The NDDE seeks to locate	4	His assumed that a local
)	or enhance		nationally significant priority species and	7	on land in the floodplain		on Greenfield land in the		all new development away		level policy would seek to
	green	h	habitats within SACs. SPAs. RAMSARs	Rs	would prevent this land		floodplain would prevent		from areas at highest risk		restrict development in
	infrastructu	. Je	and SSSIs:		from being developed,		Greenfield land from being		of flooding. Such an		the floodplain. Such an
	re, bio-	• Pr	Protect and enhance locally important	ant	which would help to		developed, which would		approach would help to		approach would help to
	diversity,	nê	nature conservation sites (SINCs);		conserve the natural		help to conserve the		conserve the natural		conserve the natural
	geodiversit	•	Create new areas or site of bio-diversity	ersity	environment on these		natural environment on		environment on this land		environment on this land
	y, flora and	3/	' geodiversity value;		sites and have a		these sites and have a		and have a permanent and		and have a permanent
	fauna for	•	Improve connectivity of green		permanent and positive	(I)	permanent and positive		positive long term impact		and positive long term
	accessible	.⊑	infrastructure and the natural		long term impact on this	S	long term impact on this		on this objective.		impact on this objective.
	nign quality	e	environment;		objective.		objective.				
	and	• Pr	Provide opportunities for people to	0							
	connected										

Eλ	Vovy positive impact	toedadi o	Positive impact		O No cignificant	offert /	- Incertain	ż	Negative impact likely	- Very	l deative impact	Occitive or	Docitive or negative impact depending on	anding on
K					no clear link	/ 3325	insufficient information	mation				how it is in	how it is implemented	
	natural environme nt	ğ	access the natural environment.	nent.										
on	Use land resources efficiently and safeguard their quality	© № ± ± × × × × × × × × × × × × × × × × ×	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use.	d land; ating the lanc ding the best ral land; nts; s and e.	+	Restricting developmen on land in the floodplain would prevent Greenfield land from being developed. This would help to protect some agricultural land from development and safeguard other land such as allotments, which may be in the floodplain, from development. This would have permanent and positive long term impacts on this objective.	+ c	+	Restricting development on Greenfield land in the floodplain would prevent Greenfield land from being developed. This would help to protect some agricultural land from development and safeguard other land such as allotments, which may be in the floodplain, from development. This would have permanent and positive long term impacts on this objective.	The all from off the appropriate the appropria	The NPPF seeks to locate all new development away from areas at highest risk of flooding. Such an approach would help to protect some agricultural land from development and safeguard other land such as allotments, which may be in the floodplain, from development. This would have permanent and positive long term impacts on this objective.	ate + away risk co ural nt nnd ini, ini, ini, ive	It is assumed that a local level policy would seek to restrict development in the floodplain. Such an approach would help to protect some agricultural land from development and safeguard other land such as allotments, which may be in the floodplain, from development. This would have permanent and positive long term impacts on this objective.	at a local Jud seek to ment in Such an d help to gricultural lopment ther land nnts, which loodplain, ent. This manent ng term objective.
10	Improve water efficiency and quality	• •	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	nd quality; s and	0	No significant impact/clear link	×د	0	No significant impact/clear link	0 No Sink	No significant impact/clear link	clear 0	No significant impact/clear link	¥
11	Reduce waste generation and increase level of reuse and recycling	• •	Promote reduction, re-use, recovery and recycling of waste, Promote and increase resource efficiency.	recovery and	0	No significant impact/clear link		0	No significant impact/clear link	O No	No significant impact/clear link	clear	No significant impact/clear link	¥
12	Improve air quality	• • • • • • • • • • • • • • • • • • •	Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations;	rom current sions to air luding s through und fuels); f city wide ts and	0	No significant impact/clear link	×د	0	No significant impact/clear link	O Nink	No significant impact/clear	clear 0	No significant impact/clear link	¥

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KŁ	Very positive impact	ve Impi	act Positive impact likely	No significant епест no clear link	ant errect /	orcertain insufficient information		Negative impact likely	very neg likely	negative impact P	Positive or negative im how it is implemented	Positive or negative impact depending on how it is implemented
		•	Avoid locating development where it	e it								
		•	could negatively impact on air quality; Avoid locating development in areas of	ality;								
		,	existing poor air quality where it could	plno								
			result in negative impacts on the health	health								
			of future occupants/users;									
		•	Promote sustainable and integrated	þa								
			transport network to minimise the use of the car.	e use of								
13	Minimise	•	Reduce risk of flooding;	‡		g development ++		Preventing development	++ The N	The NPPF seeks to locate	te te	It is assumed that a local
	flood risk	•	Ensure development location and design	design	in the floo	in the floodplain would	on Gr	on Greenfield land in the	all ne	all new development away	way	level policy would seek to
	and reduce		does not negatively impact on flood risk;	od risk;	directly m	irror this	flood	floodplain would directly	from	from areas at highest risk	isk	restrict development in
	the impact	•	Deliver or incorporate through design	sign	objective (objective and therefore	mirrc +	mirror this objective and	OT TIC	of flooding. Such an		the floodplain. Such an
	to neonle		sustainable urban drainage systems	ns	nave very	positive and	nositi	therefore flave very	appr	approach would directly mirror and objective and	> ⁷	approach would directly mirror this objective and
	and		(sabs).		impacts.	impacts.	lone t	ong term impacts.	there	therefore have very	5	therefore have very
	property in						0		posit	positive and permanent	-	positive and permanent
	York								long	long term impacts.		long term impacts.
14	+	•	Preserve or enhance the special	+	Preventing	development +	Preve	Preventing development	+ The l	The NPPF seeks to locate	+	It is assumed that a local
			character and setting of the historic city:		in the floor	in the floodplain would	on Gr	on Greenfield land in the	all ne	all new development away		level policy would seek to
	York's	•	Promote or enhance local culture:		help to pro	help to protect York's	flood	floodplain would help to	from	from areas at highest risk	isk	restrict development in
	historic	•	Preserve or enhance designated and	pu	historic en	historic environment by	prote	protect York's historic	of flo	of flooding. Such an		the floodplain. Such an
	environme		non-designated heritage assets and their	nd their	ensuring that	hat	envir	environment by ensuring	appr	approach would help to	0	approach would help to
	nt, cultural		setting;		development in the	ent in the	that ι	that development in the	prote	protect York's historic		protect York's historic
	heritage,	•	Preserve or enhance those elements	nts	floodplain	did not	flood	floodplain did not increase	envir	environment by ensuring	ng	environment by ensuring
	character		which contribute to the 6 Principle	a)	increase th	ne risks of	the ri	the risks of flooding	that	that development in the	e)	that development in the
	and setting		Characteristics of the City as identified in	ified in	flooding e	flooding elsewhere. This	elsew	elsewhere. This would	flooc	floodplain did not increase	ase	floodplain did not
			the Heritage Topic Paper.		would hav	would have a permanent	have	have a permanent and	the r	the risks of flooding		increase the risks of
					and positiv	and positive long term	posit	positive long term impact	elsev	elsewhere. This would		flooding elsewhere. This
					impact on	impact on this objective.	on th	on this objective.	have	have a permanent and		would have a permanent
									posit on th	positive long term impact on this objective	act	and positive long term
1,	Conserve	•	Preserve or enhance the landscane	+	Preventing	+ development +	Preve	Preventing develonment	The I	The NPPE seeks to locate	4	It is assumed that a local
}			including areas of landscape value		in the floor	in the floodplain would	on Gr	on Greenfield in the	all ne	all new development away		level policy would seek to
	enhance	•	Conserve or enhance geologically		help to cor	help to conserve York's	flood	floodplain would help to	from	from areas at highest risk	isk	restrict development in
	York's		important sites;		natural and built	d built	conse	conserve York's natural	of flc	of flooding. Such an		the floodplain. Such an
	natural and	•	Promote high quality design in context	ntext	landscape	landscape by ensuring	and b	and built landscape by	appr	approach would help to	0	approach would help to
	built		with its urban and rural landscape and in	and in	that devel	that development in the	ensni	ensuring that	prote	protect York's natural and	put	protect York's natural and
	landscape		line with the "landscape and Setting"	ng"	floodplain did not	did not	deve	development in the	built	built environment by		built environment by
			within the Heritage Topic Paper.		increase the risks of	ne risks of	flood	floodplain did not increase	ensn	ensuring that development	nent	ensuring that
					flooding e	flooding elsewhere. This	the ri	the risks of flooding	in th	in the floodplain did not	±.	development in the
					would hav	would have a permanent	elsew	elsewhere. This would	incre	increase the risks of		floodplain did not
					and positiv	and positive long term	have	have a permanent and	flooc	flooding elsewhere. This	Sic	increase the risks of

	‡	+	0	ذ		-		_	
KEA	Very positive impact	Positive impact likely	No significant effect /	Uncertain or insufficient information	or	Negative impact likely	Very negative impact	Positive or negative im	Positive or negative impact depending on
									300
			impactor	impact on this objective.	öd	positive long term impact	would have a permanent	nent	flooding elsewhere. This
					o	on this objective.	and positive long term	E.	would have a permanent
							impact on this objective.	tive.	and positive long term
									impact on this objective.
General	ral		All of the altern	ative options have a	number	of positive impacts since re	All of the alternative options have a number of positive impacts since restriction/preventing development in the floodplain would help to	opment in the	floodplain would help to
			protect the envi	ironment, people ar	nd proper	rty from the adverse consec	protect the environment, people and property from the adverse consequences of flooding. There are some uncertainties in relation to the	are some unc	ertainties in relation to the
			economic and h	nousing objectives, w	vhich is d	lue to the tensions between	and housing objectives, which is due to the tensions between having enough new land available for development and	vailable for d	evelopment and
			preventing/red	oreventing/reducing the risks of flooding.	oding.				
Prefe	Preferred Approach		Overall, the per	formance is similar	to the alt	ernatives. It is assumed tha	ne performance is similar to the alternatives. It is assumed that a local level policy to guide development would seek to restrict	e developme	nt would seek to restrict
			development in	the floodplain. This	s would h	nave a number of positive in	development in the floodplain. This would have a number of positive impacts, particularly for the environment since the adverse	environment	since the adverse
			consequences o	consequences of flooding would be mitigated.	mitigate	.d.			
			In common with	h other options, unc	ertaintie	s in relation to the housing	In common with other options, uncertainties in relation to the housing and economic objectives are inevitable given the tension between	e inevitable g	iven the tension between
			having enough I	land available for de	velopme	having enough land available for development and preventing/reducing risks of flooding.	ې risks of flooding.		
Recon	Recommendations		As no adverse ir	mpacts were identifi	ied from	As no adverse impacts were identified from the preferred option no mitigation is considered necessary.	igation is considered neces:	sarv.	

IL	lood Mitig	gatio	Flood Mitigation Measures						
SA	SA Objective			Option 1 Relay on NPPF to guide flood mitigation/surface water drainage/groundwater protection measures		Option 2 Require all n adopt specified flood water drainage/grour measures	Option 2 Require all new development to adopt specified flood mitigation/surface water drainage/groundwater protection measures		Option 3: Require all new development to contribute to long term climate change adaptation measures.
Н	To meet the diverse	•	Deliver homes to meet the needs of the population in terms of quantity, quality:	0 No significant effect/no clear link.		No significant ϵ	No significant effect/no clear link.	0	No significant effect/no clear link.
	housing needs of	•	Promote improvements to the existing and future housing stock;						
	the population	•	Locate sites in areas of known housing need;						
	in a sustainable	•	Deliver community facilities for the needs of the population;						
	way.	•	Deliver pitches required for Gypsies and Travellers and Showpeople.						
2	Improve the health	•	Avoid locating development where environmental circumstances could	0 No significant effect/no clear link.	0 .	No significant ϵ	No significant effect/no clear link.	0 0	No significant effect/no clear link.
	and well- being of	•	negatively impact on people's health;						
	York's population	•	functional openspace Promotes a healthier lifestyle though						

L											
J.			+ 4	0 2		<u>.</u>		- 11	:	_ 4	
KE	Very positive impact likely	ve impact	Positive impact likely	No significant no clear link	ant effect «	/ Uncertain or insufficient information	Negative impact likely	іраст ІІКеІУ	Very negative impact likely	Positiv how it	Positive or negative impact depending on how it is implemented
					-		-			-	
		access t	access to leisure opportunities (walking /	king /							
		• Impro	cycling) Improves access to healthcare:								
		• Provic	Provides or promotes safety and security	curity							
		for re	for residents;								
		• Ensur conta	Ensure that land contamination/pollution does not pose	ose							
		nnacc	unacceptable risks to health.								
ო	Improve	Provice	Provide good education and training	0	No sign	No significant effect/no clear link.	0	No signific	No significant effect/no clear link.	0	No significant effect/no clear link.
	education,	oddo	opportunities for all;								
	SKIIIS	oddns •	Support existing higher and further								
	developme	educa	educational establishments for								
	+ 10:0:0:0		ided success,								
	training tor	• Provice	Provide good quality employment								
	workforce	oddo	i tuili ties avallable to all.								
4	Create jobs	• Help o	Help deliver conditions for business	0	No sign	No significant effect/no clear link.	0	No signific	No significant effect/no clear link.	0	No significant effect/no clear link.
	and deliver	sacce	success and investment;					1			
	growth of a	Delive	Deliver a flexible and relevant workforce	cforce							
	sustainable	for th	for the future;								
	, low	Delive	Deliver and promote stable economic	ji							
	carbon and	growth;	:								
	inclusive	Enhar	Enhance the city centre and its								
	economy	oddo	opportunities for business and leisure;	re;							
		Provice	Provide the appropriate infrastructure	ıre							
		for ec	for economic growth;								
		oddns •	Support existing employment drivers;	rs;							
		• Prom	Promote a low carbon economy.							1	
S	Help	• Addre	Address existing imbalances of equality,	ality, 0	No sign	No significant effect/no clear link.	0	No signific	No significant effect/no clear link.	0	No significant effect/no clear link.
	deliver	depri	deprivation and exclusion across the	a							
	equality	city;	CITY; Drovide acceptible convices and facilities	·:							
	+0 J	14:01	de accessible sel vices allu laci	ווובא							
		5 (ior the local population;								
		Provid	Provide affordable housing to meet								
		demand;	ınd;								
		• Help	Help reduce homelessness;								
		• Prom	Promote the safety and security for								
		ldoəd	people and/or property.								
9	Reduce the	Delive	Deliver development where it is	0	No sign	No significant effect/no clear link.	0	No signific	No significant effect/no clear link.	0	No significant effect/no clear link.
	need to	acces	accessible by public transport, walking	ing							
	travel and	and c	and cycling to minimise the use of the	he							
	deliver a	car;									

	:						6				
KEA	Very positive impact likely	tive im	npact	Positive impact likely r	No significant no clear link	nt effect /	Uncertain or Negat	Negative impact likely	kely Very negative impact likely	Positive how it is	Positive or negative impact depending on how it is implemented
	sustainable integrated transport network	• • •	Deliver suppor Promo Improv	Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion.	£.						
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects		Reduce or emissions Plan or im for the like Provide ar renewable technolog Promote s materials and conse Adhere to hierarchy.	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.	ures ge; ding ks	The NPPF from area: flooding c: consequer help delive effects of t therefore term impa	The NPPF seeks to direct development away from areas at highest risk of flooding. Since flooding can be one of the adverse consequences of climate change this would help deliver a managed response to the effects of climate change. There would therefore be positive and permanent long term impacts upon this objective.	+ ad	Requiring all new development to adopt specified flood mitigation measures would help to deliver a managed response to the effects of climate change. There would therefore be positive and permanent long term impacts upon this objective.	+	Requiring all new development to contribute to long term climate change adaption measures would help to minimise greenhouse gas emissions and deliver a managed response to the effects of climate change. There would therefore be positive and permanent long term impacts upon this objective.
∞	Conserve or enhance green infrastructure, biodiversity, geodiversity, y, flora and fauna for accessible high quality and connected natural environme nt		Protect and nationally shabitats will habitats will and SSSIs; Protect and nature con Create new/geodivers Improve cc infrastructh environme Provide op access the	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.	hnd + sand s s	The NPPF sfrom areas will help to flooding, w natural em There wou permanen objective.	The NPPF seeks to direct development away from areas at highest risk of flooding. This will help to minimise adverse impacts of flooding, which will help to conserve the natural environment. There would therefore be positive and permanent long term impacts on this objective.	+ adda adda adda adda adda adda adda add	Requiring all new development to adopt specified flood mitigation/surface water drainage/groundwater protection measures will help to minimise adverse impacts of flooding, which will help to conserve the natural environment. There would therefore be positive and permanent long term impacts on this objective.	+ + + + + + + + + + + + + + + + + + + +	It is assumed that requiring all new development to contribute to long term climate change adaption measures would include minimising flood risk and reducing impact of flooding. Such an approach would help to protect the natural environment from flooding and therefore have positive and permanent long term impacts upon this objective.
o	Use land resources efficiently and safeguard their quality	• • • • •	Re-use Prever land al contan Safegu and m. Protec Safegu encour	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.	O	No signiffic	significant effect/no clear link	0	No significant effect/no clear link	0	No significant effect/no clear link
10	Improve	•	Conser	Conserve water resources and quality;	۲); ځ	Relying on	Relying on the NPPF to guide flood	+ Re	Requiring all new development to	+	It is assumed that requiring all new

npact depending on	development to contribute to long term climate change adaptation measures would include water conservation, giving positive and permanent long term impacts on this objective.	No significant effect/no clear link.	No significant effect/no clear link.	It is assumed that requiring all new development to contribute to long term climate change adaption measures would include minimising flood risk and reducing impact of flooding. There would therefore be
I Positive or negative impact depending on how it is implemented	development to contribute to la term climate change adaptatio measures would include water conservation, giving positive are permanent long term impacts this objective.			t is assumed that requiring all development to contribute to term climate change adaption measures would include minir flood risk and reducing impact flooding. There would therefo
Very negative impact P	adopt groundwater protection measures would help to avoid pollution or adverse impacts on ground water from new development. This would also help to improve the quality of groundwater and have permanent and positive long term impacts upon this objective.	No significant effect/no clear link.	No significant effect/no clear link. 0	Requiring all new development to adopt the specific measures outlined in the preferred option to mitigate flooding would help to minimise flood risk to people and property in York and have very
- Negative impact likely	adopt, measu polluti ground develo help to ground and po	O No sign	O No sign	++ Requir adopt to ad
/ Uncertain or Negative insufficient information	mitigation/surface water drainage/groundwater protection measures would have uncertain impacts on this objective, since the NPPF does not include anything specific in relation to water efficiency and quality.	No significant effect/no clear link.	No significant effect/no clear link.	The NPPF seeks to direct development away from areas at highest risk of flooding and that local plans should develop policies to manage flood risk from all sources. Reliance on the NPPF to guide flood mitigation would therefore have positive and permanent long
ficant effect link	mitigat drainag would I objecti anythir efficien	No sign	No sign	that loc from ar that loc manage on the
+ O O D D D D D D D D	Improve the quality of rivers and groundwaters.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	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.	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).
++ Very positive impact likely	• efficiency and quality	Reduce waste generation and increase level of reuse and recycling	quality	Minimise • flood risk and reduce the impact of flooding to people
KEA	३ च ल	N 8 8 8 8 8 9 1 1 N N N N N N N N N N N N N N N N N	12 In qu	13 find an arrange of the total tota

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KEA	Very positive impact likely	e impact	Positive impact likely	No significa no clear link	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	pact likely	Very negative impact likely	Positi how i	Positive or negative impact depending on how it is implemented
	and				term impa	term impacts on this objective.		positive aı	positive and permanent long term		positive and permanent long term
	property in York							impacts or	impacts on this objective.		impacts upon this objective.
14	Conserve	• Pre	Preserve or enhance the special	+	The	NPPF seeks to direct development away	t away +	Requiring	Requiring all new development to	+	It assumed that requiring all new
	or enhance	ch	character and setting of the historic city;	ric city;	from area	from areas at highest risk of flooding and	pue	adopt the	adopt the specific measures		development to contribute to long
	York's	• Pro	Promote or enhance local culture;		requires t	requires that local plans should develop	do	outlined ir	outlined in the preferred option to		term climate change adaption
	historic	• Pre	Preserve or enhance designated and	pu	policies to	policies to manage risks of flooding from all	om all	mitigate fl	mitigate flooding would help to		measures would include minimising
	environme	iou	non-designated heritage assets and their	nd their	sources, v	sources, which would help to conserve	0)	minimise 1	minimise flood risk and also to		flood risk and reducing impact of
	nt, cultural	set	setting;		York's hist	York's historic environment by reducing	g,	reduce risl	reduce risks of flooding elsewhere,		flooding. This would help to reduce
	heritage,	• Pre	Preserve or enhance those elements	nts	risks of ad	risks of adverse impacts from flooding.		which wo	which would help to conserve		risks of flooding elsewhere, which
	character	hw	which contribute to the 6 Principle	au	There wo	There would therefore be permanent and	and	York's hist	York's historic environment by		would help to conserve York's
	and setting	5	Characteristics of the City as identified in	tified in	positive lo	positive long term impacts upon this		reducing r	reducing risks of adverse impacts		historic environment by reducing
		the	the Heritage Topic Paper.		objective.			from flood	from flooding. There would		risks of adverse impacts from
			-					therefore	therefore be permanent and		flooding. There would therefore be
								positive lo	positive long term impacts upon		permanent and positive long term
								this objective.	tive.		impacts upon this objective.
15	Conserve	• Pre	Preserve or enhance the landscape	+ +	The	NPPF seeks to direct development away	t away +	Requiring	Requiring all new development to	+	It is assumed that requiring all new
	and	inc	including areas of landscape value	a)	from area	from areas at highest risk of flooding and	pue	adopt the	adopt the specific measures		development to contribute to long
	enhance	8	Conserve or enhance geologically		that local	that local plans should develop policies to	s to	outlined ir	outlined in the preferred option to		term climate change adaption
	York's	Ë	important sites;		manage ri	manage risks of flooding from all sources,	ces,	mitigate fl	mitigate flooding would help to		measures would include minimising
	natural and	• Pro	Promote high quality design in context	ntext	which wo	which would help to conserve York's natural	natural	minimise 1	minimise flood risk and also to		flood risk and reducing the impact
	built	wit	with its urban and rural landscape and in	and in	and built l	built landscape by reducing risks of	Jf	reduce risl	reduce risks of flooding elsewhere,		of flooding. This would help to
	landscape	<u>ii</u>	line with the "landscape and Setting"	ng"	adverse in	adverse impacts from flooding. There		which wo	which would help to conserve		reduce risks of flooding elsewhere,
		wit	within the Heritage Topic Paper.)	would the	would therefore be permanent and positive	ositive	York's nat	York's natural and built landscape.		which would help to conserve
					long term	long term impacts upon this objective.		There wou	There would therefore be		York's natural and built
								permanen	permanent and positive long term		environment. There would
								impacts u	impacts upon this objective.		therefore be permanent and
											positive long term impacts upon
											this objective.
Ger	General			<u>.</u>	or the two alter	native options there would	be a number	of positive env	vironmental impacts since b	both op	For the two alternative options there would be a number of positive environmental impacts since both options would help to reduce the risk
				0 L	of flooding and v o significant eff	of flooding and would help to protect people and property, and also the environme no significant effects/clear links in relation to the economic and housing objectives.	and property the economi	, and also the c and housing	e environment from the adv g objectives.	/erse co	of flooding and would help to protect people and property, and also the environment from the adverse consequences of flooding. There are no significant effects/clear links in relation to the economic and housing objectives.
Pre	Preferred Approach			_	he preferred ap	proach would have positive	impacts on th	ie environmei	ntal objectives since it woul	d help	The preferred approach would have positive impacts on the environmental objectives since it would help to reduce the chance of flooding and
				0.	rovide mitigatio	on for the adverse conseque	nces from floo	oding, thereby	y protecting York's environn	nent.Th	provide mitigation for the adverse consequences from flooding, thereby protecting York's environment. There is no significant effect/clear link
				.=	ກ relation to hoເ	using and economic objectiv	es. There will	though, be so	ome positive social impacts	since p	in relation to housing and economic objectives. There will though, be some positive social impacts since people and property will be protected
				Į.	rom the adverse	from the adverse consequences of flooding.					
Rec	Recommendations			٩	s no negative ir	As no negative impacts from the preferred option have been identified no mitigation is therefore considered necessary.	ption have be	en identified ı	no mitigation is therefore $lpha$	onsider	ed necessary.

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

SECTION 20: CLIMATE CHANGE

Rer	newable and	Lo	Renewable and Low Carbon Energy Development	ţ							
SA OI	SA Objective			Option 1: renewabk energy de	Option 1: Restrict renewable and low carbon energy development	Option renew energ	Option 2: Rely on NPPF to guide renewable and low carbon energy development	Option local c guide carbon	Option 3: Provide generic local criteria/locations to guide for renewable and low carbon energy development	Optic criter renev energ	Option 4: Provide detailed local criteria/identify sites to guide renewable and low carbon energy development.
н	To meet the diverse housing needs of the population in a sustainable way.	• • • •	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.	Thi hay in the car car car	This option could have uncertain impacts on this objective since it may restrict development of energy efficient/low carbon homes.	+	The NPPF requires local planning authorities to 'design their policies to maximise renewable and low carbon energy development '. This will help to provide energy efficient/low carbon homes and have a positive and permanent long term impacts on this objective.	+	It is assumed that generic local criteria/locations will include support for low carbon development, which will in turn help provide energy efficient/low carbon homes. This would have positive and permanent long term impacts upon this objective.	+	It is assumed that detailed local criteria/identification of sites will include support for low carbon development, which will in turn help provide energy efficient/low carbon homes. This would have positive and permanent long term impacts upon this objective.
2	Improve the health and well- being of York's population	• • • • •	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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.	rer rer dea de la	Restricting renewable energy development could have adverse impacts upon the Health and wellbeing of York's population since it would not help to reduce greenhouse gas emissions. There would therefore be negative and permanent long term impacts on this objective.	+	The NPPF supports the development of low carbon/low energy developments and renewable energy. This will help to reduce greenhouse gas emissions and combat the adverse consequences of climate change, which would have positive and permanent long term impacts on this objective.	+	It is assumed that generic local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to reduce greenhouse gas emissions, which in turn will have positive and permanent long term impacts on this objective.	+	It is assumed that detailed local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to reduce greenhouse gas emissions, which in turn will have positive and permanent long term impacts on this objective.

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KEA	Very positive impact	t t	Positive impact likely	nt	effect /	Uncertain	b .	Negative impact likely		negative impact	ositive or	negative	Positive or negative impact depending on
	likely			no clear link		insufficient information	ion		likely		how it is implemented	nplemen	rted
m	education, skills education, skills development and training for an effective workforce	• • •	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.	I training further for continued yment II.		Restricting renewable and low carbon energy development would prevent job opportunities and training in the renewable energy sector. This would have a negative, permanent long term impact on this objective.	+	The NPPF supports the development of low carbon/low energy developments and renewable energy. Such support will help to create training opportunities in the renewable energy sector and have positive and permanent long term impacts upon this objective.	+	It is assumed that generic local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to provide training opportunities in the renewable energy sector and positive and permanent long term impacts upon this objective.	tion titles is erm	It is locade of significant of signi	It is assumed that detailed local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to provide training opportunities in the renewable energy sector and positive and permanent long term impacts upon this objective.
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy		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.	ousiness ant workforce economic its ind leisure; astructure for nt drivers; omy.		Restricting renewable and low carbon energy development would prevent the potential creation of job opportunities in the renewable sector. This would have a negative and permanent long term impact on this objective.	+	The NPPF supports the development of low carbon/low energy developments and renewable energy. Such support will help to create jobs in the renewable energy sector and deliver growth of a sustainable low carbon economy. There would therefore be positive and permanent long term impacts upon this objective.	•	It is assumed that generic local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to create opportunities in the renewable energy sector and positive and permanent long term impacts upon this objective. This would also contribute to delivering growth.	tion tion the hee		It is assumed that detailed local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to create opportunities in the renewable energy sector and positive and permanent long term impacts upon this objective. This would also contribute to delivering growth.
2	Help deliver equality and access to all		Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property.	s of equality, cross the city; and facilities for to meet urity for people	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0		No significant effect/clear link

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KE.	Very positive impact likely	act	Positive impact likely	No significant e no clear link	effect /	/ Uncertain or insufficient information	or ation	Negative impact likely	Very likely	negative impact	Positive or negative im how it is implemented	or nega impler	Positive or negative impact depending on how it is implemented
9	Reduce the need to travel and deliver a sustainable integrated transport network	• • •	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options;	it is accessible and cycling to re which ptions;	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link		0	No significant effect/clear link
		•	Improve congestion.	נומעכו,									
7	To minimise	•	Reduce or mitigate greenhouse gas	ise gas	-	Restricting	+	The NPPF supports the	+	It is assumed that		+	It is assumed that detailed
	greenhouse gases		emissions from all sources;			renewable and low		development of low		generic local			local criteria/identification
	that cause climate	•	Plan or implement adaptation measures	n measures		carbon energy		carbon/low energy		criteria/locations will	III will		of sites will include
	change and		for the likely effects of climate change:	te change:		development would		developments and		include support for	t for		support for renewable
	deliver a managed	•	Provide and develop energy from	from		not help to		renewable energy. This		renewable energy	rgy		energy and low carbon
	response to its		renewable low and zero carbon	non		minimise		support will help to		and low carbon	5 _		development. This will
	efferts		tochnologie:			greenhouse gas		minimise greenhouse gas		development, This	This		help to minimise
		•	Promoto curtainable decima and building	בייול והיל		emissions and		emissions and combat the		will help to minimise	asimic		greenhouse gas emissions
		•	riomore sustamable design	gilling nile		Month by directly		advorce offerts of climate		aco osnoquooso			and combat the advoces
			materials that manage the future risks and	uture risks and		would be all ectly		change which would have		greemouse gas	4 c 4 c 4 c 4 c 4 c 4 c 4 c 4 c 4 c 4 c		alid collibat tile adverse
			consequences of climate change;	nge;		collically to tills			1)	ellissions and	COIIIDAL		
		•	Adhere to the principles of the energy	he energy		objective, and have		positive and permanent		the adverse effects of	ects of		which would have positive
			hierarchy.			negative and		long term impacts upon		climate change, which	, which		and permanent long term
						permanent long		this objective.		would have positive	sitive		impacts upon this
						term impacts on this				and permanent long	t long		objective.
						objective.				term impacts upon	nodi		
										this objective.			
∞	Conserve or	•	Protect and enhance international and	tional and	0	No significant	+	Whilst the NPPF supports	<u>۰.</u>	It is uncertain		ر .	It is assumed that the
	enhance green		nationally significant priority species and	species and		effect/clear link		renewable and low carbon	ر	whether generic local	ic local		provision of detailed local
	infrastructure,		habitats within SACs, SPAs, RAMSARs and	AMSARs and				energy developments, it		criteria/locations to	ins to		criteria/identify sites
	bio-diversity,		SSSIs:					requires local planning		guide for renewable	vable		would include protection
	geodiversity, flora	•	Protect and enhance locally important	mportant				authorities to ensure that		and low carbon	_		for York's natural
	and fauna for		nature conservation sites (SINCs):	NCs).				adverse impacts are		energy development	ment		environment. which would
	accessible high	•	Create new areas or site of bio-diversity /	io-diversity /				addressed. This will help		would include			have positive and
	auality and		geodiversity value.	, (to protect the natural		sufficient protection	ction		permanent long term
	connected natural	•	Improve connectivity of green	ç				environment in York and		for the natural			impacts on this objective.
	environment	,	infrastructure and the natural	E -				have positive and		environment and so	os pu		
			option popt.	5				permanent long term		impacts on this			
			environment,							objective and			
		•	Provide opportunities for people to access	ople to access				nipacts upon tins		uppertise are			
			the natural environment.					objective:	1	dilicei taili.		T,	
თ	Use land	•	Re-use previously developed land;	land;	0	No significant	0	No significant effect/clear		No significant		0	No significant effect/clear
	resources	•	Prevent pollution contaminating the land	ting the land		effect/clear link		link		effect/clear link	_		iink
	efficiently and		and remediate any existing contamination;	ontamination;									
	safeguard their	•	Safeguard soil auality including the best	ing the best									
	quality		and most versatile agricultural land:	al land:									
		•	Drotoct or orbanco allotmonts:	, i									
		,	riotect of elinance another	113,									

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KE	Very positive impact likely	ಕ	Positive impact likely	No significant e no clear link	effect ,	/ Uncertain or insufficient information	or	Negative impact likely	Very r likely	Very negative impact likely	Positive or negative im how it is implemented	r negat mpleme	Positive or negative impact depending on how it is implemented
		•	Safeguard mineral resources and encourage their efficient use.	s and e.									
10	Improve water efficiency and quality		Conserve water resources and quality; Improve the quality of rivers and groundwaters.	ınd quality; s and	0	No significant effect/clear link	0	No significant effect/clear link	0	No significant effect/clear link	0		No significant effect/clear link
11	Reduce waste generation and increase level of reuse and recycling	• •	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	recovery and urce efficiency.	r e	Restricting renewable and low carbon energy development would not promote and increase resource efficiency. This would have negative and permanent long term impacts on this objective.	+	The NPPF supports the development of low carbon/low energy developments and renewable energy. This support will help to increase resource efficiency, which would have positive and permanent long term impacts upon this objective.	+	It is assumed that generic local criteria/locations of sites will include support for renewable energy and low carbon development. This will help to promote and increase resource efficiency, which would have positive and permanent long term impacts upon this objective.	at the state of th		It is assumed that detailed local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to promote and increase resource efficiency, which would have positive and permanent long term impacts upon this objective.
12	Improve air quality		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.	from current sions to air cluding reducing h low emission of city wide low As and prevent t where it could ality; tin areas of the recould on the health of tegrated ise the use of ise the use of	and the second second	Restricting renewable and low carbon energy would not help to improve air quality. This would not help in respect of reducing the existing air quality problems. There would be negative and permanent long term impacts on this objective.	+	The NPPF supports the development of low carbon/low energy developments and renewable energy. This support will help to improve air quality in York, which will be particularly welcome given the problems with air quality.y There will therefore be positive and permanent long term impacts on this objective.	+	It is assumed that generic local criteria/locations of sites will include support for renewable energy and low carbon development. This will help to improve air quality in York, through reducing greenhouse gas emissions. This will have positive and permanent long term impacts upon this objective.	his sof trove will nis sterm nis		It is assumed that detailed local criteria/identification of sites will include support for renewable energy and low carbon development. This will help to improve air quality in York, through reducing greenhouse gas emissions. This will have positive and permanent long term impacts upon this objective.
13	Minimise flood risk and reduce the impact of	• •	Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk;	on flood risk;	1	Since climate change can be one of the adverse	+	Since flooding can be one of the adverse consequences of climate	+	It is assumed that generic local criteria/locations of	at +		It is assumed that detailed local criteria/identification of sites will include

_′		+		0		خ			1				
KE	Very positive impact likely	Positive impact likely	t likely	No significant efi no clear link	effect /	/ Uncertain or insufficient information	or tion	Negative impact likely	Very likely	negative impact		or negativ implemer	Positive or negative impact depending on how it is implemented
	flooding to people	 Deliver or incorporate through design 	oorate throυε	gh design		consequences of		change, reliance on the		sites will include	Je Je	dns	support for renewable
	and property in	sustainable urban drainage systems (SuDs).	an drainage s	ystems (SuDs).		climate change,		NPPF, which supports low		support for		ene	energy and low carbon
	YORK					restricting renewable energy		carbon and renewable energy development, will		renewable energy	rgy (ge	development. Inis will help to combat the
						development would		have a positive and		development. This	This	ad	adverse consequences of
						not help combat		permanent long term		will help to combat	nbat	clir	climate change, which
						climate change.		impact on this objective.		the adverse		inc .	includes flood risk, and
						This could have				consequences of	<u>ق</u> :	the	therefore have a positive
						adverse impacts on				climate change, which	, which	auc	and permanent long term
						this objective.				includes flood risk,	risk,	Ē	impact on this objective.
										and therefore r	nave a		
										positive allu	o term		
										impact on this			
										objective.			
14	Conserve or	Preserve or enhance the special character	ance the spe	cial character	0	No significant	+	Whilst the NPPF supports	ė	It is uncertain	+		It is assumed that the
	enhance York's	and setting of the historic city;	ne historic cit	.;\		effect/clear link		renewable and low carbon	_	whether generic local	ic local	bro	provision of detailed local
	historic	 Promote or enhance local culture; 	ance local cu.	lture;				energy developments, it		criteria/locations to	ns to	crit	criteria/identify sites
	environment,	Preserve or enhance designated and non-	ance designa	ted and non-				requires local planning		guide for renewable	vable	o w	would include protection
	cultural heritage,	designated heritage assets and their	tage assets ar	nd their				authorities to ensure that		and low carbon	_	for	for York's historic
	character and	setting;						adverse impacts are		energy development	oment	en.	environment, which would
	• setting	Preserve or enhance those elements which	ance those e	lements which				addressed. This will help		would include		ha	have positive and
		contribute to the 6 Principle Characteristics	e 6 Principle	Characteristics				to protect York's historic		sufficient protection	ection	bei	permanent long term
		of the City as identified in the Heritage	entified in the	e Heritage				environment and have		for the York's historic	nistoric	Ē	impacts on this objective.
		Topic Paper.						positive and permanent		environment and so	os pu		
								long term impacts on this		impacts on this	ر.		
								objective.		objective are			
15	Conserve and	Preserve or enhance the landscape	ance the land	scape	0	No significant	+	Whilst the NPPF supports	د	It is uncertain	+		It is assumed that the
1	enhance York's	including areas of landscape value	of landscape	value	,	effect/clear link		renewable and low carbon		whether generic local			provision of detailed local
	natural and built	Conserve or enhance geologically	hance geolog	ically				energy developments, it		criteria/locations to	ns to	crit	criteria/identify sites
	landscape	important sites;						requires local planning		guide for renewable	vable	WO	would include protection
		Promote high quality design in context	uality design	in context				authorities to ensure that		and low carbon	_	for	for York's natural and built
		with its urban and rural landscape and in	nd rural lands	scape and in				adverse impacts are		energy development	oment	en.	environment, which would
		line with the "landscape and Setting"	ndscape and	Setting"				addressed. This will help		would include		ha	have positive and
		within the Heritage Topic Paper.	age Topic Pa	oer.				to protect York's natural		sufficient protection	ection	be!	permanent long term
								and built environment and		for the York's natural	atural	Ē	impacts on this objective.
								have positive and		and built			
								permanent long term		environment and so	os pu		
								impacts on this objective.		impacts on this	10		
										objective are			
,						1 1 1 1				uncertain.		1	
General	eral				Optio	n I has a number บา กายช่	ative 11	Option 1 has a number or negative impacts, which would be expected since a restriction on renewable and low carbon energy	าลเวอด	Ince a resurcuon c	on renewabii	le anu lo	w carbon energy

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KEA	Very positive impact	Positive impact likely	No significant effect /		Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear link	Insufficient information		likely	now it is implemented
			develop	ment would not help to red	uce greenhouse gas emissio	ns or mitigate the adverse	development would not help to reduce greenhouse gas emissions or mitigate the adverse consequences of climate change. This
			would h	iave adverse impacts upon ti bon energy development wo	ne environment. There wou vuld restrict iob creation and	ild also be adverse econom I training opportunities in t	would have adverse impacts upon the environment. There would also be adverse economic impacts since restricting renewable and low carbon energy development would restrict iob creation and training opportunities in the renewable energy sector, and also
			adverse	adversely impact upon the growth of York.	of York.	-	
			Option	2 has a range of positive imp	vacts. There is support in the	e NPPF for renewable ener,	Option 2 has a range of positive impacts. There is support in the NPPF for renewable energy and low carbon development; this would
			have po	sitive and permanent long t	erm environmental impacts	through helping to mitigat	ave positive and permanent long term environmental impacts through helping to mitigate the adverse impacts of greenhouse gas
			emissio	ns and climate change. Ther	e are also positive impacts u	upon the economy since su	emissions and climate change. There are also positive impacts upon the economy since support for renewables and low carbon will
			help to	help to create jobs in the renewable energy sector and increase growth.	energy sector and increase	growth.	
			Option 4	4 also has a range of positive	e impacts since it is assumed	I that providing detailed lo	Option 4 also has a range of positive impacts since it is assumed that providing detailed local criteria/identify sites will afford
			protecti	ion for the environment and	help to avoid the adverse o	onsequences of climate cha	protection for the environment and help to avoid the adverse consequences of climate change. There will also be positive economic
			impacts	since this option will help to	o facilitate renewable energ	y developments, which will	impacts since this option will help to facilitate renewable energy developments, which will help to create jobs in the renewable
			energy	energy sector and increase growth in the economy.	n the economy.		
Preferr	Preferred Approach		There a	re some positive environme	ntal impacts from this devel	opment since this option w	There are some positive environmental impacts from this development since this option will help to facilitate renewable energy
			develop	ment, which will help to cor	nbat the adverse consequer	ices of climate change. The	development, which will help to combat the adverse consequences of climate change. There are also some uncertain impacts since it
			is uncle	ar whether generic criteria v	vould include sufficient deta	il on environmental protec	is unclear whether generic criteria would include sufficient detail on environmental protection. There would also be positive social
			impacts	since human health would l	be improved through the fac	cilitation of renewable ener	impacts since human health would be improved through the facilitation of renewable energy and low carbon developments, since
			these w	these would help to reduce greenhouse gas emissions and combat the adverse consequences of climate change.	ouse gas emissions and coml	bat the adverse consequen	ces of climate change.
			There w	vill be positive economic imp	acts since this option will he	elp to facilitate renewable ϵ	here will be positive economic impacts since this option will help to facilitate renewable energy development, which will help to
			create j	create jobs in the renewable energy sector and will help to increase growth.	sector and will help to incre	ease growth.	
Recom	Recommendations		To avoid	d some of the uncertain impa	acts from the preferred opti	on it is recommended that	ro avoid some of the uncertain impacts from the preferred option it is recommended that the generic local criteria includes
			appropr	iate safeguards for the envi	ronment to ensure that ther	e are no adverse environm	appropriate safeguards for the environment to ensure that there are no adverse environmental impacts from renewable and low
			carbon	carbon energy development.			

ပိ	Code for Sustainable Homes	able	Homes							
SAC	SA Objective			Option 1: Set targets at CSH Level 1-3 or equivalent (do nothing option)	Optii Leve stan achie	Option 2: Set targets at CSH Level 4 or equivalent, higher standards may not be achieved unless developer led	Optio Level carbo	Option 3: Set targets at CSH Level 5-6 or equivalent (zero carbon option)	Option Level !	Option 4: Set targets at CSH Level 5-6 or equivalent for only major developments
1	To meet the diverse	•	Deliver homes to meet the needs of the	- The do nothing option	+	This option would	+	This option would	+	This option would
	housing needs of		population in terms of quantity, quality;	would not help to		help to deliver		help to deliver		help to deliver
	the population in a	•	Promote improvements to the existing and	deliver sustainable		sustainable homes		sustainable homes		sustainable homes for
	sustainable way.		future housing stock;	homes and would not		which would help to		which would help to		larger housing
	_	•	Locate sites in areas of known housing	have positive impacts		have a positive and		have a positive and		developments, which
	_		need;	upon this objective.		long term permanent		long term permanent		would help to ensure
	_	•	Deliver community facilities for the needs			impact on this		impact on this		that people live in
	_		of the population;			objective.		objective.		good quality homes
	_	•	Deliver pitches required for Gypsies and							and have a positive
										and long term

L					C								
KEA		Positive impact likely	No significant effect	ect /	Uncertain or	Nega	Negative impact likely		negati	negative impact Pc	ositive or	. negativ	Positive or negative impact depending on
	likely		no clear link		insufficient information			likely		ř	how it is implemented	npleme	nted
		Travellers and Showpeople.	ë									_ +	permanent impact on this objective.
2	Improve the health and well-being of York's population	 Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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.	nt where toes could ble's health; ace / multi- tyle though ities (walking / care; ty and security ation/pollution le risks to health.		The do nothing option would not improve the health and well-being of the population of York as it wouyld maintain the current status quo.	+	This option would help to deliver sustainable homes which would help to ensure that good quality homes are built and help to avoid people living in poor quality homes. This would have positive and permanent long term impacts on this objective.		+	This option would help to deliver sustainable homes which would help to ensure that good quality homes are built and help to avoid people living in poor quality homes. This would have positive and permanent long term impacts on this objective.		+	This option would help to deliver sustainable homes for larger housing developments, which would help to ensure that people live in good quality homes and have a positive and long term permanent impact on this objective.
m	Improve education, skills development and training for an effective workforce	 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.	nd training nd further ts for continued loyment all.		The do nothing option would not create new training opportunities through new sustainable homes and therefore would not impact positively on this objective.	+	This option would help to deliver sustainable homes which would help to provide training opportunities in respect of building sustainable homes, which would have a positive and permanent long term impact upon this objective.		+	This option would help to deliver sustainable homes which would help to provide training opportunities in respect of building sustainable homes, which would have a positive and permanent long term impact upon this objective.	o E	+	This option would help to deliver sustainable homes for larger housing developments, and thus provide training opportunities in respect of building sustainable homes, which would have a positive and permanent long term impact upon this objective.
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	 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.	r business vant workforce le economic od its i and leisure; frastructure for ent drivers;		The do nothing option would not create new job opportunities and not help the economy to grow. There would therefore not be positive impacts on this objective.	+	This option would help to deliver sustainable homes which would help to provide job opportunities in respect of building new sustainable homes. This would help to grow the economy and have positive and permanent long term	g _ E		This option would help to deliver sustainable homes which would help to provide job opportunities in respect of building new sustainable homes. This would help to grow the economy and have positive and permanent long term	d ess o to ng ild uld .ee	+	This option would help to deliver sustainable homes which would help to provide job opportunities in respect of building new sustainable homes, as part of larger housing developments. This would help to grow the economy and have

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KEA	Very positive impact	Positive impact likely	o significant o clear link	effect /	Uncertain or insufficient information	Neg	Negative impact likely Very		negative impact Positive or negative im how it is implemented	or neg	Positive or negative impact depending on how it is implemented
			•								
							impacts on this		impacts on this		positive and
							objective.		objective.		permanent long term
											impacts on this
											objective.
ம	Help deliver equality and access to all	 Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	ances of equality, sion across the city; vices and facilities for using to meet ness; d security for people	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.
9	Reduce the need to travel and deliver a sustainable integrated transport network	 Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	where it is accessible alking and cycling to ecar; structure which ravel options; orms of travel;	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.
7	To minimise	Reduce or mitigate greenhouse gas	senhonse gas		The do nothing option	+	There would be	+	There would be	+	There would be
	greenhouse gases	emissions from all sources:	rces:		would not help to		positive impacts from		positive impacts from		positive impacts from
	that cause climate	Plan or implement adaptation measures	aptation measures		promote sustainable		this objective since it		this objective since it		this objective since it
	change and deliver a	for the likely effects of climate change;	· climate change;		design and building		would help to deliver		would help to deliver		would help to deliver
	managed response	 Provide and develop energy from 	nergy from		materials that manage		sustainable homes,		sustainable homes,		sustainable homes,
	to its effects	renewable, low and zero carbon	ro carbon		future risks and		which would involve		which would involve		which would involve
		technologies;			consequences of climate		the use of sustainable		the use of sustainable		the use of sustainable
		 Promote sustainable design and building 	lesign and building		change, and so would		design and building		design and building		design and building
		materials that manage the future risks and	the Tuture risks and		increase a positive		materials that		Hatellais tilat Illanage		the sicke and
		 consequences of climate change; Adhere to the principles of the energy 	ite change; es of the energy		ווווספרר סוו נוווא סמופרנועב.		consequences of		consequences of		consequences of
		hierarchy.	60				climate change.		climate change.		climate change.
∞	Conserve or	 Protect and enhance international and 	nternational and	0	No significant impact/no	0	No significant	0	No significant	0	No significant
	enhance green	nationally significant priority species and	riority species and		clear link.		impact/no clear link.		impact/no clear link.		impact/no clear link.
	infrastructure, bio-	habitats within SACs, SPAs, RAMSARs and	SPAs, RAMSARs and								
	diversity,	SSSIs;									
	geodiversity, flora	 Protect and enhance locally important 	ocally important								
	and fauna for	nature conservation sites (SINCs);	tes (SINCs);								
	accessible high	 Create new areas or site of bio-diversity / 	te of bio-diversity /								
	quality and	geodiversity value;									
	connected natural	 Improve connectivity of green 	ofgreen								
	environment	infrastructure and the natural	natural								

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KE	Very positive impact likely		Positive impact likely	No significant eff no clear link	effect /	Uncertain or insufficient information	Nege	Negative impact likely Ve	Very ne _l Iikely	negative impact	Positive or negative im how it is implemented	r negat mplem	Positive or negative impact depending on how it is implemented
	•												
		•	environment; Provide opportunities for people to access the natural environment.	people to access									
6	Use land resources efficiently and safeguard their quality		Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use.	ed land; nating the land g contamination; uding the best .ural land; ents; es and	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	ar link.	0	No significant impact/no clear link.
10	Improve water efficiency and quality	• •	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	and quality; irs and	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link.	ar link.	0	No significant impact/no clear link.
11	Reduce waste generation and increase level of reuse and recycling	• •	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	y, recovery and ource efficiency.		The do nothing option would not help to reduce waste generation and so would not have positive impacts on this objective.	+	This option would help to deliver sustainable homes, which would help to reduce waste generation and have positive and permanent long term impacts upon this objective.	+	This option would help to deliver sustainable homes, which would help to reduce waste generation and have positive and permanent long term impacts upon this objective.	ould mes, nelp to d have ig term this	+	This option would help to deliver sustainable homes for larger housing developments, which would help to reduce waste generation and have positive and permanent long term impacts upon this objective.
12	Improve air quality	• • • • • •	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	issions to air acluding reducing by low emission of city wide low and prevent an where it could ality; are it could on the health of an tegrated	0	No significant impact/no clear link.	0	No significant impact/no clear link.	0	No significant impact/no clear link	ar link.	0	No significant impact/no clear link.

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KE	Very positive impact likely		Positive impact likely	No significant eff no clear link	effect /	Uncertain or insufficient information	Neg	Negative impact likely Ve	Very neg likely	negative impact	Positive or negative im how it is implemented	or nega impler	Positive or negative impact depending on how it is implemented
			transport network to minimise the use of the car.	imise the use of									
13	Minimise flood risk	•	Reduce risk of flooding;		0	No significant impact/no	0	No significant	0	No significant		0	No significant
	and reduce the	•	Ensure development location and design	tion and design		clear link.		impact/no clear link.		impact/no clear link.	ar link.		impact/no clear link.
	impact of flooding		does not negatively impact on flood risk;	ct on flood risk;									
	to people and	•	Deliver or incorporate through design	rough design									
	property in York		sustainable urban drainage systems (SuDs).	ge systems (SuDs).									
14	Conserve or	•	Preserve or enhance the special character	special character	0	No significant impact/no	0	No significant	0	No significant		0	No significant
	enhance York's		and setting of the historic city;	c city;		clear link.		impact/no clear link.		impact/no clear link.	ar link.		impact/no clear link.
	historic	•	Promote or enhance local culture;	l culture;									
	environment,	•	Preserve or enhance designated and non-	gnated and non-									
	cultural heritage,		designated heritage assets and their	ts and their									
	character and		setting;										
	setting	•	Preserve or enhance those elements which	te elements which									
			contribute to the 6 Principle Characteristics	ple Characteristics									
			020+120 11 04+ 41 1201+1401-130 74+30 1101-14-30	the Heritage									
			Topic Paper.	ווע חפוומאע									
15	Conserve and	•	Preserve or enhance the landscape	landscape	0	No significant impact/no	0	No significant	0	No significant		0	No significant
	enhance York's		including areas of landscape value	ape value		clear link.		impact/no clear link.		impact/no clear link.	ar link.		impact/no clear link.
	natural and built	•	Conserve or enhance geologically	jogically									
	landscape		important sites:	(
	2	•	niipol cant sites,	1									
		•	Floringe filgil quality design in confext	יולון ווו רסווובאר									
			With its urban and rural landscape and in	andscape and in									
			line with the "landscape and Setting" within the Heritage Tonic Paner	and setting Paner									
Gen	General				Opti	Option 1 has a number of negative impacts since it would not result in any improvements as the current status quo would	ve imp	acts since it would not res	sult in a	iny improvement:	s as the cu	irrent s	tatus quo would
					. eu	remain, and so potential benefits from having higher CSH targets would not be realised	s from	having higher CSH targets	s would	not be realised.			-
					Opti	Options 3 and 4 would have positive impacts in relation to housing and economic objectives since they would help to deliver	itive im	pacts in relation to housi	ing and	economic objecti	ives since t	they wo	ould help to deliver
					sust	sustainable homes and provide training and job opportunities in respect of building these homes. There would also be positive	training	g and job opportunities in	respec	t of building these	e homes.	There v	would also be positive
					envi	environmental impacts through reducing the amount of waste produced in respect of building new homes.	reducir	ng the amount of waste pu	roduce	d in respect of bu	ilding new	/ home	·
Pre	Preferred Approach				The	The preferred option would have positive impacts upon the housing and economic objectives since it would help to deliver more	e positi	ive impacts upon the hous	sing an	d economic objec	tives since	it won	ld help to deliver more
					sust	sustainable homes, which would have positive social impacts since it would help people live in better quality homes. This option	I have p	positive social impacts sin	ice it wo	i aldoad dlay prople	live in bett	ter qua	lity homes. This option
					won	would help to provide job opportunities and training in relation to building sustainable homes, which will help the economy of	tunitie	s and training in relation t	to buila	ling sustainable h	omes, whi	ich will	help the economy of
					York	York grow. There will also be positive environmental impacts since this option will help to reduce the amount of waste produced	sitive e	invironmental impacts sin	nce this	option will help t	o reduce t	the am	ount of waste produced
					as b	as part of building new homes.		•					
Rec	Recommendations				As n	As no negative impacts were identified from the preferred option, it is not considered that any mitigation is necessary.	ntified	from the preferred option	n, it is r	not considered the	at any mit	igation	is necessary.
						-		-)	,

L	4	4	C	2				
KEA	Very positive impact likely	Positive impact likely	No significant effect no clear link	nt effect / Uncertain or insufficient information	Negative impact likely	tlikely Very negative impact likely		Positive or negative impact depending on how it is implemented
	: :	-						
SA S	Bullding Kegulatio SA Objective	Building Kegulations and Carbon Savings SA Objective		Option 1 Rely on 2010 Building Regulations for carbon savings (until proposed 2013 Building Regulations are implemented)		Option 2 Require that major development achieves an additional 10% reduction in excess of Building Regulations		Option 3 Require that all development achieves an additional 10% reduction in excess of Building Regulations
4 2	To meet the diverse housing needs of the population in a sustainable way. Improve the health and well-being of York's population	 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. Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace Promotes a healthier lifestyle though access to healthicare; Promotes a healthier lifestyle though access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to 	he h	Reliance upon the 2010 Building Regulations for carbon savings will help to deliver sustainable homes and will help promote improvements to future housing stock in terms of ensuring low carbon development. This will have positive and permanent long term impacts upon this objective. Reliance upon the 2010 Building Regulations for carbon savings will help to reduce harmful emissions, which will have positive and permanent long-term impacts upon the health and well-being of York's population.	+ +	Requiring that major development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to deliver sustainable homes and will help promote improvements to future housing stock in terms of ensuring low carbon development. This will have positive and permanent long term impacts upon this objective. Requiring that major development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to reduce harmful emissions, which will have positive and permanent long-term impacts upon the health and well-being of York's population.	+ + + + + + + + + + + + + + + + + + +	Requiring that all development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to deliver sustainable homes and will help promote improvements to future housing stock in terms of ensuring low carbon development. This will have positive and permanent long term impacts upon this objective. However, requiring this for all development could affect the viability of delivering housing sites to meet local needs. Requiring that all development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to reduce harmful emissions, which will have positive and permanent long-term impacts upon the health and well-being of York's population.
က	Improve education, skills development and training for an	health. Provide good education and training opportunities for all; Support existing higher and	and +	Reliance on 2010 Building Regulations for carbon savings will help to create training and education	+	Requiring that major development achieves an additional 10% reduction in carbon emissions in	+	Requiring that all development achieves an additional 10% reduction in carbon emissions in excess of

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KΕλ	Very positive impact	<u>ــ</u>	+ Positive impact likely	O No significant		effect / U	? Uncertain or	- Negati	Negative impact likely	Very negative ii	impact	I Positive or negative impact depending on
H				no clear link	h	ŗ	t informatic			,		how it is implemented
	effective workforce	•	further educational establishments for continued success; Provide good quality employment opportunities available to all.	red ss	3 3 2.2	opportunitie carbon techn positive and impacts upor	opportunities in respect of low carbon technologies and will have positive and permanent long term impacts upon this objective.		excess of Building Regulations will help to create training and education opportunities with respect to low carbon technologies and low carbon building and will have positive and permanent longterm impacts upon this objective.	help to create training and help to create training and education opportunities with respect to low carbon technologies and low carbon building and will have positive and permanent long-term impacts upon this objective.		Building Regulations will help to create training and education opportunities with respect to low carbon technologies and low carbon building and will have positive and have permanent long-term impacts upon this objective.
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy		Help deliver conditions for business success and investment; Deliver a flexible and relevant workforce for the future; Deliver and promote stable economic growth; Enhance the city centre and its opportunities for business and leisure; Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy.	rr +		Regulations Help to creat carbon techn positive and impacts upor	Reliance on 2010 Building Regulations for carbon savings will help to create jobs in respect of low carbon technologies and will have positive and permanent long term impacts upon this objective.	+	Requiring that major development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to create jobs in respect of lov carbon technologies and positive and permanent long-term impacts upon this objective.	Requiring that major development achieves an additional 10% reduction in carbon emissions in excess of Building Regulations will help to create jobs in respect of low carbon technologies and positive and permanent long-term impacts upon this objective.	+	
rv.	Help deliver equality and access to all		Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property.	ces of 0		No significan	No significant effects/no clear link.	0	No significant effects/no clear link.	ects/no clear link.	0	No significant effects/no clear link.
9	Reduce the need to travel and deliver a sustainable integrated transport network	• •	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options;	port, nimise ucture le		No significan	o significant effects/no clear link.	0	No significant effects/no clear link.	ects/no clear link.	0	No significant effects/no clear link.

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KEA	Very positive impact likely		Positive impact likely	O No significant no clear link	effect /	Uncertain or insufficient information	Negati	Negative impact likely	Very negative im likely	impact	Positive or negative impact depending on how it is implemented
		•	Promote sustainable forms of	ls of							
		•	travel; Improve congestion.								
7	To minimise	•	Reduce or mitigate greenhouse	house +	Reliance on 2	Reliance on 2010 Building	+	Requiring that major develo	Requiring that major development	+	Requiring that all development
	that cause climate	•	Plan or implement adaptation	ution	help to minim	help to minimise greenhouse gas		reduction in carbon emissions in	on emissions in		in carbon emissions in excess of
	change and deliver a		measures for the likely effects	fects	emissions and	emissions and have positive and		excess of Building Regulations will halp to minimise greenhouse gas	g Regulations will		Building Regulations will help to
	to its effects	•	of climate change; Provide and develop energy	۸۵	this objective.	permanent long term impacts upon this objective.		emissions and have positive and	greeninguse gas ve positive and		and have positive and permanent
			from renewable, low and zero	s, zero	•			permanent long-	permanent long-term impacts upon		long-term impacts upon this
			carbon technologies;					this objective.			objective.
		•	Promote sustainable design and	gn and							
			building materials that manage	anage							
			the future risks and								
			consequences of climate								
			change;								
		•	Adhere to the principles of the	of the							
			energy hierarchy.					;			
∞	Conserve or	•	Protect and enhance	0	No significant	No significant effects/no clear link.	0	No significant eff	No significant effects/no clear link.	0	No significant effects/no clear link.
	enhance green		international and nationally	_						_	
	infrastructure, bio-		significant priority species and	s and						_	
	diversity,		habitats within SACs, SPAs,	s,						_	
	geodiversity, flora		RAMSARs and SSSIs;							_	
	and fauna for	•	Protect and enhance locally	<u>^</u>						_	
	accessible high		important nature conservation	ation						_	
	quality and		sites (SINCs);							_	
	connected natural	•	Create new areas or site of bio-	of bio-						_	
	environment		diversity / geodiversity value;	ılue;						_	
		•	Improve connectivity of green	reen						_	
			infrastructure and the natural	tural							
			environment;							_	
		•	Provide opportunities for								
			people to access the natural	ıral							
			environment.								
6	Use land resources	•	Re-use previously developed	o pad	No significant	No significant effects/no clear link.	0	No significant eff	No significant effects/no clear link.	0	No significant effects/no clear link.
	efficiently and		land;							_	
	safeguard their	•	Prevent pollution							_	
	quality		contaminating the land and	ρι						_	
			remediate any existing							_	
			contamination;							_	
		•	Safeguard soil quality, including	luding						_	
			the best and most versatile	e							

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λ			+	0			-	-	•		
KE.	Very positive impact	+:	Positive impact likely	No significant no clear link	effect /	Uncertain insufficient information	Negat	Negative impact likely	Very negative imp likely	impact	Positive or negative impact depending on how it is implemented
		•	agricultural land;								
		•	Safeguard mineral resources	rents, ces							
			and encourage their efficient use.	ent							
10	Improve water	•	Conserve water resources and	o and 0	No significant	No significant effects/no clear link.	0	No significant effects/no clear link.	ects/no clear link.	0	No significant effects/no clear link.
	efficiency and		quality;								
	quality	•	Improve the quality of rivers	ers							
			and groundwaters.								
11	Reduce waste	•	Promote reduction, re-use,	e, 0	No significan	No significant effects/no clear link.	0	No significant effects/no clear link.	ects/no clear link.	0	No significant effects/no clear link.
	generation and		recovery and recycling of waste;	waste;							
	increase level of	•	Promote and increase resource	ource							
,	ו במשב מווח וברארוווופ		emciency.		:			:	-		
17	improve air quality	•	Reduce all emissions to air from	+ moutu	Kellance on 2	Reliance on ZUIU Building	+	Requiring that major development	ajor development	+	Requiring that all development
			current activities;		Regulations 1	or carbon savings will		achieves an additional 10%	Ional 10%		acnieves an additional 10% reduction
		•	Minimise and mitigate		help to minin	nise greenhouse gas		reduction in carbon emissions in	on emissions in		in carbon emissions in excess of
			emissions to air from new		emissions an	emissions and have positive and		excess of Building Regulations will	Regulations will		Building Regulations will help to
			development (including		permanent lo	permanent long-term impacts upon		help to minimise greenhouse gas	greenhouse gas		minimise greenhouse gas emissions
			reducing transport emissions	ons	improving air	quality.		emissions and have positive and	ve positive and		and have positive and permanent
			through low emission					permanent long-t	permanent long-term impacts upon		long-term impacts upon improving air
			technologies and fuels);					improving air quality.	lity.		quality.
		•	Support the development of	Jo							
			city wide low emission								
			infrastructure;								
		•	Improve air quality in AQMAs	MAs							
			and prevent new designations;	tions;							
		•	Avoid locating development	int							
			where it could negatively								
			impact on air quality;								
		•	Avoid locating development in	int in							
			areas of existing poor air quality	quality							
			where it could result in negative	gative							
			impacts on the health of future	uture							
			occupants/users;								
		•	Promote sustainable and								
			integrated transport network to	ork to							
			minimise the use of the car	эr.							
13	Minimise flood risk	•	Reduce risk of flooding;	0	No significant	No significant effects/no clear link.		No significant effects/no clear link.	ects/no clear link.	0	No significant effects/no clear link.
	and reduce the	•	Ensure development location	tion							
	impact of flooding		and design does not negatively	tively							
	to people and		impact on flood risk;								
	property in York	•	Deliver or incorporate through	ygno.							

	‡		+	0			ذ	-		-		
KEA	Very positive impact likely	±1	Positive impact likely	No significant no clear link		effect /	Uncertain or insufficient information	Negati	Negative impact likely	Very negative impact likely	impact	Positive or negative impact depending on how it is implemented
			design sustainable urban drainage systems (SuDs).									
14	Conserve or	•	Preserve or enhance the special	pecial 0		Vo significa	No significant effects/no clear link.		No significant effects/no clear link.	ects/no clear link.	0	No significant effects/no clear link.
	enhance York's		character and setting of the	ه .)			•			
	historic		historic city;									
	environment,	•	Promote or enhance local									
	cultural heritage,		culture;									
	character and	•	Preserve or enhance designated	nated								
	setting		and non-designated heritage	ge								
			assets and their setting;									
		•	Preserve or enhance those									
			elements which contribute to	; to								
			the 6 Principle Characteristics of	tics of								
			the City as identified in the									
			Heritage Topic Paper.									
15	Conserve and	•	Preserve or enhance the	0	z	Vo significa	o significant effects/no clear link.	0	No significant effects/no clear link.	ects/no clear link.	0	No significant effects/no clear link.
	enhance York's		landscape including areas of	Jc								
	natural and built		landscape value									
	landscape	•	Conserve or enhance									
			geologically important sites;	s;								
		•	Promote high quality design in	ni n								
			context with its urban and rural	rural								
			landscape and in line with the	the								
			"landscape and Setting" within the Heritage Tonic Paper.	ithin								
General	eral			0	ptions	2 and 3 wi	Il have positive impacts or	n a numb	ver of the SA objecti	ves. These options	s will help	Options 2 and 3 will have positive impacts on a number of the SA objectives. These options will help to create sustainable low carbon
				عَ ١	omes, l	provide tra	ining and job opportuniti∈	es with re	espect to low carbo	n technologies, wh	ich in tur	homes, provide training and job opportunities with respect to low carbon technologies, which in turn will help to grow the economy. They
				>	/ill also	have envir	ronmental benefits for You	rk throug	រុh a reduction in gre	enhouse gas emiss	sions. Th	will also have environmental benefits for York through a reduction in greenhouse gas emissions. This will also have positive impacts on the
				Ť	ealth a	nd well-be	health and well-being of York's population.					
Pref	Preferred Approach			F	he pret	ferred appi	roach will have some posit	tive impa	acts on the economi	c and environment	al object.	The preferred approach will have some positive impacts on the economic and environmental objectives, since it will help to reduce harmful
				90	reenho	use gas en	nissions and will help to pr	rovide tra	aining and job oppo	rtunities with resp	ect to low	greenhouse gas emissions and will help to provide training and job opportunities with respect to low carbon technologies, which in turn will
				عَ	elp to g	grow the e	conomy. There will also b	e positiv	e social impacts sind	ce this approach w	ill help to	help to grow the economy. There will also be positive social impacts since this approach will help to deliver improvements to the existing
				ai	nd futu	and future housing stock.	g stock.					
Recc	Recommendations			ď	s no ac	dverse imp	acts have been identified i	for the p	referred option, no	mitigation is consid	dered nec	As no adverse impacts have been identified for the preferred option, no mitigation is considered necessary, although it is noted that the
				ē	nviron	mental ber	environmental benefits would be higher with additional reductions in carbon savings.	h additio	nal reductions in ca	rbon savings.		

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

SECTION 21: ENVIRONMENTAL QUALITY

П	Environmental Quality	tal	Quality						
SA (SA Objective			Optio	Option 1: Rely on NNPF to provide environmental quality	Optic criter	Option 2: Provide city-wide generic criteria to guide in relation to	Optic criter	Option 3: Provide detailed locationally specific criteria (such as AQMAs) in relation to
						envir	environmental protection	Envir	Environmental quality
н	To meet the diverse housing needs of the population in a		Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.
	sustainable way.	•	needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople.						
2	Improve	•	Avoid locating development where	+	The NPPF would support health through	‡	This would require a broad		A policy approach specifying detailed
	and well-		environmenta circumstantes coura negatively impact on people's health;		development do not adversely impact		environmental protection issues		be inflexible and not be able to respond
	being of	•	Improve access to openspace / multi-		on health and wll-being. The NPPF		within York. Overall it should		to the up-to-date information. This would
	population	•	runctional openspace Promotes a healthier lifestyle though		criteria, in line with the policies in this		human health as it will be able		human health and well-being in the short-
			access to leisure opportunities (walking / cycling)		Framework, against which planning applications will be assessed so as to		to respond to changing circumstances in the future to		term but get progressively more negative as the plan went on and the information/
		•	Improves access to healthcare;		ensure that permitted operations do not		ensure that development is		circumstances changed. It is likely
			for residents;		the natural and historic environment or		not negatively impact on		impact on human health.
		•	Ensure that land contamination/pollution does not pose		human health, including from noise, dust, visual intrusion, traffic, tip- and		peoples health. The flexibility of this approach would ensure that		
			unacceptable risks to health.		quarry-slope stability, differential settlement of quarry backfill, mining		up-to-date baseline information and monitoring informed		
					subsidence, increased flood risk, impacts on the flow and quantity of		decision-making.		
					impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and				

	Positive or negative impact depending on how it is implemented		No significant effects/no clear link.	Specifying a detailed policy would create more certainty for developers in terms of understanding the parameters for managing development in relation to environmental quality. However, as the information becomes more out of date, this could have a detrimental effect on the overall environmental quality of York which could consequently impact on the city's attractiveness and investment potential.	No significant effects/no clear link.
	negative impact		0	se and ent	0
-	Very negativ likely		No significant effects/no clear link.	This would require a broad understanding of the environmental protection issues within York. Overall it should have a positive impact as the flexible approach will be able to respond to changing circumstances in the future. However, given that this approach will respond to changing environmental circumstances, it may lead to uncertainty in terms of mitigation requirements to uncertainty in terms of minimise any potential adverse effects. The impact of this policy on future development viability and management will be dependent upon York's overall environmental quality.	No significant effects/no clear link.
	Negative impact likely		No significant link.	This would require a broad understanding of the environmental protection i within York. Overall it shou have a positive impact as the flexible approach will be akrespond to changing circumstances in the future However, given that this approach will respond to changing environmental circumstances, it may lead tensions in planning due to uncertainty in terms of mitigation requirements to mitigation requirements to minimise any potential adveffects. The impact of this policy or future development viability management will be depenupon York's overall environmental quality.	No significant link.
	Negative	es :	0	c	0
2	/ Uncertain or insufficient information	take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality". This policy approach would be open interpretation and may therefore be less likely to be reflect local requirements and remediation	No significant effects/no clear link.	The NPPF would support an approach which addressed environmental quality and made an attractive and accessible environment. This would help to contribute to the investment potential of the city	No significant effects/no clear link.
	ant effect ,	take into ac of multiple of mu	No signi	The NPPF, which add and made environme contribute of the city	No sign
	No significant no clear link		0	92	۷, 0
+	Positive impact likely No		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.	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.	Address existing imbalances of equality, deprivation and exclusion across the
	mpact				
‡	Very positive impact likely		Improve education, skills edvelopme nt and training for an effective workforce	end deliver growth of a sustainable or low carbon and inclusive economy	Help deliver
	KEA		m	4	2

+			+	0		į					
Very positive impact likely	(I)	impact	Positive impact likely	No significant eff no clear link	ant effect /	Uncertain or insufficient information	Negative	Negative impact likely	Very negative impact likely	mpact	Positive or negative impact depending on how it is implemented
							E	_			
equality		city;									
and access to all	_	• Provide for the	Provide accessible services and facilities for the local population:	lities							
		Provid	Provide affordable housing to meet								
		demand	demand;								
		Promi	reip reduce nomelessiness, Promote the safety and security for people and/or property.								
Reduce the		Delive	Deliver development where it is	0	No signific	significant effects/no clear link.	0	No significant	No significant effects/no clear	0	No significant effects/no clear link.
need to		acces	accessible by public transport, walking	ing				link.	•		
travel and		and c	and cycling to minimise the use of the	:he							
deliver a		car;									
sustainable	•	• Delive	Deliver transport infrastructure which	ich							
integrated		oddns	supports sustainable travel options;	.,							
transport		• Prom	Promote sustainable forms of travel;	÷:							
network	•	 Impro 	Improve congestion.								
To		• Reduc	Reduce or mitigate greenhouse gas	+	The NPPF	The NPPF would allow for consideration	‡ u	This would allow all	w all	+	This would have short-term benefits on
minimise		emiss	emissions from all sources;		of those fa	of those factors which contribute		environmental	environmental aspects which		climate change through the management
greenhouse	-	• Plan c	Plan or implement adaptation measures	sarres	towards cl	towards climate change such as air		contribute to c	contribute to climate change to		of air quality. However, as this approach
gases that		for th	for the likely effects of climate change;	ige;	quality. Th	quality. This is likely to have overall		be identified. 1	be identified. This is likely to		becomes outdated, the effectiveness of
cause	_	• Provice	Provide and develop energy from		positive in	positive impact which will psotively		comply with th	comply with the NPPF through		this policy will decline. Considering this,
climate		renew	renewable, low and zero carbon		contribute	contribute the minimising greenhouse		minimising and	minimising and improving air		the policy overall is likely to have a
change and		techn	technologies;		emissions.	emissions. The NPPF states "Planning		quality to have an overall	an overall		negative impact over he long-term
deliver a	-	• Prom	Promote sustainable design and building	ilding	policies sh	policies should sustain compliance with		positive impact on climate	t on climate		
managed		mater	materials that manage the future risks	sks	and contri	and contribute towards EU limit values		change. This a	change. This approach would		
response to		and co	and consequences of climate change;	;e;	or nationa	or national objectives for pollutants,		also be able to	also be able to respond over the		
its effects	•	Adher	Adhere to the principles of the energy	. Sc	taking inte	taking into account the presence of Air		long-term give	long-term given that it is generic		
		hierarchy.	rchv.	i	Quality M	Quality Management Areas and the		and could rely on up-to-date	on up-to-date		
					cumulativ	cumulative impacts on air quality from		evidence.			
					individual	individual sites in local areas. Planning					
					decisions	decisions should ensure that any new					
					developm	development in Air Quality					
					Managem	Management Areas is consistent					
					with the lo	with the local air quality action plan".					
Conserve		• Prote	Protect and enhance international and	and 0	No signific	No significant effects/no clear link.	0	No significant	No significant effects/no clear	0	No significant effects/no clear link.
or enhance		natior	nationally significant priority species and	sand				link.			
green		habita	habitats within SACs, SPAs, RAMSARs	Rs							
infrastructu		and SSSIs	SSIs:								
re, bio-		• Prote	Protect and enhance locally important	ant							
diversity,		natnı	nature conservation sites (SINCs);								
geodiversit	_	Creat	Create new areas or site of bio-diversity	rsitv							
y, flora and		/ 800	geodiversity value:								
)	,]	

												ŀ	
KEA	Very positive impact likely	ive imp		Positive impact likely	O No significant no clear link	nt ef	fect / Uncertain	Uncertain or insufficient information	- Negativ	- Negative impact likely	Very negative impact likelv		Positive or negative impact depending on how it is implemented
	,												
	fauna for	•	Improve conne	Improve connectivity of green									
	accessible		infrastructure and the natural	and the natural									
	high quality		environment;										
	and	•	Provide opport	Provide opportunities for people to									
	natural		access the natu	access the natural environment.									
	environme												
σ	nt I Isa land	•	on on on	Do uso proviously dovoloped land:		T	NDDE would re	The NDDE would require development	1	This world on	This would enable land to be	7	This would have short to medium-term
ח	Use laild	• •	noise previou	isiy ueveloped iailu,		<u> </u>	maximico ite ox	equile developillerin		ins would end	spie failu to be	- -	honofft for contaminated land through
	resources	•	Prevent pollution	Prevent pollution contaminating the	a)	0 0	maximise its ov	to maximise its overall use as well as requiring tat contamination on the site	a	remediated as contaminated a	identified as contaminated and remediated as ner the latest		benefits for contaminated land infougn the detailed identification of sites/nolicies
	and		contamination.	diate any existing		<u>.</u> .	nanaged and do	is managed and does not migrate from) 5	information / approach	per enclares		to remediate the land. However, as this
	safeguard	•	Safeguard soil o	Safeguard soil quality including the hest	host	the	site. This is like	the site. This is likely to have a positive		available through a more	igh a more		approach becomes outdated, the
	their		and most versa	and most versatile agricultural land:		imp	impact on safeguarding land and	rding land and		flexible policy	flexible policy approach. This		effectiveness of this policy will decline.
	quality	•	Protect or enha	Protect or enhance allotments:		. m	improving its quality.	ty.		policy should have a positive	ave a positive		Considering this, the policy overall is
		•	Safeguard mine	Safeguard mineral resources and						impact on the overall	overall		likely to have a negative impact over he
			encourage their efficient use.	r efficient use.		How	However this would be open to	ld be open to		management c	management of contaminated		long-term
			995			inte	interpretation and therefore	therefore		laand.			
10	Improve	•	Conserve water	Conserve water resources and quality;	ty; 0		significant effe	No significant effects/no clear link.	0	No significant	No significant effects/no clear	0	No significant effects/no clear link.
	water	•	Improve the qu	Improve the quality of rivers and						link.			
	efficiency		groundwaters.										
	and quality												
11	Reduce	•	Promote reduc	Promote reduction, re-use, recovery and	o and 0	Š	significant effe	significant effects/no clear link.	0	No significant	No significant effects/no clear	0	No significant effects/no clear link.
	waste		recycling of waste;	ste;						link.			
	generation	•	Promote and in	Promote and increase resource									
	and		efficiency.										
	increase												
	level or												
	reuse and recycling												
12	Improve air	•	Reduce all emis	Reduce all emissions to air from current	rent +		e NPPF would a	The NPPF would allow for consideration	‡ uo		This would allow all aspects o air	-	This would enable a detailed
	quality		activities;			of th	those factors w	of those factors which contribute		quality to be considered in	onsidered in		understanding of air quality and how to
		•	Minimise and n	Minimise and mitigate emissions to air	air	tow	vards climate cl	towards climate change such as air		planning for development.	evelopment.		deal with it in the short-term. However,
			from new deve	from new development (including		dna	ality. This is like	quality. This is likely to have overall		Ensuring that low emission	ow emission		given that the situation can change, this
			reducing transp	reducing transport emissions through	Į.	posi	sitive impact w	positive impact which will psotively		strategies are in place to	n place to		offers only short-term benefits.
			low emission te	low emission technologies and fuels);	::	00 00	ntribute the mir	contribute the minimising greenhouse	C :	manage air qu	manage air quality will have an		
		•	Support the dev	Support the development of city wide	. e	emi	issions. The NP	emissions. The NPPF states "Planning		overall positive impact on	e impact on		As this approach becomes outdated, the
			low emission infrastructure;	ofrastructure;		poli	icies should sus	policies should sustain compliance with	ų.	climate change	climate change. Given that air		effectiveness of this policy will decline.
		•	Improve air qua	Improve air quality in AQMAs and		and	1 contribute tov	and contribute towards EU limit values	S	quality can cha	quality can change, this would		Considering this, the policy overall is
			prevent new designations;	esignations;		or n	national objecti	or national objectives for pollutants,		be a flexible ap	be a flexible approach able to		likely to have a negative impact over he
		•	Avoid locating (Avoid locating development where it	٠,	taki	ing into accoun	taking into account the presence of Air		respond over t	respond over the long-term as it		long-term.
			could negative	could negatively impact on air quality;	; <u>`</u>	Que	ality Managem	Quality Management Areas and the		can rely on up	can rely on up-to-date evidence.		
						cnm	nulative impacı	mulative impacts on air quality from	_				

KEA	++ Very positive impact	e impact	+ 6	O Significa	nt effect /	,	egative i				
KE	Very positive	e impact	Parallel franchischer Habel	No cignifica		č	egative i				no paile accorded to come or interest on a constitution on
	likely		Positive impact likely	No significant no clear link		Oncertain or insufficient information	5	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
		Avoid existing	Avoid locating development in areas of existing non air quality where it could	as of	individual s	individual sites in local areas. Planning decisions should ensure that any new					
		result	result in negative impacts on the health	salth	developme	development in Air Quality					
		• Prom	or Tuture occupants/users; Promote sustainable and integrated	0	with the lo	Management Areas is consistent with the local air quality action plan".					
		of the car.	e car.								
13	Minimise	• Reduc	Reduce risk of flooding;	0	No significa	No significant effects/no clear link.	0	No significant e	No significant effects/no clear	0	No significant effects/no clear link.
	flood risk	• Ensur	Ensure development location and design	lesign				link.			
	and reduce	does	does not negatively impact on flood risk;	d risk;							
	the impact	• Delive	Deliver or incorporate through design	ign							
	Silloodii io	susta	sustainable urban drainage systems	S							
	to people	(SuDs).	s).								
	property in										
	York										
14	Conserve	Prese	Preserve or enhance the special	_	+ Ensuring o	Ensuring overall environmental quality	+	Ensuring overa	Ensuring overall environmental	+	This would enable a detailed
	or enhance	chara	character and setting of the historic city;	c city;	can have p	can have positive benefit on the historic		quality can hav	quality can have positive benefit		understanding of the impacts of
	York's	• Prom	Promote or enhance local culture;		environme	environment. The NPPF approach		on the historic	on the historic environment. The		environmental quality on the historic
	historic	Prese	Preserve or enhance designated and	О	would allo	would allow this issue to be recognised		generic appros	generic approach would allow		environment and how to deal with it in
	environme	b-uou	non-designated heritage assets and their	I their	although r	although may be open to		this issue to be	this issue to be recognised and		the short-term. However, given that the
	nt, cultural	setting;			interpreta	interpretation. This could have overall		update as the	update as the environmental		conditions can change, this offers only
	heritage,	• Prese	Preserve or enhance those elements	ts	long-term	long-term benefits but would probably		circumstances	circumstances change. Over the		short-term benefits.
	character	which	which contribute to the 6 Principle		depend uk	depend upon implementation as the		long-term this	long-term this approach is likely		
	and setting	Chara	Characteristics of the City as identified in	ied in	approach	approach is open to interpretation		to have a positive impact.	tive impact.		As this approach becomes outdated, the
		the H	the Heritage Tonic Paner								effectiveness of this policy will decline.
		;									Considering this, the policy overall is
											likely to have a negative impact over he
15	Conserve	• Conse	Conserve or enhance the landscape	0	No significa	No significant effects/no clear link.	0	No significant e	No significant effects/no clear	0	No significant effects/no clear link.
	and	incluc	including areas of landscape value)			ink.			
	enhance	• Prote	Protect or enhance geologically								
	York's	impor	important sites;								
	natural and	• Prom	Promote high quality design in context	ext							
	built	with	with its urban and rural landscape and in	and in							
	landscape	line w	line with the "landscape and Setting"	, pr							
		withir	within the Heritage Topic Paper.)							
General			5	Rel	ing on the NP	PE is likely to have an overall r	onsitive a	inproach given ti	hat it contains guidan	nce to e	Relving on the NPPE is likely to have an overall nositive annoach given that it contains guidance to ensure that human health is not adversely
	5			effe	effected by develo	opment. Furthermore, it suppo	orts the r	need to improve	air quality and conta	ince to e sin/impr	on the Ministery to have an overall positive approach given that it contains guidance to choose that hair an indicator agrees say by development. Furthermore, it supports the need to improve air quality and contain/improve contaminated land to ensure
				env	ironment. Hov	environment. However this approach would rely on interpretation and thereore may not reflect local circumstances to maximise	y on inte	rpretation and tl	hereore may not refle	ect loca	l circumstances to maximise
				env	ironmental qu	environmental quality in the long-term.					

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

	Option 2 would provide a generic policy allowing a flexible approach to managing environmental quality issues. This is likely to offer the most	to offer the most
	positive long-term approach given that it is able to respond to changing environmental circumstances. This approach would also allow up-to-	also allow up-to-
	date information to be used to inform development and management of environmental issues more accurately throughout the plan period.	the plan period.
	Option 3 is likely to have positive environmental effects but only in the short-term. This would set out the requirements for responding to	esponding to
	current environmental quality issues but would lack a flexible approach for updating the information required in the future which may lead to	vhich may lead to
	the effectiveness of the policy diminishing over the plan period.	
Preferred Approach – detailed local criteria	Option 2: Provide city-wide generic criteria in relation to environmental protection	
	• This approach is likely to have positive benefits for peoples' health in the long-term given that this approach can respond to the changing	nd to the changing
	environmental situation.	
	Tackling environmental quality is likely to have an overall positive impact on the economy through ensuring adverse affects on the	ects on the
	workforce as well as making the environment more attractive for development. In dealing with environmental issues, there may be	here may be
	remediation implications on viability which would be to be considered as part of the overall costs of developments	
	This would have significant long-term benefits for the environment through supporting the remediation of contamination, improvement	on, improvement
	of air quality as well as minimising impacts on the historic environment. This approach would be valuable to allow an understaning of the	nderstaning of the
	current and changing baseline to ensure that action is appropriate throughout the lifetime of the plan.	
Recommendations	None	

SECTION 22: WASTE AND MINERALS

W	Waste and Minerals	Min	erals									
SAC	SA Objective			Option 1: developm extraction	Option 1: Restrict waste development and/or mineral extraction	Optior waste	Option 2: Rely on NPPF to guide Option 3: Provide high-level waste and Minerals development increased evelopment (defer details to Joint Waste and Mineral Local Plan with North Yorkshire)	Option 3: P local criter minerals d details to J Mineral Lo Yorkshire)	Option 3: Provide high-level local criteria to guide waste and minerals development (defer details to Joint Waste and Mineral Local Plan with North Yorkshire)	Option or criteria/ waste a	Option 4: Provide detailed local criteria/identify sites to guide waste and minerals development	_ ±
	To meet the diverse housing needs of the population in a sustainable	• • •	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.	0	No significant effects/no clear link.	<u></u>

													r
KΞ	++ Very positive impact	e impact	+ Positive impact likely	O No significant		effect / Uncertain	or	- Negative impact likely	Verv negative impact	Positive or	r negativ	Positive or negative impact depending on	
K	likely			no clear link			ormation			how it is implemented	mplemer	nted	\neg
			:		ŀ								Γ
	way.	need • Deliv	needs of the population; Deliver pitches required for Gypsies and	s and									
		Trav	Travellers and Showpeople.										
7	Improve	• Avoir	Avoid locating development where	0		No significant effects/no	+ The	The NPPF is likely to have a	++ This approach would	<u>'</u>	+	This approach would	
	the health	envii	environmental circumstances could	ъ: Т	<u></u>	lear link.	ő.	positive impact on this	allow a more in-depth	pth 	æ	allow a more in-depth	
	and well-	nega	negatively impact on people's health;	th;			ígo .	objective and it makes	approach through setting	etting	æ	approach through	
	being of	• Impr	Improve access to openspace / multi-	<u>:</u>			S .	clear that any	general principles through	hrough	S	setting detailed	
	York's	func	functional openspace				de	development would need	the Local Plan followed by	wed by	<u>a</u>	principles through the	
	population	• Pron	Promotes a healthier lifestyle though	gh			<u>چ</u>	to be in line with	a more in-depth approach	proach	_	Local Plan to help	
		acce	access to leisure opportunities (walking /	Iking /			en	environmental criteria <i>"to</i>	in the joint plan. This	sir	_	minimise adverse	
		cycling)	ing)				ens	ensure that permitted	would include sub-		.= 	impacts to human	
		• Impr	Improves access to healthcare;				1do	operations do not have	regional environmental	ental		health.	
		• Prov	Provides or promotes safety and security	ecurity			un	unacceptable adverse	criteria bespoke to the	the			
		for re	for residents;				tmi	impacts onhuman	area to ensure that	_		However, this approach	
		• Ensu	Ensure that land				heα	health, including from	impacts on human health	health	>	would fail to reflect any	
		cont	contamination/pollution does not pose	oose			lou	noise, dust, visual	were identified and could	J could	В	adverse cross-boundary	
		nuac	unacceptable risks to health.				inti	intrusion, traffic, tip and	be mitigated as far as	as	.52	issues which may be	
							nb	quarry slope stability,	possible.		O	caused through waste	
							dif	differential settlement of			В	and minerals planning/	
							nb	quarry backfill, mining	The Joint waste and	T.	O.	processing / extraction	
							suk	subsidence, increased	Minerals Plan will also be	also be	>	within York. This is likely	
							floc	flood risk, impacts on the	subject to separate		÷	to have negative effects,	
							flo	flow and quantity of	SA/SEA and Health Impact	Impact	0	particularly for	
							sur	surface or groundwater	Assessments to ensure	ure		neighbouring	
							auc	and migration of	that the approach		В	authorities.	
							200	contamination from the	considered the overall	rall			
							site".	ė".	sustainability and health	nealth			
									related impacts in				
							운	However, this is open to	planning for waste and	and			
							ir	interpretation and would	minerals.				
							ne	need a local perspective to					
							י. ע	imports on himon hoolth					
							- A	were minimised.					
3	Improve	• Prov.	Provide good education and training	0 gr		o significant effects/no	0 0	No significant effects/no	0 No significant effects/no	ts/no 0		No significant effects/no	
	education,	oddo	opportunities for all;		ਹ	clear link.	cle	clear link.	clear link.			clear link.	
	skills	ddns •	Support existing higher and further	S -									
	developme	educ	educational establishments for										
	nt and	cont	continued success;										
	training for	• Prov	Provide good quality employment										
	an effective	oddo	opportunities available to all.										
	workioice Crocks jake				F	o de no troffo o d	F	1		7		موام امارين المستنبيرا	T
4	Cledle Jobs	diau	Help deliver conditions for business	2		וווב בווברר סוו וווב	+	IIIe INFFF IECOBIIISES IIIE	++ I IIIs approach would			Option 4 would also	

	++		+	c		0				-		
EX	Very nositive impact	ve impact	Positive impact likely	No significant	effect /	Uncertain	or Negative	Negative impact likely	Very negative impact	_	or negative im	Positive or negative impact depending on
K	likely			no clear link	, ,,,,,,,	insufficient information			likely		how it is implemented	ipact acpending on
				-		-	Ī		-	•	•	
	and deliver	sncces	success and investment;		economy would be	ad bluc	importance of minerals in	of minerals in	comply with the NPPF by	he NPPF by	allow	allow a more in-depth
	growth of a	• Delive.	Deliver a flexible and relevant workforce	rktorce	based upon the	the .	supporting sustainable	ıstaınable	co-ordinating a sub-	a sub-	аррг	approach to waste and
	sustainable	Tor the	for the future;		opportunities minerals	es minerais	economic growth as well	owth as well	regional understanding	rstanding	mine	minerals planning,
	, IOW	Delive	Deliver and promote stable economic	MIC	extraction and waste	ilu waste	as bellig a lillice lesource	ite resource	planing apporting the	ind waste		similarly to option 5.
	inclusive		n;		management. II mese	ir. ii tilese	and the impo	italice oi	wider begins and	בנווא מוב	300	docorage sid+ rought
	llicidsive	• Enhand	Enhance the city centre and its		Mere restric	r would	raking account of the	ון סו נוופ	wider norizon	and	000	ever, triis approach
	economy		opportunities for business and leisure;	inre;	externalise production	production	contribution that	tnat	opportunities for cross-	ror cross-	Modil	would rall to reflect the
		Provide	Provide the appropriate infrastructure	ture	elsewnere.		substitute or recycled	recycled	boundary economic	nomic	regio	regional and sub-
		for ecc	for economic growth;				material would make to	ld make to	linkages.		regio	regional dimensions of
		oddnS •	Support existing employment drivers;	ers;	Minerals as buildings	buildings	the supply, prior to	rior to			cross	cross-boundary waste
		Promo	Promote a low carbon economy.		materials ar	materials are important	considering further	urther	This approach would	plnow	andr	and minerals use,
					for infrastructure,	cture,	extraction of primary	primary	allow a more in-depth	in-depth	proce	processing and
					building as well as	vell as	materials. It states that	states that	approach through setting	ough setting	extra	extraction.
					energy. By e	energy. By externalising	"Minerals planning	nning	general principles through	ples through		
					production this is likely	his is likely	authorities should work	ould work	the Local Plan followed by	followed by	This	This approach would not
					to have a ne	to have a negative effect	with other relevant	levant	a more in-depth approach	th approach	be ac	be adequate in meeting
					on other sectors of the	tors of the	organisations to use	to ase	in the joint plan.	an.	the c	the challenge of dealing
					economy.		the best available	able			with	with waste processing in
							information to:	.o:	Option 3 provides an	ides an	the a	the authority given the
					This approac	approach would	• develop ar.	develop and maintain	opportunity to set more	o set more	size	size of existing facilities.
					also contrac	also contradict the NPPF	an underst	an understanding of the	direction for waste	vaste		
					in planning for minerals	or minerals	extent and	extent and location of	development and/or	and/or	On b	On balance, this
					and working with	with	mineralres	mineral resource in their	minerals extraction whilst	action whilst	appr	approach is likely to
					neighbourin	neighbouring authorities	areas: and		allowing an alignment of	ignment of	hinde	hinder economic growth
					to co-ordinate the	te the	ans (costs	assess the projected	detail so that		ozui	in connection with
					planning of industrial	leitrial	domand for	projected * +boit 1160	development can be	od nes	tack.	waste minerals and
					plaining of	IIIdustilai	demana jor tneir use,	r tneir use,	development	can be	Wast	re, illinerals allu
					minerals.		taking full v	taking full account of	tested for potential as	ential as	theır	their associated
							opportunities to use	ies to use	well as environmental	nmental	busir	businesses.
							materials from	rom	impacts.			
							secondary and other	and other				
							sources which could	hich could				
							provide suitable	itable				
							alternative	alternatives to primary				
							materials".					
							A policy approach include	doct.				
							+ Policy applicacii usilig	Oach using				
							bo more coordative of no	wever, would				
								ulative as 110				
							nocal level extraction	ri actioni				
							policies wodia p	מ מכ פכר סו				
							areas identific	ed. bilc++bo				
							Furthermore, whilst the	, whilst the				
							ואבוב אומובא ה	ומר				

y positive impact Positive impact likely No significant effect / Uncertain or Address existing imbalances of equality, costs Positive impact likely produce accessible evolves and califiers Positive impact likely or produce accessible evolves and califiers Positive impacts with each operation of ont have understances of equality, or produce accessible evolves and califiers Positive improve congestion. Positive improve		Positive or negative impact depending on how it is implemented										No significant effects/no	clear link.						:	Similarly to option 3, this	would allow a detailed	alliderstallding of the	local transportation of	waste allu IIIIIlelais allu	would need to address	sites as part of the	overall alternatives	testing.	:	However, this approach	would fail to recognise	the corss boundary	nature of minerals	extraction/waste	processing and be able	to assess the cross-	boundary effects	adequately.		approach is likely to
Yookive inpact Positive inpact likely No significant effect / Uncertain or degrate inpact likely Nest agative inpact likely Nest against a likely Nest agative inpact likely Nest against a likely Nest a likely Nest against a likely Nest a likely Ne		e or neg										0								+																				
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y positive impact Positive impact likely No significant effect Internal in sufficient information Persected against every street Internal internation and exclusion across the city; Provide actional across the city; Provide												No si	clear							A sub	Modi		Strate	allu l	Detw		This	road	wonl	cong	looki Ooki	detai	Wast	won	alteri	asses	accor	Could		
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y positive impact y positive impact Address existing imbalances of equality, cefter in the pervise affordable housing to meet deprovation and exclusions across the city promote the safety and security for people and/or property. Provide acrossible evides and facilities for the local population, provide acrossible evides and facilities for the local population, provide acrossible evides and security for people and/or property. By restricting and waste, it will and a and cycline minimals and dynamic transport infrastructure which and cycline property sustainable forms of travel; in minerals. This would cause cross-solundary for waste promote sustainable forms of travel; increase the length of journey for waste promote sustainable forms of travel; increase the length of journey for waste promote sustainable forms of travel; increase the length of journey for waste promote sustainable forms of travel; increase the length of journey for waste promote sustainable forms of travel; increase the length of journey for waste promote sustainable forms of travel; increase the length of journey for waste promote sustainable forms of travel; increase the length of journey for waste promote sustainable forms of travel; increase the length of journey for waste promote sustainable forms of travel; increase the length of journey for waste promote sustainable forms of travel; increase the length of journey for waste promote sustainable forms of travel; increase the length of journey for waste promote sustainable forms of travel; increase and evidenting minerals. This would cause cross-boundary issues and could have a negative import of extraction into the long-term.			+ been bluow anoite aland	applications would need to be assessed against	environmental criteria to ensure that permitted	perations do not have	ınacceptable adverse	mpacts, this is open to	nterpretation and	herefore may cause some	ension upon its	No significant effects/no	dear link.							The NPPF supports a sub-	egional approach to	realing with waste and	ninerals which would	allow colloideration for	cross-boundary movemer of waste and minerals	or waste allu lillierais.	However, the NPPF states	his should not cause harr	o traffic but does not	state anything further wit	egards to transportation.	This leaves the policy	approach open to	nterpretation and could	cause tension in	determining any	applications tor processin	or extraction.		
y positive impact Positive impact likely No significant effect / y positive impact Positive impact likely No significant effect / Address existing imbalances of equality, deprivation and exclusion across the city, deprivation and exclusion across the city, provide accessible services and facilities for the local population; Help reduce homelessness; Provide affordable housing to meet demand; Help reduce homelessness; Provide adfordable housing to meet demand; Help reduce homelessness; Provide adfordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. Promote the safety and security for people and/or property. Deliver development where it is accessible by public transport, walking and waste, is accessed or carry supports sustainable forms of travel; locally, it is cause cross-instead bord. Promote sustainable forms of travel; locality is increase the journey for ork improve congestion. In manual is influently in term.		ol		-				<u></u>		_	<u>+ "</u>																_	_	_	0,				· -						
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likely very positive in likely elp augustra ed to eed to avel and access all tegrated arsport etwork etwork etwork		npact										Addı	depr	Prof	Prov	dem	Help	Pron	реок	Deliv	acce	and	car;	Dell	dns	Pror	1													
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To Reduce impact To Reduce minimise greenhouse of for the cause change and technodelineate change and technodeliver a Promore managed in mater in the cause change and technodeliver a promore managed in the cause change and technodeliver a promore in the cause change and technodeliver a promore in the cause changed in the cause change and technodeliver a promore in the cause change and the cause change cha	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.	significant clear link as significant as significan	effect / Uncertain or insufficient information Insufficient information Restricting development + - could hinder the use and	or Negative impact likely	ily Very	negative impact	Positive or how it is im	Positive or negative impi how it is implemented have a hut in t	Positive or negative impact depending on how it is implemented have a positives locally hut in the local terms.
	nce or mitigate greenhouse gas sions from all sources; or implement adaptation measus ne likely effects of climate change ide and develop energy from wable, low and zero carbon nologies; orte sustainable design and build erials that manage the future risk: consequences of climate change; ere to the principles of the energy inchy.	clear link	insufficient inform	lation	likely		how it is im	have a but in t	positives locally
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	ice or mitigate greenhouse gas sions from all sources; or implement adaptation measure likely effects of climate change ide and develop energy from wable, low and zero carbon nologies; ot es ustainable design and build srials that manage the future risk consequences of climate change; ere to the principles of the energy sirchy.	SS BL						bound	also have negative cross- boundary impacts.
• • •	sions from all sources; or implement adaptation measur ne likely effects of climate change ide and develop energy from wable, low and zero carbon nologies; note sustainable design and build arials that manage the future risk; consequences of climate change; ere to the principles of the energy	S2 BC	inder the use and	1	+	The approach should	+	- A detai	A detailed local
• • •	or implement adaptation measur te likely effects of climate change ide and develop energy from wable, low and zero carbon nologies; note sustainable design and build arials that manage the future risk; consequences of climate change; zere to the principles of the energy inchy.	S2 80		minerals are a finite		comply and take further	her	approa	approach may have
• •	ne likely effects of climate change ide and develop energy from wable, low and zero carbon nologies; otce sustainable design and build arials that manage the future risk: consequences of climate change; ser to the principles of the energy inchy.	81	installation of renewable	resource and can only be	a a	the NPPF. A joint Waste	ste	similar	similar benefits in option
• •	ide and develop energy from wable, low and zero carbon nologies; note sustainable design and build erials that manage the future risk: consequences of climate change; are to the principles of the energy irchy.	80	energy technologies and	worked where they are		and Minerals plan would	pino	3 but w	3 but would lack a cross-
•	wable, low and zero carbon nologies; note sustainable design and buildi srials that manage the future risk: consequences of climate change; sre to the principles of the energy irchy.	81	pon	found. It states that "it is	is	be able to identify the	e e	ponud	boundary recognition.
•	nologies; note sustainable design and buildi srials that manage the future risk: consequences of climate change; sre to the principles of the energy irchy.	æ	infrastructure as both	important to make best		key impacts on the local	cal	This co	This could have
•	note sustainable design and buildi srials that manage the future risk: consequences of climate change; sre to the principles of the energy irchy.	æ	can be used to recover	use of them to secure their	eir	area in order to mitigate	gate	implica	implications on climate
	rials that manage the future risk: consequences of climate change; ere to the principles of the energy irchy.	,	generate energy as	long-term conservation"	<u>,</u>	any impacts on climate	ate	change	change which is not
	consequences of climate change; are to the principles of the energy archy.		well as be in building			change within or outside	side	punoq	bound by the district
£	archy.		materials. This may also	Furthermore, the NPPF		of York.		ponnd	boundary but affected
•	irchy.		reduce the capacity for	states that "so far as				through	through cumulative
		and agg increase	York to recycle minerals	practicable, take account	ıt			actions	
<u> </u>		increase	and aggregates and	of the contribution that					
			increase the need for	substitute or secondary					
		primary	primary aggregate	and recycled materials and	put				
		extracti	extraction locally.	minerals waste would					
				make to the supply of					
		This apr	This approach is also	materials, before					
		o+yledil	the second of th	considering extraction o	4				
		ilkely to	ilkely to liichease tile	considering extraction of	, ·				
) III BIIIAI	ion yourney for	printary materials, willst	7.				
		waste p	waste processing and	aiming to source minerals	SIL				
		acquirir	acquiring minerals	supplies indigenously".					
		having a	having a detrimental						
		impact	impact on minimising	Depending on the type of	of				
		greenhc greenhc	greenhouse gas	mineral extracted, it can	_ ر				
		product	production. This would	also indirectly contribute	a				
		cause ci	cause cross-boundary	to climate change through	lgh hg				
		issues a	issues and could have a	promoting the use of fossil	ssil				
		negativ	negative impact on York	fuels in energy production.	on.				
		as well a	as well as across the						
		region f	region from the point of	Relying on the NPPF would	pIn				
		extracti	extraction into the long-	not reflect the local					
		term	0	agendas for climate					
				change and may thoroform	,				
				cilarige and may trief ere	ב				
				also cause negative					
				Impacts or tensions					
				through its application.					
					+				

Positive or negative impact depending on how it is implemented		A detailed local approach may have similar benefits in option 3 but would lack a cross- boundary recognition. This could have implications on biodiversity and green infrastructure, particularly wildlife corridors, which are not bound by the district boundary and can affected through cross- boundary and cumulative actions.
Very negative impact Positivilikely how it		A locally derived approach to guiding development followed by a Joint Waste and Minerals Plan is likely to have the most longterm benefits for nature conservation sites. This would enable a local understanding of biodiversity issues to be considered in the location and assessment process as well as impacts on subregional green infrastructure corridors.
or Negative impact likely	contain specific waste policies, since national waste planning policy will be published as part of the National Waste Management Plan for England. However, it does states that local authorities preparing waste plans and taking decisions on waste applications should have regard to policies in this Framework so far as relevant.	The NPPF states that any Minerals development should "ensure, in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment" and "not grant planning permission for peat extraction from new or extended sites". This is likely to ensure that any development would consider the impacts on green infrastructure and biodiversity, The NPPF also advocate a that policies are put in place "to ensure worked land is reclaimed at the earliest opportunity and that high quality
effect / Uncertain or insufficient information		No significant effects/no + clear link.
+ O O O O O O O O O O O O O O O O O O O		ecies and Occies and SARs ortant); liversity to
++ + Contract + + + + + + + + + + + + + + + + + + +		erve nhance n structu io- sity, iversit a and a for ssible quality ected ral onme
E < +		8 Cons or er gree infra re, b diver geod diver y, flo faun acce high and conn natu

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KEA	Very positive impact	impact	+ Positive impact likely	No significant	t effect /	Uncertain	o.	- Negative impact likely		negative impact		or negal	Positive or negative impact depending on	
	likely			no clear link		insufficient information	mation		likely		how it is implemented	ımplem	lented	
							614608555 1>405.88.98.99	agriculture (safeguarding the long term potential of best and most versatile agricultural land and conserving soil resources), geodiversity, biodiversity, native woodland, the historic environment and recreation.". However, this approach would lack a local perspective and the potential cumulative impacts that could harm sensitive nature conservation sites and species. Furthermore the approach allows for interpretation which may cause tension upon the application and understanding of the understanding of the policy.						
99 s s s s s s s s s s s s s s s s s s	Use land resources efficiently and safeguard their quality	Re-use Prevent and ren contam Safegue and mo Protect Safegua encours	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.	e land s best ;	Minerals extraction can only occur whe they are located. Should this be the case, it may be a positive use of this land. However, should Ye contain useful minerals, this may lenable them to be used in an effective way. Also, by restricting development in You this will put pressur on other areas and	ork 'k'	+	The NPPF recognises minerals are a finite resource and can only be worked where they are found. It states that "it is important to make best use of them to secure their long-term conservation". Furthermore, the NPPF states that "so far as practicable, tas far account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before	+	A locally derived approach to guiding development followed by a Joint Waste and Minerals Plan is likely to have the most long-term benefits for maximising the use of the land both for extraction and remediation post development to a high quality natural environment. This would comply with the NPPF approach but would enable a local understanding of resource issues to be considered in the	ing owed and ikely to ig-term mising d both d t high I high uld	4 T T T T T T T T T T T T T T T T T T T	A detailed local approach may have similar benefits to option 3. However, it would lack a cross-boundary understanding on the cumulative effects of using these land resources.	

	Positive or negative impact depending on how it is implemented		No significant effects/no clear link.	The provision of detailed local criteria/sites would be positive in processing waste locally.
ł	or nega		0	+
	negative impact Positive or negative im how it is implemented	location and assessment process as well as impacts on sub-regional basis.	No significant effects/no clear link.	The provision of high level policies followed by a Joint Waste and Mineral s Plan would enable waste to be
	Very neg likely	locati proce impac basis.		
H			0	t +
	Negative impact likely	considering extraction of primary materials, whilst aiming to source minerals supplies indigenously". This should ensure that minerals are used efficiently and not extracted unnecessarily. The NPPF also advocates that policies are put in place "to ensure worked land is reclaimed at the earliest opportunity and that high quality restoration and aftercare of mineral sites takes place, including for agriculture (safeguarding the long term potential of place, including for agricultural land and conserving soil resources). Whilst the NPPF would not the resources, relying on the resources, relying on the NPPF would not reflect the local agendas for climate change and may therefore also cause negative impacts or tensions through its application.	No significant effects/no clear link.	This Framework does not contain specific waste policies, since national waste planning policy will be published as part of the
	or mation		0	خ
6	effect / Uncertain or insufficient information	may have adverse effects on land resources outside of the authority.	No significant effects/no clear link.	This would minimise the amount of waste that York could process in the longtern meaning that it
l	ŧ	E # 5 #	Z &	E D C C
l	No significant no clear link		0	т Б
4	Positive impact likely No		Conserve water resources and quality; Improve the quality of rivers and groundwaters.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.
	t		Conser Improv ground	Promote racycling control Promote a efficiency.
	ve impa		• •	
7.7	Very positive impact likely		Improve water efficiency and quality	Reduce waste generation and increase
	KEA		10	11

КЕЛ	++ Very positive impact	npact	+ Positive impact likely	O No significant no clear link	nt effect /	المنافضة ال	or	- Negative impact likely	Very n	Very negative impact	I Positive or negative im how it is implemented	negative	I Positive or negative impact depending on how it is implemented
	level of reuse and recycling					would externalise processing of waste. Whilst this may have positive connotations for York, it is likely to have a detrimental impact on the subregion.		National Waste Management Plan for England. However, it does states that local authorities preparing waste plans and taking decisions on waste applications should have regard to policies in this Framework so far as relevant.		considered on a sub- regional level. This should help to improve processing facilities to ensure that it is processed efficiently. However, it may locate new processing facilities outside of the York boundary which would mean that cross- boundary effects and cumulative impacts between neighbouring authorities would need to be considered. The Joint waste and Minerals Plan would be subject to a separate SA/SEA, which should address any concerns.	oove to to y. Y. Inties ing eed deed deed ind ing ing ing eed mid ing	York proc	York already has waste processing centres but this would allow new waste processing centres to identified locally.
12	quality	Reduce a activities; Minimise from new reducing low emiss. Support t low emiss. Improve a prevent r Avoid loc could neg Avoid loc existing p result in r of future Promote transport the car.	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.	o air ugh ugh ils); //de as of ould realth ealth ed use of	No significant effects/no clea	No significant effects/no clear link.		This may consider the implication s of air quality through considerations for environmental impacts. However, this approach would lack a local perspective and the potential cumulative impacts that could harm air quality. Furthermore the approach allows for interpretation which may cause tension upon the application and understanding of the policy.	+	The provision of high level policies followed by a Joint Waste and Mineral s Plan would enable air quality to be considered on a local and sub-regional level. The Joint waste and Minerals Plan would be subject to a separate SA/SEA, which should address any concerns.	d d be all d	A de may to o to o cros cum cum thes	A detailed local approach may have similar benefits to option 3. However, it would lack a cross-boundary understanding on the cumulative effects of using these land resources.

Von positive impact		+	o		,		+					
VIII DOSILIA	e impact	Positive impact likely	No significant	cant effect	ct / Oncertain	ō	r Negative impact likely	Verv	negative impact	Positive or	Positive or negative impact depending on	ing on
			no clear link			formation				how it is in	how it is implemented	0
				-								
Minimise	• Redu	Reduce risk of flooding;	0		No significant	_ ~-	This may consider the	+	The provision of high	gh .	A detailed local approach	roach
flood risk	• Ensu	Ensure development location and design	design	eţ	effects/no clear link.		implication s of air quality		level policies followed	wed	may have similar impacts	pacts
and reduce	does	does not negatively impact on flood risk;	od risk;				through considerations for		by a Joint Waste and	p :	to option 3.	
the impact	Deliv	Deliver or incorporate through design	sign				environmental impacts.		Mineral s Plan would	p _r		
of flooding	susta	sustainable urban drainage systems	ms						enable flood risk and	pu	However, it would lack a	ack a
to people	(SuDs).)s).					However, this approach		mitigation to be		cross-boundary	
and							would lack a local		considered on a local	cal	understanding on the	je e
property in							perspective and the		and sub-regional level.	evel.	cumulative effects of using	of using
. Xork							notential cumulative		•		waste processing and	· <u>-</u>
2							impacts that could harm		The loint waste and	7	mineral extraction	2
							impacts tilat codid ilailii		יווב יסווור אמאנב מו		IIIIII el al exti action	
							air quality. Furthermore		Minerals Plan would be	ed be	locations.	
							the approach allows for		subject to a separate	ıte		
							interpretation which may		SA/SEA, which should	pln		
							cause tension upon the		address any concerns.	rns.		
							application and					
							understanding of the					
							policy.					
Conserve	• Prese	Preserve or enhance the special	+	د	This would have a	-	The NPPF states that any	+	The provision of high	igh -	- A detailed local approach	roach
or enhance	chara	character and setting of the historic city:	ric city:	Da	positive approach for		, Minerals development		level policies followed	wed	may have similar impacts	pacts
Vork's		Dromoto or onbanco local cultura:	, (sup on .	ź >	York hy not having		should "ensure in granting		hy a loint Waste and	200	to ontion 3	
historic		note of emignice local calture	7	- 76	additional mineral		nlanning nermission for		Mineral s Plan would	3		
IIISTOLIC	Pres	Preserve or ennance designated and	and .	9	turicional minicial		planning permission of		Ivilletal 3 r Iail we	7 th	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	100
elivilolilie	-uou	non-designated heritage assets and their	nd their	รับ -	extraction of waste		mineral development, tilat		enable all aspects of the	au i	nowever, it would lack a	ack a
nt, cultural	setting;	ng;		p.	processing locations in		there are no unacceptable		historic environment,	ent,	cross-boundary and sub-	-qns p
heritage,	• Prese	Preserve or enhance those elements	ints	£	the authority.		adverse impacts on the		including the character	acter	regional understanding on	ding on
character	which	which contribute to the 6 Principle	e				natural and historic		and setting of York, to	k, to	the cumulative effects of	cts of
and setting	Char	Characteristics of the City as identified in	tified in				environment". The NPPF		be identified and		using waste processing	sing
	the H	the Heritage Topic Paper.		B	By restricting		also advocate a that		considered on a local	cal	and mineral extraction	ion
		-		de	development in York,		policies are put in place		and sub-regional level.	evel.	locations on York. Impacts	mpacts
				£	this will put pressure		"to ensure worked land is		The Joint waste and	pu	would be particularly	<u>~</u>
				o	on other areas and		reclaimed at the earliest		Minerals Plan would be	nld be	severe should	
				Ĕ	may have adverse		opportunity and that		subject to a separate	ate	neighbouring authorities	orities
				efi	effects on the		high quality restoration		SA/SEA, which should	plno	choose to locate	
				<u>ਦ</u>	character ansd setting		and aftercare of mineral		help to identify and	٦	development close to the	to the
				o	of other locations		sites takes place, including		address any concerns as	erns as	City of York boundary. This	ary. This
				no	outside of the		for the historic		well as mitigation		could cause significant	ant
				ne	authority.		environment". This is likely		techniques where		harm to the historic	
					•		to ensure that any		impacts are identified.	ified.	environment	
							development would		-			
							consider the impacts on		However, minerals	S		
							York's historic character		extraction in particular	icular		
							and setting as well as the		could have significantly	cantly		
							sub-region.		detrimental effects on	ts on		
)					

:	iding on		impacts Impacts I lack a nd sub- nding on fects of issing ction Impacts arly orities e to the lary. This icant ic
-	Positive or negative impact depending on how it is implemented		A detailed local approach may have similar impacts to option 3. However, it would lack a cross-boundary and subregional understanding on the cumulative effects of using waste processing and mineral extraction locations on York. Impacts would be particularly severe should neighbouring authorities choose to locate development close to the development close to the city of York boundary. This could cause significant harm to the historic
	Positive or negative im how it is implemented		to the character of the
		nd that sss the be made the city	f high llowed e and would ts of the ment, aracter ork, to ork, to and allevel. and sould be arate should and and orerns as on erers as on erers.
	negative impact	its flat nature and that views from across the sub-region can be made into and out of the city centre.	The provision of high level policies followed by a Joint Waste and Mineral s Plan would enable all aspects of the historic environment, including the character and setting of York, to be identified and considered on a local and sub-regional level. The Joint waste and Minerals Plan would be subject to a separate \$A/SEA, which should help to identify and address any concerns as well as mitigation techniques where impacts are identified.
		its flat views f sub-reg into an centre.	The level by a Mine enak histo inclu and is to cons and the be id cons and The L Mine subject SA/S SA/S help addr well techn impa
1	Very likely	. F	+
	Negative impact likely	However, minerals extraction in particular could have significantly detrimental effects on York's landscape given its flat nature and that views from across the sub-region can be made into and out of the city centre. This approach would lack a potential cumulative impacts that could cause harm to York's unique setting and landscape. Furthermore the approach allows for interpretation which may cause tension upon the application and understanding of the policy.	The NPPF states that any Minerals development should "ensure, in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment". The NPPF also advocate a that policies are put in place "to ensure worked land is redaimed at the earliest opportunity and that high quality restoration and aftercare of mineral sites takes place, including for the historic environment". This is likely to ensure that any development would
	or mation		
	Uncertain insufficient information		This would have a positive approach for York by not having additional mineral extraction of waste processing locations in the authority. By restricting development in York, this will put pressure on other areas and may have adverse effects on the character ansd setting of other locations outside of the authority.
	effect /		This would ha positive approver York by not ha additional mir extraction of processing loc the authority. By restricting development this will put pion other area may have advertects on the character ansiof other locatioutside of the authority.
	nt		c.
	Positive impact likely No significa no clear link		Preserve or enhance the landscape including areas of landscape value Conserve or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.
+	Posit		Preserve or enhincluding areas of Conserve or enhimportant sites; Promote high quinth its urban ar line with the "lai within the Herit.
	e impact		• Pre ind
‡	Very positive impact likely		Conserve and enhance York's natural and built landscape
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KEJ	Very positive impact likely	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented	oact depending on
					York's historic character and setting as well as the sub-region. However, minerals extraction in particular could have significantly detrimental effects on York's landscape given its flat nature and that views from across the sub-region from across the sub-region of the city centre. This approach would lack a portential cumulative impacts that could cause harm to York's unique setting and landscape. Furthermore the approach allows for interpretation which may cause tension upon the application and understanding of the policy.	extraction in particular could have significantly detrimental effects on York's landscape given its flat nature and that views from across the sub-region can be made into and out of the city centre.	icular cantly ts on given a that s the s made e city	
General	<u>-</u> e		Option 1 would go against the mineral extraction within the a elsewhere within the sub-region and the forthen attended and perspective and be open to into locations and extraction levels. Option 3 is likely to ensure that and align with local and sub-remaximise knowledge of cross-k separate SA/SEA which could a Setting a detailed approach is I perspective. This could have de	would go against the NPPF and is likely to have extraction within the authority would be positive re within the sub-region. Many of the effects identified in the Sub-region. Many of the effects identified in the NPPF is likely to have an overall positive and the approach advocates a sub-regional situral environment and human health. Howeve ive and be open to interpretation which in the Is and extraction levels. Is likely to ensure that mineral and waste deventies you with local and sub-regional level understanding the knowledge of cross-boundary effects as well as SA/SEA which could assess the issues in detail.	Option 1 would go against the NPPF and is likely to have an overall significant effect on the sub-region as opposed to York. Not locating mineral extraction within the authority would be positive for York's overall character and setting but would externalise the problem to elsewhere within the sub-region. Many of the effects identified would cause significant cross-boundary effects. Relying on the NPPF is likely to have an overall positive approach to planning for minerals although waste processing is not covered through the document. This approach advocates a sub-regional approach to determining extraction potential and conservation as well as protection for the natural environment and human health. However, this would lead to more speculative development given that it would lack a local perspective and be open to interpretation which in the long-term could cause tensions between understanding what constitutes suitable locations and extraction levels. Option 3 is likely to ensure that mineral and waste development are managed in a robust way as it will set more direction for development and align with local and sub-regional level understanding of evidence base, including environmental impacts and transportation. This will also maximise knowledge of cross-boundary effects as well as ensure their mitigation. The Joint Waste and Minerals Plan would also be subject to separate SA/SEA which could assess the issues in detail. Setting a detailed approach is likely to have positive impacts in identifying local issues and locations for development but lack a sub-regional perspective. This could have detrimental impacts on mitigating cross-boundary effects both from York and from neighbouring authorities.	ficant effect on the sub-reg rall character and setting bu ause significant cross-bounning for minerals although armining extraction potential to more speculative devecause tensions between unaged in a robust way as it ise, including environmenta itigation. The Joint Waste a glocal issues and locations undary effects both from V	ion as opposed to York. Not would externalise the plany effects. waste processing is not call and conservation as well-opment given that it wo derstanding what constituted in the plant of the plant o	or locating roblem to overed through all as protection uld lack a local utes suitable r development cion. This will also also be subject to a k a sub-regional g authorities.
Prefer	Preferred Approach		Option 3: Provide	e a high-level criteria to guic	Option 3: Provide a high-level criteria to guide waste and mineral development (defer details to Joint Waste and Mineral Local Plan with North	pment (defer details to Joi	nt Waste and Mineral Loo	al Plan with North

: Positive or negative impact depen	how it is implemented
Very negative impact	likely
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Very positive impact	likely
	positive impact Positive impact likely No significant effect / Uncertain or Negative impact likely Very negative impact Positive or neg

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KEA	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
l	likely		no clear link	insufficient information		likely	how it is implemented
			Yorkshire).				
			The Joint W	aste and Minerals Local Pla	n will be subject to a separa	te SA, which should scope	The Joint Waste and Minerals Local Plan will be subject to a separate SA, which should scope issues, baseline evidence and suitable
			objectives f	objectives for assessment of development locations. It will also be able to suggest mitigation where necessary.	ent locations. It will also be	able to suggest mitigation	where necessary.
			Waste proc	essing and minerals extracti	ion could have a detrimenta	I impact on human health	Waste processing and minerals extraction could have a detrimental impact on human health should it be managed incorrectly. This
			option shor	ld take account of both loca	al and sub-regional impacts	to peoples health and allov	option should take account of both local and sub-regional impacts to peoples health and allow for the appropriate location of
			development.	nt.			
			This approa	ch should maximise benefit	s to the economy by identif	ying aggregates in York wh	This approach should maximise benefits to the economy by identifying aggregates in York which could be extracted. It would also identify
			opportuniti	es for joint working with ne	ighbouring authorities to m	aximise the level of local ag	opportunities for joint working with neighbouring authorities to maximise the level of local aggregates which should benefit the overall
			regional economy.	onomy.			
			Mineral and	waste development could	have a significantly negativ	e impact on the environme	Mineral and waste development could have a significantly negative impact on the environmental objectives. However, this approach
			should help	to direct development to lo	ocations which cause the lea	ast harm to the environmer	should help to direct development to locations which cause the least harm to the environment through consideration of local, sub-
			regional and	d cumulative impact on envi	ironmental factors. The Joir	it Waste and Minerals Loca	regional and cumulative impact on environmental factors. The Joint Waste and Minerals Local Plan will also be subject to a sepearte SA
			which shou	which should be able to identify issues and suggest mitigation where necessary.	and suggest mitigation whe	re necessary.	
Recon	Recommendations		The SA for the Jo	int Minerals Plan should also	o be a Joint SA/SEA for the a	area covered by the plan to	the Joint Minerals Plan should also be a Joint SA/SEA for the area covered by the plan to maximise the capture of significant issues
			and impacts arisi	ng from minerals and waste	development. Should appli	cations for development be	and impacts arising from minerals and waste development. Should applications for development be submitted, the associated Joint SA should
			be considered.				

SECTION 23: TRANSPORT

Lo	cation, La	ayoı	Location, Layout and Accessibility						
SAC	SA Objective			Optic	Option 1: Rely on NNPF to guide accessibility	Optio	Option 2: Provide generic local criteria	Optio	Option 3: Provide detailed local criteria to
				in rel	in relation to location/layout of new	to gui	to guide accessibility in relation to	guide	guide accessibility in relation to location/layout
				deve	development	locati	location/layout of new development	of ne	of new development
1	To meet	•	Deliver homes to meet the needs of the	0	No significant impact/clear link.	0	No significant impact/clear link.	0	No significant impact/clear link.
	the diverse		population in terms of quantity, quality;						
	housing	•	Promote improvements to the existing						
	needs of		and future housing stock;						
	the	•	Locate sites in areas of known housing						
	population		need;						
	in a	•	Deliver community facilities for the						
	sustainable		needs of the population;						
	way.	•	Deliver pitches required for Gypsies and						
			Travellers and Showpeople.						

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KE	Very positive impact	ive impact	Positive impact likely	No significant no clear link	ant effect / k	Uncertain or insufficient information	Negative	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
7	Improve the health and well- being of York's population	Avc en v	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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.	te e HIA; IIII; IIII; IIII; IIII; IIII; IIII; IIII; IIII; IIIII IIII IIII IIII IIII IIII IIII IIII IIII IIIII IIII IIII IIII IIII IIIII IIII IIII IIII IIIII IIII IIII IIII IIII IIII IIII IIII IIII III	The NPPF policies sty uses with can be en lengths for leisure, et leisure, et The NPPF scale dewa as schools located w propertier have positiment equiremne equiremne experiment of through e cycling. The positive a impacts o	The NPPF requires that 'planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping leisure, education and other activities. The NPP also requires that for larger scale developments, key facilities such as schools and local shops should be located within walking distance of most properties. Such requirements would have positive and permanent long term impacts on this objective. Such requirements will help to improve the health of the population of York through encouragement of walking and cycling. There would therefore be positive and permanent long term impacts on this objective.	و م د له	It is uncertain whether gene criteria could ensure that development avoided locati where environmental circumstances could negativ impact on people's health, to would promote sustainable forms of transport for acces new developments.	It is uncertain whether generic criteria could ensure that development avoided locations where environmental circumstances could negatively impact on people's health, or if it would promote sustainable forms of transport for access to new developments.	+	Detailed local criteria to guide accessibility in relation to location/layout of new development would factor in the need to ensure that new development could be accessed by sustainable modes of transport, including walking and cycling, and also to avoid development where environmental circumstances could negatively impact on people's health. This would have positive and permanent long term impacts on the population of York.
m	Improve education, skills developme nt and training for an effective workforce	• Sup edu con opp	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.	o sr	No signiffi	No significant impact/clear link.	0	No significant i	No significant impact/clear link.	0	No significant impact/clear link.
4	Create jobs and deliver growth of a sustainable , low carbon and inclusive economy	Successive	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.	rkforce mic mic sure; ture ers;	Relying or accessibili location/l would hel population access to Such an a a flexible growth. I positive a impacts o	Relying on the NPPF to guide accessibility in relation to the location/layout of new development would help t ensure that as much of the population of York as possible has access to employment opportunities. Such an approach would help to deliver a flexible workforce and contribute to growth. There would therefore be positive and permanent long term impacts on this objective.	د.	Using generic criteria to guide accessibility in relation to location/layout of new development may not include sufficient detail to consider factors such as the need to ensure that as much of the workforce as possible has acce to employment opportunities. Impacts are therefore uncertail	Using generic criteria to guide accessibility in relation to location/layout of new development may not include sufficient detail to consider factors such as the need to ensure that as much of the workforce as possible has access to employment opportunities. Impacts are therefore uncertain.	+	Detailed local criteria would seek to ensure, in relation to guiding accessibility for location/layout of new development, that as many people as possible had access to employment opportunities. This would help to deliver a flexible workforce, contribute to growth and have a positive and permanent long term impact on this objective.
2	Help deliver	• Adc	Address existing imbalances of equality, deprivation and exclusion across the	uality, +	Relying or accessibili	Relying on the NPPF to guide accessibility in relation to	ذ	Using generic criteria to guide accessibility in relation to	riteria to guide relation to	+	Detailed local criteria to guide accessibility in relation to location/layout

## certain part Postive impact likely No Significant effect, Information of Negative impact likely No Significant effect, Information of Negative impact likely No Significant effect, Information of Negative impact of risk of the product of the product control of the product and access of provide arcessible services and findings to ordinary and access of provide affordate broading to meet the product promotessness; the rest of people with facilities by Pornande the safety and security for an ordinary product or meet to provide affordate broading to meet the product promotessness; the rest of people with facilities such as a soft-ordinary provided affordate broading to meet the product promotessness; the rest of people with facilities such as a soft-ordinary provided affordate promotessness; the rest of people with facilities such as a soft-ordinary provided affordate promotessness; the rest of people with facilities such as a soft-ordinary provided and confidence that the product promotessness; the rest of people with facilities such as a soft-ordinary provided and confidence that the product promotessness; the rest of people with facilities such as a soft-ordinary provided and confidence that the product promotes the safety and security for a moderate ordinary provided and confidence that the product promotessness and people with facilities such as a soft-ordinary provided and confidence to this objective provided and confidence to the product provided and confidence to this objective provided and confidence to the product provided and confidence to this objective provided and confidence to this objective provided and confidence to this objective provided to people with a school or the objective provided to people with a school or the objective provided to people with a school or the objective provided to people with a school or the objective provided to people with a school or the objective provided to people with a school or the objective provided to people with a school or the objective provide	Ĺ			-								
Positive impact Positive inferior dealer Positive impact P	٨				+	0			-			
equality and access to the location/layout of new development and and access to the location population; and additives and facilities and and accessible services and facilities and and accessible services and facilities are development where it is received from the location population; and by client death of properties. Reduce the emission from the location population; and and the located and development where it is received from the product of their population; and order or development where it is received from a properties. Reduce the emission from the location properties and development where it is received from the location properties. Reduce the emission from the location properties and that promine properties and development where it is received the properties and development where it is received by the location properties. Reduce the Promete transport of the location properties and development where it is received by the location properties. Reduce the Promete transport of the location properties and development where it is received by the location properties. Reduce the reduce or mitigate greenhouse gas and that reduce or mitigate greenhouse gas are mission from an ideal service of the location properties. The Reduce or mitigate greenhouse gas and that reduced the location properties. The Reduce or mitigate greenhouse gas and decidions should be be possible to the location properties. The Reduce or mitigate greenhouse gas and decidions should be be possible to the location properties. The Reduce or mitigate greenhouse gas and decidions should take account of the location properties. The Reduce or mitigate greenhouse gas and decidions should take account of the location properties. The Reduce or mitigate greenhouse gas and decidions should take account of the location properties. The Reduce or mitigate greenhouse gas and decidions should take account of the location properties. The Reduce or mitigate greenhouse gas and decidions should take account of the location properties. The Reduce or	KE		ive im		Positive impact likely	No significa no clear link	œ.	Uncertain or insufficient information	Negative	impact likely	Very negative in likely	Positive or negative impact depending on how it is implemented
and access enter the control population: to all for the food population: Provide accessible services and facilities Provide affordable housing to meet development that the produce affordable housing to meet demand, affordable housing to meet affordable housing to meet demand, affordable housing to meet and ordal affordable housing to meet and ordal affordable housing to meet and ordal affordable housing to meet affordable and ordal affordable housing to meet and ordal affordable housing to meet affordable and ordal affordable housing to meet affordable housing to meet affordable house and decisions broud to the control meet of detail and ordal affordable house and decisions broud to the we been food affordable house and decisions broud to the ordal affordable house and decisions broud to the properties to afford the same demand that generic criteria which and ordal affordable house and decisions broud the popular to make the properties and decisions broud to the												
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Promote the safety and security for and that 'planning policies should ome people and/or property. Promote the safety and security for and that 'planning policies should ome people and/or property. Promote the safety and security for an entry promine source of land uses within their and so impacts on this objective and entry security for a month property. Reduce the The NPP also requires that for larger scale developments, key facilities such a so stook and loss allows and so should nave and evelopment where it is a school on the same lead to accessible by public transport, walking a permanent and positive long term impacts on this objective and evelopment and oppication of the value of the same lead of detail and evelopment where it is accounted the same lead of detail and evelopment where the supports sustainable in supports sustainable forms of rawel; In the NPP also requires that for all suspice to require that for all evelopment, plans a standard that such richeral would a sustainable forms of rawel; In the NPP also requires that for all evelopment and opsitive long term impacts on this objective. In transport a sustainable forms of rawel; In the NPP also requires that for all evelopment of rewell transport and protection that the NPP also requires that for all evelopment and positive long which the forporturities for sustainable travel options; In the NPP also requires that for all evelopment and positive long whether 'opporturities for sustainable terwel options; In the NPP also requires that for all evelopment and positive long whether 'opporturities for sustainable terwel options, and the located and evelopment which generate the emissions from all surces; Relying on this objective. In the NPP also requires that evel to repetit the termed to this objective. Relying on this objective that evel to repetit the red to repetit the red to repetit the red to red to the red to the red to red to the red to the red to red to the red to red to the red t				demand	;		designed w	there practical to consider		inequality and	ensuring services	positive and permanent long term
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for the likely effects of climate change; states that 'encouragement should be foreigness and development would seek to given to solutions which support reduce the need to travel, which		greenhouse	•	Plan or i	implement adaptation me	asures	impacts on	this objective. The NPPF		to location/layo	out of new	location/layout of new development
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	Very positive impact likely	ive impa	act	Positive impact likely	No significant no clear link		effect /	Uncertain or insufficient information	Negativ	Negative impact likely	Very negative impact likely	npact	Positive or negative impact depending on how it is implemented
0 0 0 2 2	climate change and deliver a managed response to its effects		renewable, lo technologies; Promote sust: materials that and conseque Adhere to the	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.	ouilding risks nge; nergy		reductions in emissions'. measures in greenhouse promotion of travel, there permanent I objective.	reductions in greenhouse gas emissions'. Together with various other measures in the NPPF to combat greenhouse gas emissions, including promotion of sustainable forms of travel, there would be positive and permanent long term impacts on this objective.	ler .	would in turn help to reduce vehicle emissions and have positive and permanent long term impacts on this objectiv	would in turn help to reduce vehicle emissions and have positive and permanent long term impacts on this objective.		emissions and have a positive and permanent long term impact on this objective.
	Conserve or enhance green infrastructu re, bio- diversity, geodiversit y, flora and fauna for accessible high quality and connected natural environme		Protect and e nationally sign habitats within and SSSIs; Protect and e nature conser Create new an / geodiversity Improve conrinfrastructure environment; Provide opposaccess the na	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 >	0	No significar	No significant impact/clear link.	0	No significant	No significant impact/clear link.	0	No significant impact/clear link.
	Use land resources efficiently and safeguard their quality		Re-use Preven land an contarr Safegui and mc Protect Safegui encours	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use.		0	No significar	No significant impact/clear link.	0	No significant i	No significant impact/clear link.	0	No significant impact/clear link.
	Improve water efficiency and quality	• •	Conser Improv ground	Conserve water resources and quality; Improve the quality of rivers and groundwaters.		0	No significar	No significant impact/clear link.	0	No significant i	No significant impact/clear link.	0	No significant impact/clear link.
	Reduce waste generation and increase	• •	Promote r recycling o Promote a efficiency.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.		0	No significar	No significant impact/clear link.	0	No significant i	No significant impact/clear link.	0	No significant impact/clear link.

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KE	very positive impact likely	e Impact	Positive impact likely	No significant no clear link	E	_	Oncertain insufficient information	Negative	Negative impact likely	very negative impact likely	pact	Positive or negative impact depending on how it is implemented
	level of reuse and recycling											
12	Improve air quality	Reduce all activities; Minimise a from new reducing to low emissi Support the low emissi Improve a prevent ne Avoid loca could nega existing por result in ne of future o Promote s transport to of the car.	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.	rrent + so air gh sh; ide it tity; sas of wuld ealth d use		Using the NPPF to guide accrelation to location/layout of development would have portoperment long term impactobjective. The NPPF seeks to that opportunities for sustain transport modes have been a The NPPF also requires that developments should be loc designed where practical to priority to pedestrian and cy movements, and have access quality public transport facility	Using the NPPF to guide accessibility in relation to location/layout of new development would have positive and permanent long term impacts on this objective. The NPPF seeks to ensure that opportunities for sustainable transport modes have been taken up'. The NPPF also requires that developments should be located and designed where practical to 'give priority to pedestrian and cycle movements, and have access to high quality public transport facilities'.	+	It is assumed that generic criter would include the need to reductravel, which would in turn help to reduce vehicle emissions, which would have positive and permanent long term impacts of this objective.	It is assumed that generic criteria would include the need to reduce travel, which would in turn help to reduce vehicle emissions, which would have positive and permanent long term impacts on this objective.	+	it is assumed that detailed local criteria would include consideration of the need to reduce travel and promote sustainable forms of transport, and that consideration would be given to impacts on air quality. On this basis there would be a positive and permanent long term impact on this objective. This would be particularly welcome given that there are problems with air quality in certain parts of York.
133	Minimise flood risk and reduce the impact of flooding to people and property in York	Reduce Ensure does n Deliver sustain (SuDs).	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).	d risk; d risk; ign		No significant ir	No significant impact/clear link.	0	No significant impact/clear link.	npact/clear link.	0	No significant impact/clear link.
14	Conserve or enhance York's historic environme nt, cultural heritage, character and setting	Preserve characte Promote Preserve non-des setting; Preserve which cc Characte the Heri	Preserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Toxic Paner.	c city; 0 dd dd 3 their ts		No significant ir	No significant impact/clear link.	0	No significant impact/clear link.	npact/clear link.	0	No significant impact/clear link.
15	Conserve	• Conser	Conserve or enhance the landscape	0		No significant in	No significant impact/clear link.	0	No significant impact/clear link.	npact/clear link.	0	No significant impact/clear link.

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and enhance York's natural and	 including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context 	
built landscape	with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.	
NPPF led/generic criteria	riteria	Relying on the NPPF to guide accessibility in relation to location/layout of new development would have a number of positive impacts., including
		those on the environment since the NPPF seeks to locate development where it is accessible by public transport and to give priority to pedestrian and cycle movements where possible. These would benefit the environment.
		Using generic criteria would have some positive environmental impacts but also some uncertain impacts as it is uncertain whether generic criteria could include sufficient detail to address some location-specific factors such as inequality.
Preferred Approach	Preferred Approach – detailed local criteria	The preferred approach has a number of positive impacts. There would be positive impacts on the environment since it is assumed that local policies for new development would encourage use of
		sustainable modes of transport, help to reduce reliance on the car, with subsequent environmental benefits. • Economic benefits would occur on the assumption that local criteria would encourage use of sustainable forms of transport and thereby
		help to give the public of York as much access as possible to employment opportunities, which would help to create growth. There would also be positive social impacts with local criteria ensuring that the location/layout of new development contributes to
		maximising accessibility to key services.
Recommendations		The preferred approach has significantly greater sustainability benefits, with no adverse impacts, compared to the alternatives and is therefore recommended

S	ustainable	E E	Sustainable modes of transport				
AS .	SA Objective			Option 1: Local policies for new development to give priority to car-based transport		Option 2: Local policies for new development to give equal priority to carbased and more sustainable forms of transport, such as public transport, walking and cycling	Option 3 Local policies for new development to give priority to more sustainable forms of transport, such as public transport, walking and cycling
Н	To meet the diverse housing needs of the population	• • •	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need;	0 No clear link	0	No clear link	0 No clear link

λΞ	‡ >		1		0	/ 1000		-	in the second			
KE	very positive impact likely	we III	раст	Positive impact likely	No significant no clear link	епест /	or insufficient information	Negativ	Negative impact likely	very negative impact likely	npact	Positive or negative impact depending on how it is implemented
	in a sustainable way.	• •	Deliver needs or Deliver property Travelle	Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople.	and							
2	Improve the health and well- being of York's population		Avoid locating environment negatively im Improve acce functional op Promotes a h access to leisi cycling) Improves acc Provides or p for residents; Ensure that le contaminatio unacceptable	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional openspace Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling) Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health.	·	Giving priority to car based transport would increase vehicle emissions, which would very negatively impact upon the health and well-being of the population of York. Such negative impacts would be permanent.	car based ncrease vehicle would very upon the health the population of ve impacts would	+	There would be both positive and negative, long term, and permanent impacts on this SA objective. Giving equal priority to car-based transport alongside public transport, walking and cycling will encourage continued use of the car, with associated negative impacts on human health from vehicle emissions. However, walking and cycling would improve health and well being of population of York.		+	By giving priority to walking and cycling, there will be long term and permanent positive impacts. In addition, this option will help to reduce vehicle use, which will in turn help to lower vehicle emissions.
к	Improve education, skills developme nt and training for an effective workforce	• • •	Provide opportu Support educatii continu Provide opportu	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.		based transport would continue to exacerbate problems for those who don't have use of a car in relation to ensuring good access to education and training opportunities. There would therefore be negative and permanent long term impacts on this objective.	Continuing to give priority to car based transport would continue to exacerbate problems for those who don't have use of a car in relation to ensuring good access to education and training opportunities. There would therefore be negative and permanent long term impacts on this objective.	+	Giving equal priority to car-based and public transport, walking and cycling would have some positive impacts in relation to increasing public access to education and training. There would therefore be positive and permanent long term impacts on this objective.	rity to car-based ort, walking and re some positive in to increasing education and rould therefore ermanent long this objective.	+ + + + + + + + + + + + + + + + + + + +	Giving priority to public transport, walking and cycling will help to ensure equal access to education and training and thereby have permanent and positive long term impacts on this objective.
4	Create jobs and deliver growth of a sustainable , low carbon and inclusive economy		Help dell success succ	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.	1	Local policies for new development giving priority to car-based transport might exclude those who don't own a car from access to employment opportunities and therefore not deliver a flexible workforce. This would have negative and permanent long term impacts on this objective.	Local policies for new development giving priority to car-based transport might exclude those who don't own a car from access to employment opportunities and therefore not deliver a flexible workforce. This would have negative and permanent long term impacts on this objective.	+	Local policies for new development giving equal priority to car based and public transport, walking and cycling would help to ensure that the population of York has good access to new employment developments. This would help to deliver a flexible workforce and contribute to growth, and have positive and permanent long term impacts on this objective.		+	Local policies for new development giving priority to public transport, walking and cycling will help to increase access to jobs, which would help to deliver a flexible workforce and contribute to growth. This would have a positive and permanent long term impact upon this objective.
2	Help	•	Address	Address existing imbalances of equality,	1	Giving priority to car based	car based	+	Giving equal priority to car-based	rity to car-based	+	Local policies for new development giving

٨			+	0		٠			1		
KE	Very positive impact likely	ive impact	Positive impact likely	No significant eff no clear link	nt effect /	Uncertain insufficient information	Negativ	Negative impact likely	Very negative impact likely	mpact	Positive or negative impact depending on how it is implemented
	deliver	depriv	deprivation and exclusion across the	he	transport m	transport may increase inequality		and public transport, walking and	ort, walking and	a	priority to public transport, as well as
	equality	city;			because of \	because of varying access to cars.		cycling will have some positive	some positive	5	walking and cycling would help to ensure
	and access	Provide	Provide accessible services and facilities	ilities	Therefore th	Therefore there would likely to be		impacts in relation to providing	n to providing	ند	that people have equal access to services
	to all	for the	for the local population;		negative pe	negative permanent and long term		accessible services and facilities	ss and facilities	מ	and thereby have positive and permanent,
		Provide	Provide affordable housing to meet	it.	impacts on i	impacts on this objective.		and addressing issues of equality.	sues of equality.		long term impacts on this objective.
		demand;	;pr					There would therefore be some	efore be some		
		Help re	Help reduce homelessness;					positive and permanent long	nanent long		
		Promo	Promote the safety and security for	ير				term impacts on this objective.	this objective.		
		people	people and/or property.								
9	Reduce the	Deliver	Deliver development where it is	,	Giving priori	Giving priority to car based	+	Giving priority to the car, as well	the car, as well	\$ ‡	Significant positive, permanent and long
	need to	22000	paidlew troascrt aldia vd oldissesse	ring.	tranchart W	transport would be directly		gaillew tronsnert pilding of se	nort walking		term impacts on this SA objective through
	travel and	C TO TO	accession by passing anapolic, walling	44°	contrant to	contrant to this CA objective and so		and cycling will have both	porc, marrie	, ,	giving priority to public transport walking
	מומ כו	allacy	cillig to illillilling the ase of	בוע	Collicially Co	os alla sono de silla so		מוומ כאכווווק, איווו ו	יייי ביייי	Φ	The product to public dailabolt, walnus
	neilvei a	car,			would liave	would flave significant, folig term		positive and negative, long term	anve, long term	σ	and cycling.
	sustainable	• Delive	Deliver transport infrastructure which	nich	and permar	and permanent negative impacts.		and permanent impacts on this	mpacts on this		
	integrated	oddns	supports sustainable travel options;	S;				objective.			
	transport	• Promo	Promote sustainable forms of travel:	· · a							
	network		מיני ממזיים יויים מינילים מינילים יויים מינילים מינים מינילים מינים מינים מינים מינילים מינילים מינים מינילים מינים מינילים	<u>,</u>							
	400	• Impro	Improve congestion.								
ı					i						
`	0_	• Keduce	Reduce or mitigate greenhouse gas	S	I nere would	There would be significant, long	+	GIVING priority to the car, as well	tne car, as well	ر ‡	Significant positive, permanent and long
	minimise	emissi	emissions from all sources;		term and pe	term and permanent negative		as to public transport, walking	port, walking	٠	term impacts on this SA objective from
	greenhouse	Plan or	Plan or implement adaptation measures	sanres	impacts fror	impacts from giving priority to car		and cycling, will have positive	nave positive	0.0	giving priority to public transport, walking
	gases that	for the	for the likely effects of climate change:	. 000	based transi	based transport on this objective.		and negative, long term and	g term and		and cycling.
			المراغ دالدون ما داللاطور داله	, 20,				()	, d+ 00 d+		.8
	cause	Provid	Provide and develop energy from					permanent impacts on this	cts on this		
	climate	renew	renewable, low and zero carbon					objective.			
	change and	techno	technologies:								
	delivera	- Dromo	Dromoto custainable decima and building	paipli							
	managed	-	or that money the first	نادان							
	0+03000301	וומרעו	materials that mailage the luture hisks	SNS							
	on periodeni	ana co	and consequences or climate change;	ge;							
	its errects	Adhere	Adhere to the principles of the energy	ergy							
		hierarchy.	chy.			1					
∞	Conserve	Protect	Protect and enhance international and	and 0	No significar	significant impact/clear link.	0	No significant impact/clear link.	pact/clear link.	+	There are likely to be beneficial impacts on
	or enhance	nation	nationally significant priority species and	es and						<u>.</u>	the conservation and enhancement of the
	green	habitaı	habitats within SACs, SPAs, RAMSARs	\Rs						_	natural environment through reductions in
	infrastructu	and SSSIs :	SIS							a	emissions. for example, as well as
	re, bio-	• Protec	Protect and enhance locally important	tant						a	encouraging opportunities for interaction
	diversity		indication of the control of the con							-	with nature through green infracture
	arversity,	llatul c	ilatul e collisei Vationi sites (311\cs),							• =	
	geodiversit	• Create	Create new areas or site of bio-diversity	ersity						_	IINKS.
	y, tlora and	/ geod	geodiversity value;								
	tauna tor	• Improv	Improve connectivity of green								
	accessible	infrast	infrastructure and the natural								

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KE	Very positive impact likely	ive imp		Positive impact likely N	No significant effect no clear link	nt effect /	Uncertain insufficient information	Negativ	Negative impact likely	Very negative impact likely	impact	Positive or negative impact depending on how it is implemented
	high quality		environment;	ment;								
	and	•	Provide (Provide opportunities for people to								
	connected		access th	access the natural environment.								
	natural											
	environme											
	nt											
6	Use land	•	Re-use p	Re-use previously developed land;	0	No signific	significant impact/clear link.	0	No significant impact/clear link.	act/clear link.	0	No significant impact/clear link.
	resources	•	Prevent i	Prevent pollution contaminating the								
	efficiently		land and	land and remediate any existing								
	and		contamination;	ination;								
	safeguard	•	Safeguar	Safeguard soil quality, including the best	est							
	their		and mos	and most versatile agricultural land;								
	quality	•	Protect c	Protect or enhance allotments;								
		•	Safeguar	Safeguard mineral resources and								
			encoura	encourage their efficient use.								
10	Improve	•	Conserve	Conserve water resources and quality;	0 '/	No signific	significant impact/clear link.	0	No significant impact/clear link.	vact/clear link.	0	No significant impact/clear link.
	water	•	Improve	Improve the quality of rivers and								
	efficiency		groundwaters.	vaters.								
	and quality											
11	Reduce	•	Promote	Promote reduction, re-use, recovery and	and 0	No significa	significant impact/clear link.	0	No significant impact/clear link.	vact/clear link.	+	The promotion of walking and cycling will
	waste		recycling	recycling of waste;							10	assist with the preservation of fossil fuels.
	generation	•	Promote	Promote and increase resource								
	and		efficiency.	÷								
	increase											
	level of											
	reuse and											
	recvcling											

KΞ	Very positive impact	ve impact	+ Positive impact likely	O No significant	nt effect /	Uncertain or	- Negativ	Negative impact likely	Very negative in	impact	Positive or negative impact depending on
N				no clear link		t informatic	0		300		how it is implemented
12		Red activity of trian Robin Robin	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.		There wou term and p impacts from based trancontrary to transport roof the car.	There would be a significant, long term and permanent negative impacts from giving priority to car based transport on this objective. This option would be directly contrary to promoting a sustainable transport network to minimise use of the car.	+ -	Giving equal priority to car-based and public transport, walking and cycling would have positive and negative, permanent and long term impacts on improving air quality. Car based transport would increase vehicle emissions, but public transport, walking and cycling would help reduce vehicle emissions.	rity to car-based ort, walking and re positive and rent and long improving air d transport ehicle emissions, ort, walking and p reduce vehicle		Giving priority to public transport, walking and cycling based transport would have permanent, long term, permanent and positive impacts on air quality across the City.
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Red Ensı doe Deli sust (Suf	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).	design od risk; sign ss	No signific	No significant impact/clear link.	0	No significant impact/clear link.	pact/clear link.	0	No significant impact/clear link.
14	Conserve or enhance York's historic environme nt, cultural heritage, character and setting	e Prec chai Prec non sett Prec whii	Preserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	ic city; nd nd id their tts	No signific	No significant impact/clear link.	0	No significant impact/clear link.	pact/clear link.	0	No significant impact/clear link.
15	Protect and enhance York's natural and	• Pres inclu • Prot imp	Preserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites;	O	No signific.	No significant impact/clear link.	0	No significant impact/clear link.	pact/clear link.	0	No significant impact/clear link.

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KEA	Very positive impact likely	impact	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
	built	 Promo 	Promote high quality design in context	itext				
	landscape	with it	with its urban and rural landscape and in	and in				
		line wi within	line with the "landscape and Setting" within the Heritage Topic Paper.	1g"				
General	<u>le</u>			Local policies givi through increase access to service	ing priority to car based traised whicle emissions, and he is. This option would be dire	Local policies giving priority to car based transport for new development would have significant adverse impacts upon the through increased vehicle emissions, and hence adverse impacts on air quality and climate change, as well for congestion access to services. This option would be directly contrary to some of the SA objectives, particularly for objectives 6 and 12.	rt would have significant adduality and climate change, SA objectives, particularly it	Local policies giving priority to car based transport for new development would have significant adverse impacts upon the environment through increased vehicle emissions, and hence adverse impacts on air quality and climate change, as well for congestion and equality of access to services. This option would be directly contrary to some of the SA objectives, particularly for objectives 6 and 12.
				Local policies giving priority and negative, permanent a would have positive enviror transport other than the ca	ing priority to both car base rimanent and long term imp tive environmental impacts, the car would also help	ed transport, and public tran pacts. Car use has associater , as would walking and cyclir) to ensure a flexible workfo	isport and walking and cyclii d adverse environmental im rg, including positive impacr rce by ensuring that as man	Local policies giving priority to both car based transport, and public transport and walking and cycling for new developments has both positive and negative, permanent and long term impacts. Car use has associated adverse environmental impacts, whereas prioritising public transport would have positive environmental impacts, as would walking and cycling, including positive impacts on human health. Promoting means of transport other than the car would also help to ensure a flexible workforce by ensuring that as many people as possible have access to
Prefer	Preferred Approach			The environment	tal impacts of the preferred	option are positive since th	is option will help to reduce	The environmental impacts of the preferred option are positive since this option will help to reduce vehicle use, which would impact positively
				on reducing vehi There would be p	icle emissions and have asso positive economic impacts fi	on reducing vehicle emissions and have associated environmental benefits. There would be positive economic impacts from local policies for new deve	fits. evelopment giving priority t	ig vehicle emissions and have associated environmental benefits. Ild be positive economic impacts from local policies for new development giving priority to public transport, walking and cycling. For
				new economic de which would helt	new economic development this would ensu which would help to deliver growth.	ure that as much of the popu	ulation of York as possible h	new economic development this would ensure that as much of the population of York as possible has access to employment opportunities , which would help to deliver growth.
				There would be	positive social impacts throu	ugh more equality of access	and improvements to huma	There would be positive social impacts through more equality of access and improvements to human health through reductions in emissions.
Recon	Recommendations			The preferred ap	proach has significantly gre	ater sustainability benefits,	with no adverse impacts, α	red approach has significantly greater sustainability benefits, with no adverse impacts, compared to the alternatives and is therefore
				recommended.				

J	roviding	ran	Providing Transport Capacity to Accommodate Growt	late Growth								
SA	SA Objective			Option 1: Increase existing		Option 2: Provide new	Opt	Option 3: Increase existing	Optic	Option 4: Provide new	Option	Option 5: Increase existing
				road capacity to	2	road capacity to	cabi	capacity for more	infras	infrastructure for	road ca	road capacity, provide new
				accommodate traffic	ac	accommodate traffic	snst	sustainable modes of	susta	sustainable modes of	road ca	road capacity, increase
				generated by proposed level		generated by new	tran	transport (walking cycling	trans	transport (walking cycling	existing	existing capacity for more
				of growth	d	development (e.g. new	and	and public transport) to	and p	and public transport) to	sustain	sustainable modes of
					2	roads)	ldns	support proposed level of	oddns	support new development	transpo	transport and provide new
							growth	wth	(e.g. I	(e.g. new rail stations, and	infrastr	infrastructure for
									strate	strategic cycle routes).	sustain	sustainable modes of
											transpo	transport to support new
											development.	ment.
П	To meet	•	Deliver homes to meet the needs of the	- Reliance upon	-	Reliance upon new	٠ ،	Impacts on this	+	Providing new	+	This option will
	the diverse		population in terms of quantity, quality;	increasing existing		road capacity would	P	objective are		infrastructure for		have positive, long
	housing	•	Promote improvements to the existing	road capacity would	p	have negative and		uncertain as the		sustainable modes		term and
	needs of		and future housing stock;	have negative and		permanent long		capacity of existing		of transport to		permanent impacts
	the	•	Locate sites in areas of known housing	permanent long term	r.u	term impacts. It		sustainable modes		support new		upon this objective
	population		need;	impacts. It would		would exacerbate		of transport is not		development would		since it will help to

		increase access to	hoice.					is option	e both	put	negative long term	nanent	n this	, on	this is	likely to be positive	ides a	nded	to the	issues of	d well-	ygno	υ	<u>:</u>			plnow uc	access to	ם nd r	which	would have positive	nanent	ı impacts	bjective.							This option would	ורו במאב
	ending on	increase	housing choice.					Whilst this option	could have both	positive and	negative	and permanent	impacts on this	objective, on	balance, this is	likely to b	as it provides a	more rounded	response to the	complex issues of	health and well-	being through	enhancing	accessibility	generally.		This option would	increase access to	education and	training, which	would ha	and permanent	long term impacts	on this objective.							This option wou	וובול ים
	npact dep							+																			+														+	
	Positive or negative impact depending on how it is implemented	have positive and	permanent long	term impacts upon	this objective. It	would help to	increase access to	Providing new	infrastructure for	sustainable modes	of transport to	support new	development would	have positive and	permanent long	term impacts upon	this objective. It	would help to	minimise vehicle	use and in turn	emissions, which	would impact	positively on the	health and well-	being of York's	population.	Providing new	infrastructure for	sustainable modes	of transport to	support new	development would	have a positive and	permanent long	term impact on this	objective since it	would provide	better access to	education, training	and job	Providing new	וווון מארו מרנמו ביו וייי
	mpact							+																			+														+	
1	Very negative impact likely	clear, and whether	this may impact	upon access to	housing choice.			Increasing existing	capacity for more	sustainable modes	of transport to	support proposed	levels of growth	would have positive	and permanent long	term impacts upon	this objective. It	would help to	minimise vehicle	use and in turn	emissions, which	would impact	positively on the	health and well-	being of York's	population.	Impacts on this	objective are	uncertain as the	capacity of existing	sustainable modes	of transport is not	clear,, and whether	this may impact	upon access to	training and	education	opportunities.			Impacts on this	טשוברוועה מוה
	t likely							+																			٠.														ذ	
	or Negative impact likely	problems for those	who don't have a	car by continuing to	prevent access to	housing choice.		Reliance upon new	road capacity would	have negative and	permanent long	term impacts. It	would see an	increase in vehicle	emissions, which	would have	negative impacts on	the health and well-	being of York's	population.							Reliance upon new	road capacity would	have negative and	permanent long	term impacts. It	would exacerbate	existing problems	for those who don't	have access to a car	as a means of	transport in terms	of accessing	education and	training	Reliance upon new	Toda capacity would
	informa							,																			ı															
¢	No significant effect / Uncertain or	exacerbate problems	for those who don't	have a car by	continuing to prevent	access to housing	choice.	Reliance upon	increasing the existing	road capacity would	have negative impacts	and be directly	contrary to this	objective. Such an	approach would	increase car use and	vehicle emissions,	which would adverse	impacts upon the	health and well-being	of the population.						Reliance upon	increasing existing	road capacity would	have negative and		impacts. It would	exacerbate existing	problems for those	who don't have access	to a car as a means of	transport.				Reliance upon	ווורן במאווו ל בעוארוו ול
	No significan no clear link																										,														خ	
+	Positive impact likely	Deliver community facilities for the	needs of the population;	 Deliver pitches required for Gypsies and 	Travellers and Showpeople.			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:	Fusing that land	contamination/pollution does not pose	unacceptable risks to health.						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.								Help deliver conditions for business	Success and mivestiment;
	Very positive impact likely	•	ple	•				•	£	_1	•		• uo			•	•		•								•	'n,	•	me		for	tive	e C							obs •	ָּטֵ בּי
‡	<u> </u>	in a	sustainable	way.				Improve	the health	and well-	being of	York's	population														Improve	education,	skills	developme	ntand	training for	an effective	workforce							Create jobs	מומ מכוו
L	KEA							2																			m														4	

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ending on	access to jobs, which would help to deliver growth and have positive and permanent long term impacts on this objective.	This option would help to deliver equality and acces to all by helping to ensure that the whole of York's population can access housing, jobs, goods and services and leisure facilities etc. There would therefore be positive and permanent long term impacts on this objective.	This option would help to reduce the need to travel by delivering an
act dep		+	+
I Positive or negative impact depending on how it is implemented	sustainable modes of transport to support new development would have a positive and permanent long term impact on this objective since it would help York to get moving and help to ensure that economic growth in York was not inhibited by congestion, both on roads and on existing public transport networks.	for vould seand se	Providing new infrastructure for sustainable modes of transport to
npact		+	+
Very negative impact	uncertain as the capacity of existing sustainable modes of transport is not clear, and whether this may impact upon growth.	Increasing existing capacity for more sustainable modes of transport to support proposed levels of growth would have a positive and permanent long term impact on this approach would help to address inequality and exclusion by giving more people greater access to services/facilities.	Increasing existing capacity for more sustainable modes of transport to
t likely		+	+
or Negative impact likely	have negative and permanent long term impacts on this objective. It would exacerbate problems for those who don't have a car in relation to accessing job opportunities.	Reliance upon new road capacity would have negative and permanent long term impacts. It would exacerbate existing access problems for those who don't have access to a car as a means of transport.	Providing new road capacity to accommodate traffic generated by
Uncertain or insufficient information	road capacity would have uncertain impacts on this objective. Whilst York has a good public transport network, congestion in York is a problem and so it is uncertain what the economic impacts of increasing road capacity would be.	rincreasing existing road capacity would have negative and permanent long term impacts. It would exacerbate existing problems for those who don't have access to a car as a means of transport.	Reliance upon increasing the existing road capacity would have negative impacts
O No significant effect / no clear link	road capacity we have uncertain impacts on this objective. Whils has a good publi transport netwo congestion in Yo problem and so uncertain what i economic impact increasing road capacity would be	Reliance upon increasing exis road capacity have negative permanent lon impacts. It wot exacerbate exit problems for the who don't have to a car as a m transport.	Reliance upon increasing the road capacity v have negative
O No significa no clear link		1.5	1
+ O Positive impact likely No no c	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.	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.	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car;
impact	for the future; for the future; Deliver and prigrowth; Enhance the ci opportunities; Provide the ap for economic g Support existir Promote a low	Address deprivation of the location of the loc	Deliver of accessib and cycl car;
++ Very positive impact likely	growth of a sustainable , low carbon and inclusive economy		Reduce the need to travel and deliver a
KEA			9

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			7	letwork,	9 E	<u> </u>	cts on		<u> </u>											liw r	positive	ve long		t impact	ective.	۽ hand	existing	ing new	ity	ease	issions,	on for	inable	ransport	ice	issions	ombat	ange.	,	this	vould be	as it	end upor	ns of
	nding on		integrated	transport network,	winch would have	positive and	term impacts on	this objective.												This option will	have both positive	and negative long	term and	permanent impact	on this objective.	On the one hand	increasing existing	and providing new	road capacity	would increase	vehide emissions,	but provision for	more sustainable	modes of transport	would reduce	vehicle emissions	and help combat	climate change.		Impacts on this	objective would be	uncertain as it	would depend upon	the locations of
	npact depe																			+																				ć				
 -	Positive or negative impact depending on how it is implemented		support new	development would	nave a positive and	term impact on this	objective. Such an	approach would	help to increase use	of public transport	and reduce reliance	upon the car and	thereby help deliver	an integrated	transport network	and also reduce	congestion.			Providing new	infrastructure for	sustainable modes	of transport to	support new	development would	help to reduce	reliance upon the	car and in turn	reduce vehicle	emissions. This	approach would	have permanent	and positive long	term impacts upon	this objective.					Impacts on this	objective would be	uncertain as it	would depend upon	the locations of new
	npact																			+																				¿				
1	Very negative impact likely	(2000)	support proposed	levels of growin	would flave a	positive all d	term impact on this	objective. Such an	approach would	help to increase use	of sustainable	modes of transport	and reduce reliance	upon the car and	thereby help to	deliver an	integrated transport	network and also	reduce congestion.	Increasing existing	capacity for more	sustainable modes	of transport to	support proposed	levels of growth	would help to	reduce reliance	upon the car and in	turn reduce vehicle	emissions. This	approach would	have permanent	and positive long	term impacts upon	this objective.					Increasing existing	capacity for more	sustainable modes	of transport to	support proposed
	: likely																			+																				+				
	Negative impact likely		new development	would not reduce	meed to traver and	would flot fillings	which would be	directly contrary to	this objective.	There would	therefore be	negative and	permanent long	term impacts on this	objective.					Provide new road	capacity to	accommodate	traffic generated by	new development	could result in	increased car use,	with resultant	increase in vehicle	emissions which	would be directly	contrary and	incompatible with	this objective.	There would	therefore be very	negative and	permanent long	term impacts upon	this objective.	Impacts on this	objective would be	uncertain as it	wonld depend upon	the locations of new
	or		nev	o g		ON I	N A	dire	this	The	the	neg	per	teri	obj					Pro	cab	acc	traf	nev	COL	inci	wit	inci	em	WO	co	inc	this	The	the	neg	per	teri	this		obj	oun	WO	the
د .	Uncertain or insufficient information		irectly	contrary to this	. Such an	approach would	notentially increase	congestion, which is	problem for	York at certain times.	There would therefore	be very negative and	permanent long term	on this						uodn	increasing the existing	road capacity would	have negative impacts	rectly	to this	objective. Such an	plnow u	increase car use and		emissions.										icant ?	impact/no clear link.			
	effect /		and be directly	contrary	approach would	increase	potential	congestic	already a	York at c	There wo	be very r	permane	impacts on this	objective					Reliance	increasin	road cap	have neg	and be directly	contrary to this	objective	approach would	increase	the resul	in vehicle										No significant	impact/n			
	No significant																			ı																				0			_	
0	Positive impact likely No si		Deliver transport infrastructure which	supports sustainable travel options;	Promote sustainable rorms of travel;	on.														Reduce or mitigate greenhouse gas	l sources;	Plan or implement adaptation measures	for the likely effects of climate change;	Provide and develop energy from	nd zero carbon		Promote sustainable design and building	materials that manage the future risks	and consequences of climate change;	Adhere to the principles of the energy										Protect and enhance international and	nationally significant priority species and	habitats within SACs, SPAs, RAMSARs		Protect and enhance locally important
+			eliver transport	pports sustaina	romote sustaina	improve congestion.														educe or mitigal	emissions from all sources;	an or implemer	or the likely effe	rovide and deve	renewable, low and zero carbon	technologies;	romote sustaina	iaterials that ma	nd consequence	dhere to the pri	hierarchy.									rotect and enha	ationally signific	abitats within SA	and SSSIs;	rotect and enha
	impact		•	3 G	· ·	≦ •														•	er	•	£	• P	re	te	• P	Ε	ar	• A	Ē									• P	ű	'n	a	• Pı
‡	Very positive impact likely	,	sustainable	mregrated	transport	V 0														To	minimise	greenhouse	gases that	cause	climate	change and	deliver a	managed	response to	its effects										Conserve	or enhance	green	infrastructu	re, bio-
	KEA																			7																				8				

Pos	Positive impact likely	No significant effect no clear link	ficant e link	/	Uncertain insufficient information	formatic		Negative impact likely	ikely	Very negative impact likely		Positive or negative impact depending on how it is implemented	npact dep	ending on
o se	nature conservation sites (SINCs); Create new areas or site of bio-diversity	versity				2 10	road capacity, such as roads, as to what	city, such	9 8	levels of growth would help to		transport infrastructure as to		new road capacity and new
e e	/ geodiversity value; Improve connectivity of green					22	impacts there may be on the natural	ere may natural	: ŭ w	conserve the natural environment by		what impacts there		infrastructure for sustainable modes
uct.	infrastructure and the natural environment;					<u> </u>	environment.	ent.	. o o	avoiding the need to develop new		natural environment.		of transport as to how this may
op P	Provide opportunities for people to access the natural environment.	g 2							₽.≥:	transport infrastructure. This				impact on the natural
									ى تە ھ	would have positive and permanent long term impacts on this				environment.
_	Re-use previously developed land;		0	No significant	1	ا خ	Impacts upon this		+	existing	خ	Impacts upon this	ė	Impacts on this
	Prevent pollution contaminating the land	the land	.⊑	impact/no cle	no clear link.	0	objective are	are	3	capacity for more		objective are		objective would be
	and remediate any existing contamination:					<u> </u>	uncertain. There may be	Inere	ις O	sustainable modes of transport to		uncertain. Inere may be		uncertain as it would depend upor
	Safeguard soil quality, including the best	he best				. 0	opportunities to re-	ties to re-	s	support proposed		opportunities to re-		the locations of
-	and most versatile agricultural land;	d;				_	use PDL/remediate	emediate	9	levels of growth		use PDL/remediate		new road capacity
	Protect or enhance allotments;						contaminated land	ted land	>	would help to		contaminated land,		and new
a	Safeguard mineral resources and						and protect other	ct other	2	reduce the need for		protect other land		infrastructure for
O	encourage their efficient use.						land such as	as Lutable	⊆ .3	new transport		such as allotments,		sustainable modes
						.0 .	allotments, but this would depend upor	allotments, but this	= 7	mirastructure and		but this would		or transport as to
						, +	would deper the detail of	of of	5 e	amount of new land		detail of proposals		impact on land
							proposals for new	for new	· >	which would need		for new transport		resources.
						_	road infrastructure.	structure.	Ţ	to be developed.		infrastructure.		
									_	This would have				
									<u>a</u>	positive and				
									<u>α</u> ,	permanent long				
									3 7	term impacts upon this objective.				
	Conserve water resources and quality;		0	No significant	1	0	No significant		0		0	No significant	0	No significant
	Improve the quality of rivers and		.⊑	impact/no cle	no clear link	_	impact/no	impact/no clear link	<u>:</u>	impact/no clear link		impact/no clear link		impact/no clear lin
	groundwaters.													
	Promote reduction, re-use, recovery and		0	No significant		-	Additional road		+	Increasing existing		Providing new		Providing new
č	recycling of waste;		2.	impact/no cle	no clear link		capacity could see	onld see	ö	capacity for more		infrastructure for		infrastructure for
4	Promote and increase resource					10	an increase in	e in	S	sustainable modes		sustainable modes		sustainable modes
~	efficiency.					_	resource u	resource use, which	0	of transport to		of transport to		of transport and
						_	would have	e.	S	support proposed		support new		new road capacity
						_	negative impacts	npacts	<u>a</u>	levels of growth		development could		could result in the
						_	upon this objective	objective	3	would help to		see an increase in		increased resource
			_											

_		7	areas at	oding,	uld have	힏	t long	acts upon	tive.				n would	sitive or	mpact	uodn 8	tation.	f new	acity and	ture coul	ō	ork's		ent,	eritage,	and	have	npacts	uodn 8	oę		n would	sitive or	mpact	uodn 8	tation.	f new	acity and	ture coul	ō	ork's	nd built	ent.		
	nding on		located in areas at	risk of flooding,	which would have	positive and	permanent long	term impacts upon	this objective.				This option would	have a positive or	negative impact	depending upon	implementation.	Impacts of new	roads capacity and	infrastructure coul	conserve or	enhance York's	historic	environment,	cultural heritage,	character and	setting or have	adverse impacts	depending upon	the detail of	proposals.	This option would	have a positive or	negative impact	depending upon	implementation.	Impacts of new	roads capacity and	infrastructure could	conserve or	enhance York's	natural and built	environment.		
	pact depe												_																			_													
 -	Positive or negative impact depending on how it is implemented		risk of flooding, or	that mitigation	would be provided	to minimise flood	risk and so on this	basis there would	be positive and	permanent long	term impacts on this	objective.	This option could	have a positive or	negative impact	depending upon	implementation.	New infrastructure	for sustainable	modes of transport	could conserve or	enhance York's	historic	environment,	cultural heritage,	character and	setting or have	adverse impacts	depending upon the	detail of proposals.		This option could	have a positive or	negative impact	depending upon	implementation.	New infrastructure	for sustainable	modes of transport	could conserve and	enhance York's	natural and built	landscape or have	adverse impacts,	depending upon the
	impact												_																			_													
*	Very negative i												No significant	effects/no clear link																		No significant	effects/no clear link												
	t likely												0																			0													-
	Negative impact likely		mitigation would be	provided to	minimise flood risk	and so on this basis	there would be	positive and	permanent long	term impacts on this	objective.		This option could	have a positive or	negative impact	depending upon	implementation.	New road	infrastructure could	conserve or	enhance York's	historic	environment,	cultural heritage,	character and	setting or have	adverse impacts	depending upon the	detail of proposals.			This option could	have a positive or	negative impact	depending upon	implementation.	New road	infrastructure could	protect and	enhance York's	natural and built	landscape or have	adverse impacts,	depending upon the	detail of proposals.
	or rmation		m;	pro	π	anc	the	bos	per	teri	obj	•	Thi	hav	neg	dek	im	Ne	infr	co	ent	hist	en/	Cul	cha	set	adv	dek	det			Ţ	hav	neg	dek	im	Ne	infr	pro	en	nat	lan	adv	dek	det
	in ent infor												_																			_													
<u>۰</u>	No significant effect / Uncertain or no clear link												No significant	impact/no clear link																		No significant	impact/no clear link												
	gnificant ar link												0																			0													
+	Positive impact likely												Preserve or enhance the special	character and setting of the historic city;	Promote or enhance local culture;	Preserve or enhance designated and	non-designated heritage assets and their	setting;	Preserve or enhance those elements	which contribute to the 6 Principle	Characteristics of the City as identified in	the Heritage Topic Paper.										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.						
	/e impac												•	J	•	•	_	J,	•													•	_	•	_	•									
‡	Very positive impact likely	,	and	property in	York								Conserve	or enhance	York's	historic	environme	nt, cultural	heritage,	character	and setting											Conserve	and	enhance	York's	natural and	built	landscape							
L	KEA												14																			15													

		<u>_</u>
Appendix 1: Local Plan SA - Policy Alternatives Appraisal Draft April 2013		or Negative impact likely Very negative impact Positive or negative impact depending on likely on Iikely how it is implemented
Apprais	_	Positi how i
olicy Alternatives A	***	Very negative impact likely
ix 1: Local Plan SA - I		Negative impact likely
Append	خ	Uncertain or insufficient information
	0	No significant effect / no clear link
	+	Positive impact likely
	‡	Very positive impact likely
	,	KEA

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

De	termining	J Ar	Determining Areas for Development and Associated Transport Needs	soci	ated Transport Needs				
SAC	SA Objective			Optio	Option 1: Rely on NPPF policies to guide transport related development (no policy option) allocations to guide transport related development	Optio alloca devel	Option 2: Provide generic local criteria/site allocations to guide transport related development	Optic criter trans	Option 3: Provide detailed local criteria/site allocations to guide transport related development
1	To meet the diverse housing needs of the population in a	• • • •	Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the	0	No significant effect/no clear link.	+	There is an opportunity to ensure that new development is adequately related to and served by, public transport to encourage more sustainable travel patterns.	+	There is an opportunity to ensure that new development is adequately related to and served by, public transport to encourage more sustainable travel patterns.

	:			c						l.	
KEA	Very positive impact	/e impact	t Positive impact likely	No significant no clear link	cant effect ik	t / Uncertain or insufficient information	Negative ir	Negative impact likely	Very negative impact likely	Positive how it i	Positive or negative impact depending on how it is implemented
					_						
	sustainable	_	needs of the population;								
	way.	•	Deliver pitches required for Gypsies and Travellers and Showpeople.	s and							
2	Improve	•	Avoid locating development where	a			ذ	It is uncertair	It is uncertain whether generic	+	Detailed local criteria/site
	the health	a	environmental circumstances could	о <u>Э</u>				criteria/site	criteria/site allocations would include		allocations to guide transport
	and well-	<u> </u>	negatively impact on people's health;	Ith;				consideration	consideration of factors such as air		related development would seek
	York's	•	Improve access to openspace / muti- functional openspace	<u></u>				therefore uncertain	acts on this objective are		to avoid locating development
	nonulation	•	Idiliculoilai operispace Dromotor a boalthior lifortulo though	<u>.</u>							circumstances could pegatively
		•	access to leisure opportunities (walking /	ıgıı Ikina /							impact on people's health. This
		5 6	access to reisal e opportaments (we	/ 9							would have a positive and
		•	Improves access to healthcare:								permanent long term impact
		•	Provides or promotes safety and security	ecurity							upon the health/well-being of
		٢	for residents;								York's population.
		•	Ensure that land								
		ŭ	contamination/pollution does not pose	pose							
		<u></u>	unacceptable risks to health.								
3	Improve	•	Provide good education and training	0 gu	No si	No significant effect/no clear link.	0	No significan	No significant effect/no clear link.	0	No significant effect/no clear link.
	education,	0	opportunities for all;								
	skills	•	Support existing higher and further	_							
	developme	ű.	educational establishments for								
	ntand	ŭ	continued success;								
	training for	•	Provide good anality employment								
	an effective		opportupities available to all								
	workforce)									
4	Create jobs	•	Help deliver conditions for business	0 8	No si	No significant effect/no clear link.	0	No significan	No significant effect/no clear link.	0	No significant effect/no clear link.
	and deliver	15	success and investment:)	•		
	growth of a	•	Deliver a flexible and relevant workforce	rkforce							
	sustainable	Ę	for the future;								
	, low	•	Deliver and promote stable economic	mic							
	carbon and	5.0	growth;								
	inclusive	•	Enhance the city centre and its								
	economy	0	opportunities for business and leisure;	ure;							
		•	Provide the appropriate infrastructure	ture							
		ت	for economic growth;								
		•	Support existing employment drivers;	ers;							
		•	Promote a low carbon economy.								
2	Help	•	Address existing imbalances of equality,	ality, +	The !	The NPPF requires that the transport	خ	It is uncertain	It is uncertain whether generic	+	Detailed local criteria /site
	deliver	0	deprivation and exclusion across the	he	syste	system needs to be balanced in favour of	rof	criteria/site	criteria/site allocations would include		allocations to guide transport
	equality	Ū	city;		susta	sustainable transport modes, giving		consideration	consideration of the need to ensure		related development would seek
	and access	•	Provide accessible services and facilities	ilities	beob	people choice about how they travel and	pue	that transpor	that transport related development is		to ensure that transport related
	to all	fc	for the local population;		also s	also about maximising access to travel		easily accessible.	ble.		development was in accessible

	++			+	c		2					
KEA	Very positive impact likely	ve imp	oact	Positive impact likely	No significant effect no clear link	ant effect /	/ Uncertain or insufficient information	Negative impact likely	npact likely	Very negative impact likely	Positive how it is	Positive or negative impact depending on how it is implemented
		• • •	Provide a demand; Help redu	Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property.		This wou good acc have a p impact c	This would help to ensure that there is good access to services and facilities and have a positive and permanent long term impact on this objective.	s ind erm				locations and thereby have a positive and permanent long term impact on this objective.
9	Reduce the need to travel and deliver a sustainable integrated transport network		Deliver accessi and cyv car; Deliver suppor Promo Improv	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion.	+ +	NPPF re should c within to encoura for emp educatic also recr have an facilitati to 'supp which for modes c would ho long terrilong	NPPF requires that 'planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.' The NPPF also recognises that transport policies have an important role to play in facilitating sustainable development and to 'support a pattern of development which facilitates the use of sustainable modes of transport'. Such requirements would have a positive and permanent long term impact on this objective.	PPF straightformund	It is uncertain criteria/site al new transport sufficient deta this objective.	It is uncertain whether generic criteria/site allocations in relation to new transport development would have sufficient detail to ensure fulfilment of this objective.	+	Detailed local criteria /site allocations to guide transport related development will help to ensure that transport related development is easily accessible and helps to reduce the need to travel, and contributes to a sustainable integrated transport network. This would have positive and permanent long term impacts on this objective.
7	To minimise gases that cause climate change and deliver a managed response to its effects		Reduce or emissions Plan or im for the like Provide ar renewable technolog Promote s materials and conse Adhere to hierarchy.	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.	ures ge; ding ks	No signi	significant effect/no clear link.	0	No significar	No significant effect/no clear link.	0	No significant effect/no clear link.
∞	Conserve or enhance green infrastructu re, biodiversity, geodiversit y, flora and fauna for accessible high quality		Protect and nationally shabitats will habitats will and SSIs; Protect and nature con Create new / geodivers Improve ccinfrastructtenneenvironme	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;	hnd + s and s and nt ut	The NPPF the natur of measu environm for new d requirem permanel objective.	The NPPF seeks to conserve and enhance the natural environment through a range of measures and that land with the least environmental value should be allocated for new development. These requirements will have a positive and permanent long term impact on this objective.	nnce ?	It is uncertai criteria/site consideratio protection o	It is uncertain whether generic criteria/site allocations would include consideration of factors such as protection of the natural environment.	+	It is assumed that detailed local criteria /site allocations to guide transport related development would ensure that the natural environment was not adversely affected. On this basis there would be a positive and permanent long term impact on this objective.

U	-			4	c		C						
Very positive impact likely	ositiv	e imp	pact	Positive impact likely	No significant eff no clear link	nt ef	fect /	Uncertain or insufficient information	Negative i	Negative impact likely	Very negative impact Filikely	Positive how it is	Positive or negative impact depending on how it is implemented
and connected natural environme nt	pa:	•	Provide access t	Provide opportunities for people to access the natural environment.									
Use land resources efficiently and safeguard their quality	d tty ird	• • • • •	Re-use previous Prevent pollutic land and remec contamination; Safeguard soil c and most versa Protect or enha Safeguard mine encourage their	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.	+ s pest		The NPPF seeks to conse the natural environment PDL, remediate derelict I appropriate and to allocs least environmental valu development. These req have a positive and perm impact on this objective.	The NPPF seeks to conserve and enhance the natural environment and to re-use PDL, remediate derelict land where appropriate and to allocate land with the least environmental value for development. These requirements will have a positive and permanent long term impact on this objective.	c	It is uncertain whethe criteria/site allocation consideration of facto need to re-use PDL, o agricultural land etc	It is uncertain whether generic criteria/site allocations would include consideration of factors such as the need to re-use PDL, or to safeguard agricultural land etc	+	It is assumed that detailed local criteria /site allocations to guide transport related development would seek to re-use PDL where possible, prevent any pollution which may arise from such development contaminating the land, and to protect land such as agricultural and allotments. There would therefore be positive and permanent long term impacts upon this objective.
Improve water efficiency and quality	e ıcy ality	• •	Conserve wate Improve the qu groundwaters.	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	lity; 0	S		significant effect/no clear link.	0	No significar	No significant effect/no clear link.	0	No significant effect/no clear link.
Reduce waste generation and increase level of reuse and recycling	tion fe ind	• •	Promote recycling of Promote a Promote a efficiency.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	y and 0	2		significant effect/no clear link.	+	Criteria whic transport de contribute tr resources.	Criteria which encourage public transport development and use would contribute to the preservation of finite resources.	+	Criteria which encourage public transport development and use would contribute to the preservation of finite resources
quality	e air		Reduce al activities; Minimise from new reducing low emiss Support t low emisse Improve a prevent n Avoid loc; Avoid loc; Avoid loc; Avoid loc; Avoid loc; Avoid loc;	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	rrent + o air ide it it issof		ne NPPF seel imate chang anning auth anning auth svelopment i velopment ill have positirm impacts	The NPPF seeks to meet the challenge of climate change and requires that local planning authorities should 'plan for new development in locations and ways which reduce greenhouse gas emissions'. This will have positive and permanent long term impacts on improving air quality.	of ?	It is uncertai criteria/site. consideratio need to loca could negati away from a	It is uncertain whether generic criteria/site allocations would include consideration of factors such as the need to locate development where it could negatively impact on air quality or away from areas of poor air quality.	+	Detailed local criteria /site allocations to guide transport related development could seek to locate development where it would not adversely impact air quality, or to be located in areas of existing poor air quality, unless there was mitigation to combat any adverse impacts. On this basis there would be a positive and permanent long term impact on this objective.

	Positive or negative impact depending on how it is implemented		It is assumed that detailed local criteria /site allocations to guide transport related development would seek to locate development away from areas of flood risk, which would have a positive and permanent long term impact on this objective.	It is assumed that detailed local criteria /site allocations to guide transport related development would seek to avoid adverse impacts upon York's historic environment.	It is assumed that detailed local criteria /site allocations to guide transport related development would seek to locate development away from areas of landscape value, and to avoid geologically important sites. On this basis there would be a positive and permanent long term impact on this objective.	the SA objectives. No adverse impacts that the preferred approach does and suld include sufficient detail to factor at would adversely impact upon the cations would include sufficient detail
	Very negative impact likely		this uncertain whether generic criteria/site allocations would include consideration of factors such as flood risk and the need to ensure that development location and design does not negatively impact on flood risk.	tr is uncertain whether generic criteria/site allocations would include consideration of factors such as the need to avoid adverse impacts on York's historic environment.	th is uncertain whether generic criteria/site allocations would include consideration of factors including the need to protect areas of landscape value, and other land such as geologically important sites.	Option 1 has positive impacts on the SA objectives since the NPPF mirrors the approach of a number of the SA objectives. No adverse impacts were identified from this option, although it is recognised that NPPF does not include the level of detail that the preferred approach does and cannot therefore take account of particular local issues affecting York. Option 2 has largely uncertain impacts as it is uncertain whether generic local criteria/site allocations would include sufficient detail to factor in considerations such as protection of the environment, minimising flood risk, avoiding development that would adversely impact upon the health and well-being of the population, protection of the landscape etc The preferred option has a number of nocitive impacts. It is assumed that detailed local criterial/site allocations would include sufficient details.
	Negative impact likely		Corrigion Correction C	Critical Cri	critical control contr	since the Nognised that soues affectigated in wheth nument, minimosed the land
<u>.</u>	ect / Uncertain or insufficient information		In relation to flood risk the NPPF requires that development should be directed away from areas at highest risk of flooding, but where development is necessary to ensure that it can be made safe without increasing flood risk elsewhere. These requirements would have a positive and permanent long term impact on this objective.	The NPPF seeks to conserve and enhance the historic environment which would mirror the approach of this objective and have permanent and positive long term impacts on this objective.	The NPPF seeks to conserve and enhance the natural environment through a range of measures and that land with the least environmental value should be allocated for new development, and to seek to avoid development in areas of high landscape value. These requirements will have a positive and permanent long term impact on this objective.	Option 1 has positive impacts on the SA objectives since the NPPF mirrors were identified from this option, although it is recognised that NPPF does cannot therefore take account of particular local issues affecting York. Option 2 has largely uncertain impacts as it is uncertain whether generic lin considerations such as protection of the environment, minimising flooc health and well-being of the population, protection of the landscape etc
l	No significant eff no clear link		that the the the the the the the the the th	+ + 	+ of for for for for for for for for for	Option 1 were ide cannot tl Option 2 in consid health ar
	Positive impact likely No significa no clear link	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.	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).	Preserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	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.	
	e impact	existing por result in n of future of Promote s transport of the car.	Reduce Ensure- does no Deliver sustains (SuDs).	Preserv charact Promot Preserv non-des setting: Preserv which c Charact the Her the Her	Preserv includin Protect imports Promot with its line with within the withi	
	Very positive impact		Minimise flood risk and reduce the impact of flooding to people and property in York	Conserve or enhance York's historic environme nt, cultural heritage, character and setting	Protect and enhance York's natural and built landscape	General General Preferred Annroach
	KEA		13	14	15	General

ositive impact likely
+ 4

_ '	++	+	0	خ		1	_	
KEA	Very positive impact	Positive impact likely	No significant effect /	Uncertain or	or Negative impact likely	Very negative impact	Very negative impact Positive or negative impact depending on	
l	likely		no clear link	insufficient information		likely	how it is implemented	
			to ensure that the	ere were no adverse enviro	nmental impacts from new	transport related developm	to ensure that there were no adverse environmental impacts from new transport related development, or if environmental impacts were	
			unavoidable to in	unavoidable to include adequate mitigation.				
			Social impacts fro	m this option are positive s	since it is assumed that deta	iled local criteria/site alloca	Social impacts from this option are positive since it is assumed that detailed local criteria/site allocations to guide transport related	
			development wou	uld ensure that there is goo	od access to new transport ir	nfrastructure and that it is r	nent would ensure that there is good access to new transport infrastructure and that it is not located where they may be adverse	
			impacts upon human health.	nan health.				
			There are is no sig	gnificant impacts/clear link	is no significant impacts/clear link on the economic objectives from this option.	from this option.		
Reco	Recommendations		The preferred app	proach has significantly grea	ater sustainability benefits, '	with no adverse impacts, cc	The preferred approach has significantly greater sustainability benefits, with no adverse impacts, compared to the alternatives and is therefore	a
			recommended.					

De	mand ma	ana	Demand management - CAR PARKING PROVISION	VISIC	NO		
SA	SA Objective			Option 1:	n 1: Adopt a maximum level of car parking provision	Optio and a devel	Option 2 Adopt another appropriate standards for parking provision and apply them with due regard to the size and nature of the development and local circumstances
1	To meet	•	Deliver homes to meet the needs of the	0	No significant effect/no clear link	0	No significant effect/no clear link
	the diverse		population in terms of quantity, quality;				
	housing	•	Promote improvements to the existing				
	needs of		and future housing stock;				
	the	•	Locate sites in areas of known housing				
	population		need;				
	in a	•	Deliver community facilities for the				
	sustainable		needs of the population;				
	way.	•	Deliver pitches required for Gypsies and				
			Travellers and Showpeople.				
7	Improve	•	Avoid locating development where	0	No significant effect/no clear link	0	No significant effect/no clear link
	the health		environmental circumstances could				
	and well-		negatively impact on people's health;				
	being of	•	Improve access to openspace / multi-				
	York's		functional openspace				
	population	•	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				

L											j.
ΧΞ	Very positive impact	ve impact	+ Positive impact likely	O No significant		effect / Uncertain	or Negative impact likely	Verv neg	negative impact	I Positive or negative impact depending on	
"		-		no clear link		insufficient informatic				how it is implemented	
		un u	unaccentable risks to health.		_						
~	Improve	• Dr.	Provide good education and training	0	_	lo significant offect/no clear link		Nosi	No significant effect /no clear link	o clear link	1
ח	education,		opportunities for all;						, and a second		
	skills	• Su	Support existing higher and further	_							
	developme	eo	educational establishments for								
	ntand	8	continued success;								
	training for	•	Provide good quality employment								
	an effective	op	opportunities available to all.								
7	Create jobs	•	Halp deliver conditions for business	٥		No cignificant offect/no clear link		No ci	No significant offert (no clear link	clear link	1
t	and deliver		rielp deliver conditions for busine			significative effect/ filo creat min.			giiiicaiii eilect/		
	growth of a	•	Deliver a flexible and relevant workforce	rkforce							
	sustainable	ĭ .₽	for the future:	2							
	, low	•	Deliver and promote stable economic	mic							
	carbon and	gr	growth;								
	inclusive	•	Enhance the city centre and its								
	economy	00	opportunities for business and leisure:	sure:							
		• P	Provide the appropriate infrastructure	ture							
		2	for aconomic growth:	2							
		•	Support existing employment drivers:	Pro.							
		•	Promote a low carbon economy.)							
2	Help	• Ad	Address existing imbalances of equality,	uality, 0	Z	o significant effect/no clear link.		0 No si	No significant effect/no clear link	o clear link.	
	deliver	de	deprivation and exclusion across the	he							
	equality	i ii	city:)							
	and access	•	Provide accessible services and facilities	cilities							
	to all	. jo	for the local population:								
		• Pr	Provide affordable housing to meet	ti.							
		de	demand;								
		± •	Help reduce homelessness;								
		• Pr	Promote the safety and security for	J.							
		be	people and/or property.								
9	Reduce the	• De	Deliver development where it is	+		Having a maximum level of parking provision would help to	g provision would help to	I Adop	ting this approa	Adopting this approach to car parking provision could see an	
	need to	ac	accessible by public transport, walking	lking	dis	discourage the use of the car, and in turn encourage use of	in turn encourage use of	incre	ase or decrease	increase or decrease in car use, depending upon the specifics	
	travel and	an	and cycling to minimise the use of the	the the	sns	sustainable forms of transport. This option would also help	is option would also help	of th	e policy and how	of the policy and how it was implemented. Impacts could	
	deliver a	car;	ar;		ţ	to encourage new developments to be accessible by public	to be accessible by public	there	therefore be positive or negative.	or negative.	
	sustainable	• De	Deliver transport infrastructure which	hich	tra	transport rather than the car. There would therefore be	re would therefore be				
	integrated	ns	supports sustainable travel options;	S;	od	ositive and permanent long-term impacts on this objective	impacts on this objective.				
	transport	• Pr	Promote sustainable forms of travel;	el;							
	network	• Im	Improve congestion.								
7	10	• Re	Reduce or mitigate greenhouse gas	+		laving a maximum level of parking provision would help to	g provision would help to	I Adop	ting this approa	Adopting this approach to car parking provision could see an	
	minimise	en	emissions from all sources;		dis	iscourage use of the car, which would have benefits in	ould have benefits in	incre	ase or decrease	increase or decrease in car use, depending upon the specifics	
	greenhouse	•	Plan or implement adaptation measures	asures	hel	helping to reduce vehicle emissions. There would therefore	is. There would therefore	ofth	e policy and how	of the policy and how it was implemented. Impacts could	

1	very negative impact positive or negative impact depending on likely how it is implemented	therefore be positive or negative depending upon levels of vehicle use and subsequent emissions.	No significant effect/no clear link.	No significant effect/no clear link.	No significant effect/no clear link.	No significant effect/no clear link.
			0	0	0	0
	Negative impact likely	impacts on this				
	oncertain insufficient information	oe positive and permanent long term impacts on this objective.	No significant effect/no clear link	No significant effect/no clear link.	No significant effect/no clear link.	No significant effect/no clear link.
	/ ellect	be positive.	No signific	No signific	No signific	No signific
3.	no clear link		0	0	0	0
	rositive impact likely no significal no clear link	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.	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.	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.	Conserve water resources and quality, Improve the quality of rivers and groundwaters.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.
	mpact	• Provide an renewable technologi • Promote s materials t and consec • Adhere to hierarchy.	Protect an nationally habitats w and SSSIs; Protect an nature cor Create new / geodiver: Improve or infrastruct environme environme access the access the	Re-use Prever land al contar Safegr and m Protec Safegr	• Conse • Impro groun	Promote r.recycling oPromote aefficiency.
+	very positive impact likely	gases that cause climate change and deliver a managed response to its effects	Conserve or enhance green infrastructu re, bio- diversity, geodiversit y, flora and fauna for accessible high quality and and environme environme	Use land resources efficiently and safeguard their quality	Improve water efficiency and quality	Reduce waste generation and
λ	KE	W 0 0 0 0 2 L E	000000000000000000000000000000000000000	0	10 II	11 R 8 8 a

L				((
KEA	Very positive impact	ive impact	Positive impact likely	No significant effect no clear link	cant e	_	Uncertain or insufficient information	Negative impact likely	Very likely	Very negative impact	Positive or negative impact depending on how it is implemented
]	(1)								1		
	increase										
	reuse and										
12	+	• Red	Reduce all emissions to air from current	urrent +		laving a maxi	imum level of parking pro	ovision would help to	_	Adopting this approa	Adopting this approach to parking provision could have
	quality	activ	activities;		ਰ	iscourage us	discourage use of the car, which would in turn help to lower	d in turn help to lower		positive or negative i	positive or negative impacts on air quality depending upon
		• Min	Minimise and mitigate emissions to air	o air	š	ehicle emissi	vehicle emissions. This would have resultant positive and	sultant positive and		how the option was i	how the option was implemented. Car use could either be
		fron	from new development (including		آ ۵	ermanent lo	permanent long term impacts upon air quality across York.	r quality across York.		encouraged or discou	encouraged or discouraged depending on the flexibility within
		redu	reducing transport emissions through	ugh 	<u> </u>	his would be	This would be of particular benefit given there are problems	en there are problems		the approach to parking.	ing.
		wol	low emission technologies and fuels);	(Sle	≥	vith air qualit	with air quality in certain parts of York.	.;			
		dns	Support the development of city wide	vide							
		wol	low emission infrastructure;								
		• Imp	Improve air quality in AQMAs and								
		prev	prevent new designations;								
		• Avo	Avoid locating development where it	. !. a							
		1.65	Could pogratively impact on air anality:	lity:							
		, no.	ind fiegativery impact off all que	y,							
		• Avo	Avoid locating development in areas of	as of							
		exis	existing poor air quality where it could	plno							
		resn	result in negative impacts on the health	nealth							
		of fu	of future occupants/users:								
		•		7							
		<u>.</u>	Promote sustainable and integrated	5							
		tran	transport network to minimise the use	e nse							
7	+	100	ol tile cal.	C	t		1 - 1 7 33 -				
T3		• Red	Reduce risk of flooding;	>		o significant	No significant effect/no clear link.		-	No significant effect/no clear link.	no clear link.
	flood risk	• Enst	Ensure development location and design	design							
	and reduce	doe	does not negatively impact on flood risk;	od risk;							
	the impact	• Deli	Deliver or incorporate through design	ign							
	of flooding	SHST	sustainable urban drainage systems) (
	to people	(SuiDs)	150)							
	. pue										
	property in										
	York										
14	Conserve	• Pres	Preserve or enhance the special	0		lo significant	No significant effect/no clear link.		0	No significant effect/no clear link.	no clear link.
		char	character and setting of the historic city;)	-				
	York's	• Pror	Promote or enhance local culture;								
	historic	• Drac	Presente or enhance designated	7							
	environme		non-designated heritage assets and their	d their							
	Can+ 10 + 4	5	ا مدعاق المدحم الدرايطة د مععده ما								
	III, cuitulai	sett	setting;								
	neritage,	• Pres	Preserve or enhance those elements	nts							
	character	whic	which contribute to the 6 Principle	o.							
	and setting	Cha	Characteristics of the City as identified in	ified in							
		the	the Heritage Topic Paper.		_						

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KEA	Very positive impact likely	ve impact	Positive impact likely	No significant effect /	Uncertain or insufficient information	Negative impact likely	Very negative impact likely	Positive or negative impact depending on how it is implemented
] [
15	Protect and	•	Preserve or enhance the landscape	0 No s	ignificant effect/no clear link.		0 No significant effect/no clear link.	:/no clear link.
	enhance	.⊑	including areas of landscape value					
	York's	•	Protect or enhance geologically					
	natural and	<u>.</u>	important sites;					
	built	• Pr	Promote high quality design in context	text				
	landscape	>	with its urban and rural landscape and in	and in				
		Ë	line with the "landscape and Setting"	"				
		*	within the Heritage Topic Paper.					
General	eral			Adopting a maxin	num level of parking provisi	ion would have environmen	tal benefits since it would h	maximum level of parking provision would have environmental benefits since it would help to discourage car use, which would
				help to reduce ve	shicle emissions' having pos	sitive impacts on climate cha	inge and air quality. Such a	help to reduce vehicle emissions' having positive impacts on climate change and air quality. Such an option would also encourage use of
				sustainable mode	es of transport, which would	d also have some positive er	vironmental impacts. Ther	sustainable modes of transport, which would also have some positive environmental impacts. There is no significant effect/no clear link for the
				majority of the o	majority of the other SA objectives.			
Pref	Preferred Approach	ų.		The preferred op:	tion has the potential to have	ve both positive and negativ	re impacts depending upon	red option has the potential to have both positive and negative impacts depending upon how a flexible approach to parking is
				implemented. The	his approach has the potent	ial to encourage or discoura	ge car use, which could eith	implemented. This approach has the potential to encourage or discourage car use, which could either have positive or negative impacts on
				the environment,	the environment, depending upon the specifics of implementing a flexible approach to parking.	fics of implementing a flexit	le approach to parking.	
				There are no sign	no significant effects/no clear links in relation economic and social impacts.	s in relation economic and s	ocial impacts.	
Reco	Recommendations	5		It is recommende	ed that the preferred option	ι includes mitigation to acco	unt for potential adverse in	It is recommended that the preferred option includes mitigation to account for potential adverse impacts on the environment through
				increased car use	increased car use. if car parking levels were increased.	increased.		

De	Demand Management – TRAVEL PLANNING	RA\	VEL PLANNING				
SA	SA Objective			Option 1 consider plans)	Option 1: Require all new developments to consider demand management (e.g. travel plans)	Option conside plans)	Option 2: Require only major development to consider demand management (e.g. travel plans)
ਜ	To meet the diverse housing needs of the population in a sustainable way.		Deliver homes to meet the needs of the population in terms of quantity, quality; Promote improvements to the existing and future housing stock; Locate sites in areas of known housing need; Deliver community facilities for the needs of the population; Deliver pitches required for Gypsies and Travellers and Showpeople.	0	No significant effect/no clear link.	0	No significant effect/no clear link.
7	Improve the health and well-being of York's population	• • •	Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multi-functional openspace Promotes a healthier lifestyle though access to leisure opportunities (walking / cycling)	+	Requiring all new developments to consider demand management will help to reduce the need to travel and the mode of travel, and have positive and permanent long term impacts	+	Requiring major developments to consider demand management will help to reduce the need to travel and the mode of travel and have positive and permanent long term impacts

٨	‡	+		0	خ	-				
KE	Very positive impact likely	Positive	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	Negg	Negative impact likely	Very negative impact likely	mpact	Positive or negative impact depending on how it is implemented
			Improves aProvides orEnsure that unacceptab	Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health.	/ for residents; n does not pose		upon the health and well-being of York's population.	ell-being of		upon the health and well-being of York's population.
е	Improve education, skills development and training for an effective workforce		 Provide goc Support exi establishme Provide goc all. 	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.	oortunities for all; ational tunities available to		No significant effect/no clear link.	o clear link.	0	No significant effect/no clear link.
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	th of	Help deliver Deliver a fle Deliver and Enhance the and leisure; Provide the Support exis	conditions for busi wible and relevant promote stable ecc city centre and its appropriate infrast ting employment cow carbon econom	ness success and investment; workforce for the future; nomic growth; opportunities for business ructure for economic growth; lrivers;		No significant effect/no clear link.	o clear link.	0	No significant effect/no clear link.
2	Help deliver equality and access to all	ess	Address exication ac Provide acc population; Provide affc Help reduce Promote the	sting imbalances of ross the city; essible services and ordable housing to melessness; esafety and security	equality, deprivation and facilities for the local neet demand; r for people and/or property.		No significant effect/no clear link.	o clear link.	0	No significant effect/no clear link.
9	Reduce the need to travel and deliver a sustainable integrated transport network	pe	 Deliver development transport, walking ar car; Deliver transport infit travel options; Promote sustainable Improve congestion. 	where it independent independe	s accessible by public to minimise the use of the which supports sustainable ravel;		Requiring all new developments to consider demand management will help to reduce the need to travel and the mode of travel, which will have positive and permanent long term impacts upon this objective.	elopments to agement will ed to travel and iich will have nt long term	+	Requiring major developments to consider demand management will help to reduce the need to travel and the mode of travel, which will have positive and permanent long term impacts upon improving air quality in York.
7	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	its	Reduce or mitigate g sources; Plan or implement ac of climate change; Provide and develop carbon technologies; Promote sustainable manage the future ri change; Adhere to the princip	e greenhouse adaptation n op energy fro es; le design anc risks and cor ciples of the	gas emissions from all neasures for the likely effects m renewable, low and zero sequences of climate energy hierarchy.		Requiring all new developments to consider demand management will help to reduce the need to travel and the mode of travel, and in turn reduce greenhouse gas emissions which will have positive and permanent long term impacts upon this objective.	elopments to agement will to travel and d in turn s emissions e and mpacts upon	+	Requiring major developments to consider demand management will help to reduce the need to travel and the mode of travel, and in turn reduce greenhouse gas emissions which will have positive and permanent long term impacts upon improving air quality in York.

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ΛΞ		+ Oviting	ylodil tocami	No cianificant offort	; rictrosul	_	Modil to comi ovita	(Vac)	- tocami	Ocition of the second s
KE	very positive impact likely	POSITIVE	Positive impact likely	no significant effect / no clear link	oncertain insufficient information		Negative impact likely	very negative impact likely	Impact	Positive or negative impact depending on how it is implemented
					ŀ	ľ				
∞	Conserve or enhance green		Protect	Protect and enhance international and nationally significant		0	No significant effect/no clear link.	o clear link.	0	No significant effect/no clear link.
	Infrastructure, bio-diversity, geodiversity.	for	priority sp and SSSIs	priority species and habitats within SACs, SPAs, RAMSARs and SSSIs :	., SPAs, RAMISARs					
	accessible high quality and		• Protect	Protect and enhance locally important nature conservation	ature conservation					
	connected natural environment	ent	sites (SINCs);	VCs);						
			Create n	Create new areas or site of bio-diversity / geodiversity value;	/ geodiversity value;					
			 Improve 	Improve connectivity of green infrastructure and the natural	ture and the natural					
				ment;						
			Provide of	Provide opportunities for people to access the natural	ss the natural					
6	Use land resources efficiently and	v and	Re-use previous	Re-use previously developed land:		0	No significant effect/no clear link.	o clear link.	0	No significant effect/no clear link.
	safeguard their quality		Prevent	Prevent pollution contaminating the land and remediate any)			
			existing	existing contamination;						
			Safeguar	Safeguard soil quality, including the best and most versatile	and most versatile					
			agricultu	agricultural land;						
			Protect (Protect or enhance allotments;						
			Safeguar	Safeguard mineral resources and encourage their efficient	age their efficient					
			nse.)					
10	Improve water efficiency and	р	Conserve	Conserve water resources and quality;	0	0	No significant effect/no clear link.	o clear link.	0	No significant effect/no clear link.
	quality		 Improve 	Improve the quality of rivers and groundwaters.	waters.					
11	Reduce waste generation and	pı	Promote	Promote reduction, re-use, recovery and recycling of waste;		0	No significant effect/no clear link.	o clear link.	0	No significant effect/no clear link.
	increase level of reuse and		Promote	Promote and increase resource efficiency.	÷					
	recycling									
12	Improve air quality		Reduce 3	Reduce all emissions to air from current activities;		+	Requiring all new developments to	elopments to	+	Requiring major developments to
			Minimise	Minimise and mitigate emissions to air from new	rom new		consider demand management will	agement will		consider demand management will
			develop	development (including reducing transport emissions	ort emissions		help to reduce the need to travel and	ed to travel and		help to reduce the need to travel and
			through	through low emission technologies and fuels);	nels);		the mode of travel, and in turn	d in turn		the mode of travel, and in turn reduce
			Support	Support the development of city wide low emission	w emission		reduce vehicle emissions which will	ons which will		vehicle emissions which will have
			infrastructure;	ucture;	:		have positive and permanent long	nanent Iong		positive and permanent long term
			• Improve	Improve air quality in AQMAs and prevent new designations;	nt new designations;		term impacts upon improving all	proving all		Impacts upon improving air quality in
			Avoid lo	Avoid locating development where it could negatively	uld negatively		quality in York.			TOTK.
			Impact of	Impact on air quality;	of ovicting a poor					
			Avolu 10	Avoid locatilig development in alleas of e	al eas of existing bool all					
			health o	duality where it could lesuit in hegative i health of future occupants/users:	ווו מפרוז סוו נוופ					
			• Promote	Promote sustainable and integrated transport network to	sport network to					
				minimise the use of the car.						
13	Minimise flood risk and reduce	ice	Reduce r	Reduce risk of flooding:		0	No significant effect/no clear link.	o clear link.	0	No significant effect/no clear link.
	the impact of flooding to people	ople	Ensure o	Ensure development location and design does not negatively	does not negatively					
	and property in York		impact c	impact on flood risk;						
			Deliver c	rough	design sustainable urban					
			drainage	drainage systems (SuDs).						

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KE	Very positive impact	Positive	Positive impact likely	No significant effect /	Uncertain or		Negative impact likely	Very negative impact	npact	Positive or negative impact depending on
	likely			no clear link	insufficient information			likely		how it is implemented
14	Conserve or enhance York's		 Preserve or 	Preserve or enhance the special charact	character and setting of the 0		No significant effect/no clear link.		0	No significant effect/no clear link.
	historic environment, cultural	ra	historic city;							
	heritage, character and setting	ting	 Promote or 	Promote or enhance local culture;						
			 Preserve or 	Preserve or enhance designated and non-designated	n-designated					
			heritage ass	heritage assets and their setting;						
			 Preserve or 	Preserve or enhance those elements which contribute to the	ich contribute to the					
			6 Principle (6 Principle Characteristics of the City as identified in the	identified in the					
			Heritage Topic Paper.	pic Paper.						
15	Conserve and enhance York's	, s,	 Preserve or 	Preserve or enhance the landscape including areas of	uding areas of 0		No significant effect/no clear link.		0	No significant effect/no clear link.
	natural and built landscape		landscape value	alue						
			Conserve or	Conserve or enhance geologically important sites;	rtant sites;					
			 Promote high 	Promote high quality design in context with its urban and	with its urban and					
			rural landsc	rural landscape and in line with the "landscape and Setting"	dscape and Setting"					
			within the F	within the Heritage Topic Paper.						
Gei	General				0	Option 1	would have positive e	nvironmental impa	cts since	Option 1 would have positive environmental impacts since it would help to reduce the need to
					5	מעם.	ומ נוופ וווסמב סו נו מאבו, נ	IIIS III CALIII MOAIIA LE	anne ve	traver and the mode of traver, this in turn would reduce vehicle emissions and greenhouse gas
					ē	mission	is. This would also imp	act positively on th	ıe health	emissions. This would also impact positively on the health and well being of York's population as it
					W	vould he	would help to improve air quality in York.	ty in York.		
Pre	Preferred Approach				Ė	he prefe	erred option will have	positive impacts up	on the e	The preferred option will have positive impacts upon the environment since it will help to reduce
						he need	to travel and the mod	e of travel. This wil	l in turn	the need to travel and the mode of travel. This will in turn help to reduce vehicle and greenhouse
					38	as emis	sions. There will be po	sitive social impact	ts from r	gas emissions. There will be positive social impacts from requiring all new developments to
					30	onsider	demand management	, since it will help to	o impro	consider demand management, since it will help to improve air quality through less reliance upon
					±	he car, v	which will have positive	e impacts on the he	ealth and	the car, which will have positive impacts on the health and well-being of York's population. There
					S	s no sign	is no significant effect/clear link in relation to the economic objectives.	in relation to the	economi	c objectives.
Rec	Recommendations				A	\s the pr	referred approach has	no negative impact	s, no mi	As the preferred approach has no negative impacts, no mitigation is considered necessary.

Ē	ansport Infras	stru	Fransport Infrastructure to Mitigate Local Impacts of Development				
SA	SA Objective			Option 1	Option 1: Require all new developments to	Optior	Option 2: Require only major developments to
				contribu	contribute to off-site transport infrastructure	contril	contribute to off-site transport infrastructure to
				to mitiga	to mitigate the impacts of the development	mitiga	mitigate the impacts of development
1	To meet the	•	Deliver homes to meet the needs of the population in terms of	0	No significant impact/no clear effect.	0	No significant impact/no clear effect.
	diverse housing		quantity, quality;				
	needs of the	•	Promote improvements to the existing and future housing stock;				
	population in a	•	Locate sites in areas of known housing need;				
	sustainable way.	•	Deliver community facilities for the needs of the population;				
		•	Deliver pitches required for Gypsies and Travellers and Showpeople.				

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KE	Very positive impact likely	ಕ	Positive impact likely	No significant effect / no clear link	Uncertain or insufficient information	or nation	Negative impact likely	Very negative likely	ve impact	Positive or negative impact depending on how it is implemented
2	Improve the	•	Avoid locating developmen	Avoid locating development where environmental circumstances could	mstances could	<i>د</i> .	Requiring all new development to	pment to	۲.	Requiring only major developments to
	health and well-		negatively impact on people's health;	le's health;			contribute to off-site transport	nsport		contribute to off-site transport infrastructure
	being of York's	•	Improve access to openspace / multi-functional	ace / multi-functional openspace	ace		infrastructure will have uncertain	Incertain	_	will have uncertain impacts on this objective,
	population	•	Promotes a healthier lifesty		poortunities		impacts on this objective, as it	, as it	10	as it depends upon the locations of such
			(walking / cycling)				depends upon the locations of such	ons of such	-	infrastructure as to what impacts there may
			(walking / cycling)				infrastructure as to what impacts	impacts		be on this objective.
			IIIIpi Oves access to Health	(a) e,			there may be on this objective	active		
		•	Provides or promotes safet	Provides or promotes sarety and security for residents;	:					
		•	Ensure that land contamina	Ensure that land contamination/pollution does not pose unacceptable	e unacceptable	_				
			risks to nealtn.							
3	Improve	•	Provide good education and		ij.	0	No significant impact/no clear effect.	clear effect.	0	No significant impact/no clear effect.
	education, skills	•	Support existing higher and further educational		establishments for	_				
	development and		continued success;							
	training for an	•	Provide good quality employment opportunities		available to all.					
	effective					_				
4	Create jobs and	•	Help deliver conditions for business success and	hisiness success and investment:	nent.	0	No significant impact/no clear effect	clear effect	0	No significant impact/no clear effect.
4	deliver growth of		Deliver a flexible and releven	neip deilver conditions for business success and investif	nent;	_ <u>_</u>	NO SIBILITICATIL TITIPACL/TIO	כופמו פוופכר:		וס אפוווונמוור ווווף שניל ווס כופמן פוופרו.
	o classications		Deliver a licking and relevant	מוור אסואוס בים מווים ומומוים						
	a sustainable, low	•	Deliver and promote stable economic growth;	e economic growth;						
	carbon and	•	Enhance the city centre and its opportunities for	d its opportunities for busine	business and leisure;					
	inclusive economy	•	Provide the appropriate inf	Provide the appropriate infrastructure for economic growth;	owth;	_				
		•	Support existing employment drivers;	ent drivers;		_				
		•	Promote a low carbon economy.	nomy.		_				
2	Help deliver	•	Address existing imbalance	Address existing imbalances of equality, deprivation and exclusion	d exclusion	0	No significant impact/no clear effect.	clear effect.	0	No significant impact/no clear effect.
	equality and		across the city;							
	access to all	•	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/	curity for people and/or property.	erty.					
9	Reduce the need	•	Deliver development where	Deliver development where it is accessible by public transport, walking	insport, walking	+	Requiring all new development to	pment to	+	Requiring only major developments to
	to travel and		and cycling to minimise the use of the car;	e use of the car;			contribute to off-site transport	nsport	_	contribute to off-site transport infrastructure
	deliver a	•	Deliver transport infrastruc	Deliver transport infrastructure which supports sustainable travel	able travel		infrastructure to mitigate the impacts	the impacts	_	will help to deliver more sustainable
	sustainable		options;				of development will help to deliver	to deliver	_	transport networks, which will have
	integrated	•	Promote sustainable forms of travel;	s of travel;			more sustainable transport networks	ort networks		permanent and positive long term impacts
	transport network	•	Improve congestion.				and have permanent and positive	l positive	_	upon this objective.
			00				long term impacts upon this	this		
							objective.			
7	To minimise	•	Reduce or mitigate greenho	Reduce or mitigate greenhouse gas emissions from all sources;	ources;	+	Requiring all new development to	pment to	+	Requiring only major developments to
	greenhouse gases	•	Plan or implement adaptati	Plan or implement adaptation measures for the likely effects of climate	ffects of climate		contribute to off-site transport	nsport	<u> </u>	contribute to off-site transport infrastructure
	that cause climate		change;				infrastructure to mitigate the impacts	the impacts	_	will help to reduce vehicle emissions, which
	change and	•	Provide and develop energy	Provide and develop energy from renewable, low and zero carbon	ero carbon		of development will help to reduce	to reduce	_	will have permanent and positive long term
	deliver a managed		technologies;				vehicle emissions, which will have	will have	· <u>-</u>	impacts upon this objective.
	response to its	•	Promote sustainable design	Promote sustainable design and building materials that manage the	manage the		permanent and positive long term	long term		

L				·						
KEA		act	+ Positive impact likely	No significant effect /	Uncertain	o.	Negative impact likely		negative impact	Positive or negative impact depending on
	likely			no clear link	insufficient information	ation		likely		how it is implemented
	effects	•	future risks and consequences of climate change; Adhere to the principles of the energy hierarchy.	ces of climate change; the energy hierarchy.			impacts upon this objective.	ë		
8	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	• • • •	Protect and enhance international and nations species and habitats within SACs, SPAs, RAMS/Protect and enhance locally important nature (SINCs); Create new areas or site of bio-diversity / geoc Improve connectivity of green infrastructure a environment; Provide opportunities for people to access the	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.		દ	Requiring all new development to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.	-	CO CO William	Requiring only major developments to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.
6	Use land resources efficiently and safeguard their quality	• • • • •	Re-use previously developed land; Prevent pollution contaminating the land and contamination; Safeguard soil quality, including the best and r land; Protect or enhance allotments; Safeguard mineral resources and encourage the	nd; g the land and g the best and r id encourage th		ć.	Requiring all new development to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.		CO CO III III III III III III III III II	Requiring only major developments to contribute to off-site transport infrastructure will have uncertain impacts on this objective, as it depends upon the location of such infrastructure.
10	Improve water efficiency and quality	• •	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	and quality; rs and groundwaters.		0	No significant impact/no clear effect.		0	No significant impact/no clear effect.
11	Reduce waste generation and increase level of reuse and recycling	• •	Promote reduction, re-use, recovery and r Promote and increase resource efficiency.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.		0	No significant impact/no clear effect.		0 0	No significant impact/no clear effect.
12	Improve air quality		Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new of (including reducing transport emissions through lot technologies and fuels); Support the development of city wide low emission Improve air quality in AQMAs and prevent new de Avoid locating development where it could negatiquality; Avoid locating development in areas of existing poit could result in negative impacts on the health of occupants/users; Promote sustainable and integrated transport net use of the car.		a.	+	Requiring all new development to contribute to off-site transport infrastructure to mitigate the impacts of development will help to deliver more sustainable transport networks, and in turn to reduce vehicle emissions, which will have permanent and positive long term impacts upon this objective.		+ CO	Requiring only major developments to contribute to off-site transport infrastructure will help to deliver more sustainable transport networks, and in turn to reduce vehicle emissions, which will have permanent and positive long term impacts upon this objective.
13	Minimise flood risk and reduce	• •	Reduce risk of flooding; Ensure development locatio	Reduce risk of flooding; Ensure development location and design does not negatively impact on		0	No significant impact/no clear effect.		ŏ	No significant impact/no clear effect.

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KEA	Very positive impact likely	act	Positive impact likely	No significant effect / no clear link	Uncertain insufficient information	or nation	Negative impact likely	Very negativ likely	negative impact	Positive or negative impact depending on how it is implemented
	the impact of		flood risk;							
	flooding to people	•	Deliver or incorporate through design sustainab	gh design sustainable urba	le urban drainage					
	and property in York		systems (SuDs).							
14	Conserve or	•	Preserve or enhance the special character and setting of the historic	scial character and setting c	of the historic	ز	Requiring all new development to	ment to	? Re	Requiring only major developments to
	enhance York's		city;				contribute to off-site transport	port	8	contribute to off-site transport infrastructure
	historic	•	Promote or enhance local culture;	llture;			infrastructure will have uncertain	certain	>	will have uncertain impacts on this objective,
	environment,	•	Preserve or enhance designated and non-designated heritage assets	ted and non-designated hε	eritage assets		impacts on this objective, as it	as it	ä	as it depends upon the location of such
	cultural heritage,		and their setting;)		depends upon the location of such	n of such	ء.	infrastructure.
	character and	•	Preserve or enhance those elements which contribute to the 6 Principle	elements which contribute	to the 6 Principle		infrastructure.			
L	giiiias		Characteristics of the City as identified in the Heritage Lopic Paper.	identified in the Heritage	l opic Paper.		=			
12	Conserve and	•	Preserve or enhance the landscape including areas of landscape value	dscape including areas of It	andscape value	<i>د</i> .	Requiring all new development to	ment to	~. ~	Requiring only major developments to
	enhance York's	•	Conserve or enhance geologically important sit	gically important sites;			contribute to off-site transport	sport	ដ	contribute to off-site transport infrastructure
	natural and built	•	Promote high quality design in context with its urban and rural	in context with its urban a	nd rural		infrastructure will have uncertain	certain	>	will have uncertain impacts on this objective,
	landscape		landscape and in line with the "landscape and Setting" within the	ne "landscape and Setting"	within the		impacts on this objective, as it	as it	ä	as it depends upon the location of such
			Heritage Topic Paper.				depends upon the location of such	n of such	ء.	infrastructure.
							infrastructure.			
Gen	General					This opt	tion has some positive impa	icts since it will	help to mit	This option has some positive impacts since it will help to mitigate local impacts of development and to
						help rec	duce the need to travel, whi	ich will have po	sitive impa	help reduce the need to travel, which will have positive impacts in respect of climate change and
						reducin	reducing vehicle emissions.			
						There a	re also some uncertain imp	acts in relation	to the envi	There are also some uncertain impacts in relation to the environment, as it would depend upon the
						location	ι of off-site transport infrast	tructure as to w	vhat impact	location of off-site transport infrastructure as to what impacts there may be on the natural environment,
						the hist	the historic environment and the natural and built landscape.	atural and built	t landscape	
Pref	Preferred Approach					This opt	tion has some positive envir	ronmental imp៖	acts since it	This option has some positive environmental impacts since it will help to mitigate local impacts of
						develop	ment and to help reduce th	ne need to trave	el, which w	development and to help reduce the need to travel, which will have positive impacts in respect of climate
						change	change and reducing vehicle emissions.	ions.		
						There a	re also some uncertain imp	acts in relation	to the envi	There are also some uncertain impacts in relation to the environment, as it would depend upon the
						location	n of off-site transport infrast	tructure as to w	vhat impact	location of off-site transport infrastructure as to what impacts there may be on the natural environment,
						the hist	the historic environment and the natural and built landscape.	atural and built	t landscape	
						There a	There are no significant effects/no clear links in relation to the economic objectives.	clear links in re	lation to th	e economic objectives.
						Social in	npacts will be positive since	the preferred	option will	Social impacts will be positive since the preferred option will help to mitigate the local impacts of major
						development.	oment.			
Rec	Recommendations					It is reco	ommended that the preferr	ed option inclu	ıdes mitigal	It is recommended that the preferred option includes mitigation to ensure that any off-site transport
						infrastr	infrastructure does not adversely impact upon the environment.	mpact upon the	environm	ent.

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

Section 24: Communications Infrastructure

ၓ	ommunicati	Communications Infrastructure				
SA	SA Objective		do	Option 1: Rely of NPPF to guide communications	Optio	Option 2: Provide a local policy guide to
			infı	infrastructure	comn	communications infrastructure
1	To meet the diverse housing needs of the population in a sustainable way.	 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. 	_	Generally the NPPF covers the issue, but can be open to local interpretation. NPPF states that advanced, high quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and facilities. NPPF also states that in preparing Local Plans, local planning authorities should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum, adding that existing masts, buildings and other structures should be used, unless the need for a new site has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new sites, thereby harming the amenity of residential areas. NPPF does not give any	+	This option expressly states that proposals for high quality communications infrastructure will be supported where it is located at an existing mast or transmission site, where it is technically and operationally feasible. This should require stronger justification for proving doing so is not feasible and thus requiring new sites to be provided. This should reduce the risk of the proliferation of new sites and therefore, have a positive impact. This option also states that consideration will be given to the removal of equipment that ceases to be operational, particularly where it is visually intrusive
				direction with regard to the removal of communications equipment where it ceases to be operational.		
2	Improve the health and well-being of York's population	 Avoid locating development where environmental circumstances could negatively impact on people's health; Improve access to openspace / multifunctional 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. 	_	NPPF states that existing masts, buildings and other structures should be used, unless the need for a new site has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new sites, which could be visually intrusive and affect people's health and well being. NPPF does not give any direction with regard to the removal of communications equipment where it ceases to be operational.	+	This option should reduce the risk of the proliferation of new sites and therefore, have a positive impact. This option also states that consideration will be given to the removal of equipment that ceases to be operational, particularly where it is visually intrusive.
m	Improve education, skills development	 Provide good education and training opportunities for all; Support existing higher and further educational establishments for continued 	+	NPPF states that advanced, high quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of	+	High quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and

KEA		impact	+ Positive impact likely	O No significant	ant effect	_		- Negative impact likely	Very	negative impact	I Positive or negative impact depending on	t depending on
	likely			no clear link		insufficient information	ation		likely		how it is implemented	
	and training for an effective workforce	success; • Provide opportu	success; Provide good quality employment opportunities available to all.		0 5 5 6	local community services and facilities. Provision of high quality communications infrastructure can enable more home-working and remote access to education and training opportunities	facilitie: structure cess to e	s. Provision of high e can enable more education and training		facilities. Provisior infrastructure can access to educatio	facilities. Provision of high quality communications infrastructure can enable more home-working and remote access to education and training opportunities	ations g and remote
4	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	 Help deliver cc and investmen Deliver a flexil for the future; Deliver and prugrowth; Enhance the ci opportunities in provide the appeaconomic grow Support existir Promote a low 	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.		+ Hind Page 1 and	NPPF states that advanced, high quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and facilities. Provision of high quality communications infrastructure can enhance global business connectivity, particularly for the knowledge based and science sectors of York's economy. The provision of high quality communications infrastructure can also widen the workforce catchment by enabling home-working and other remote working.	iigh quali sustaina ther com e in enha I facilitie: istructur larly for enconom; infrastru enabling	ity communications ble economic growth. Immications incing the provision of s. Provision of high e can enhance global the knowledge based y. The provision of icture can also widen home-working and	+	High quality comm sustainable econor other communicat enhancing the provision infrastructure can particularly for the York's economy. Tommunications in workforce catchme remote working.	High quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and facilities. Provision of high quality communications infrastructure can enhance global business connectivity, particularly for the knowledge based and science sectors of York's economy. The provision of high quality communications infrastructure can also widen the workforce catchment by enabling home-working and other remote working.	s essential for badband and ital role in ervices and ations onnectivity, ence sectors of the first on the first on the first on the first one first o
ហ	Help deliver equality and access to all	Address deprivation of the local provide a demand; Help red Promote and/or p	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.	ne city; ilities for et r people		NPPF states that advanced, high quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and facilities. The provision of high quality communications infrastructure can widen the workforce catchment by enabling home-working and other remote working. It can also provide remote access to local services and facilities. NPPF also states that existing masts, buildings and other structures should be used, unless the need for a new site has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new sites, thereby harming the amenity of residential areas. NPPF does not give any direction with regard to the removal of communications equipment where it ceases to be operational.	iigh quali sustaina ther com ther com a in enha a facilitie infrastrubiling hor rovide re isoo to sate bit sustained by sustained by sustained that prov we is too we sites, the NPPF do emoval como to be oper to sustained that the sustained by t	ity communications ble economic growth. Inmunications sucing the provision of s. The provision of acture can widen the me-working and other amount access to local is: that existing masts, be used, unless the If the local easily justified there easily justified there thereby harming the es not give any of communications eational.	+	High quality comme sustainable econo other communicat enhancing the profacilities. The provinfrastructure can enabling home-we also provide remo This option exprestommunications it located at an exist technically and opertening new the risk of the prolapositive impact. will be given to the operational, partic operational, partic	High quality communications infrastructure is essential for sustainable economic growth. High speed broadband and other communications networks also play a vital role in enhancing the provision of local community services and facilities. The provision of high quality communications infrastructure can widen the workforce catchment by enabling home-working and other remote working. It can also provide remote access to local services and facilities. This option expressly states that proposals for high quality communications infrastructure will be supported where it is located at an existing mast or transmission site, where it is technically and operationally feasible. This should require stronger justification for proving doing so is not feasible and thus requiring new sites to be provided. This should reduce the risk of the proliferation of new sites and therefore, have a positive impact. This option also states that consideration will be given to the removal of equipment that ceases to be operational, particularly where it is visually intrusive	s essential for badband and ital role in ervices and unications ment by orking. It can nd facilities. or high quality rted where it is fould require to should requice should requice consideration at ceases to be its adband at ceases to be ritusive.
9	Reduce the need to travel and deliver a sustainable integrated transport network	Deliver by publi minimis Deliver support Promote Improve	Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion.		+ + + + + + + + + + + + + + + + + + + +	The provision of high quality communications infrastructure can enable more home working and other remote working, thereby reducing the need to travel to work	commur ing and c	nications infrastructure other remote working, o work	+	The provision of h can enable more h thereby reducing t	The provision of high quality communications infrastructure can enable more home working and other remote working, thereby reducing the need to travel to work	note working,
7	To minimise	Reduce	Reduce or mitigate greenhouse gas	S	I	The provision of high quality communications infrastructure	commun	nications infrastructure	_	The provision of h	The provision of high quality communications infrastructure	s infrastructure

				(I
KEA		impact	+ Positive impact likely	No significant	nt e	ffect /	Uncertain or	Negative impact likely	Very	negative impact	Positive or negative impact depending on	
	likely			no clear link	χ	=	Insufficient information		likely		now it is implemented	
	greenhouse gases that cause climate change and deliver a managed response to its effects	Plan or imples the likely effe Provide and d renewable, lo technologies; Promote sust: materials that consequences Adhere to the hierarchy.	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.	sures for iding sks and rgy		can enable thereby re motor veh and remot of individu higher than use, unless in place to	can enable more home working and other remote working, thereby reducing the need to travel to work and associated motor vehicle carbon dioxide emissions. However, if home and remote working is encouraged, the cumulative impacts of individual household's carbon dioxide emissions may be higher than those saved by the reduction in motor vehicle use, unless suitable household insulation measures are put in place to reduce energy use.	d other remote working, I to work and associated ions. However, if home the cumulative impacts oxide emissions may be action in motor vehicle lation measures are put		can enable more home working the need to motor vehicle carbon dioxide and remote working is encour of individual household's carb higher than those saved by thuse, unless suitable household in place to reduce energy use.	can enable more home working and other remote working, thereby reducing the need to travel to work and associated motor vehicle carbon dioxide emissions. However, if home and remote working is encouraged, the cumulative impacts of individual household's carbon dioxide emissions may be higher than those saved by the reduction in motor vehicle use, unless suitable household insulation measures are put in place to reduce energy use.	
∞	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	• • • •	Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.	and Rs and Rs and tant rrsity / raccess	_	NPPF states the structures shouhas been justifi that providing is too easily jus sites, thereby happer does not removal of combe operational.	NPPF states that existing masts, buildings and other structures should be used, unless the need for a new site has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new sites, thereby harming the amenity of residential areas. NPPF does not give any direction with regard to the removal of communications equipment where it ceases to be operational.	Idings and other he need for a new site rretation of this is such mications infrastructure a proliferation of new of residential areas. ith regard to the nent where it ceases to	+	This option express communications in located at an existi located at an existi technically and oppositronger justificating thus requiring new the risk of the prol a positive impact.	This option expressly states that proposals for high quality communications infrastructure will be supported where it is located at an existing mast or transmission site, where it is technically and operationally feasible. This should require stronger justification for proving doing so is not feasible and thus requiring new sites to be provided. This should reduce the risk of the proliferation of new sites and therefore, have a positive impact.	(2) 73 (1)
თ	Use land resources efficiently and safeguard their quality	Re-use parts of the second and remand most and most and most of the second and their effects.	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use.	lination; best; ;	0	There is no objective.	There is no clear link between this alternative and the objective.	alternative and the	0	There is no clear lis objective.	There is no clear link between this alternative and the objective.	
10	Improve water efficiency and quality	Conserve wateImprove the questroin groundwaters.	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	lity;	0	There is no objective.	There is no clear link between this alternative and the objective.	alternative and the	0	There is no clear li objective.	There is no clear link between this alternative and the objective.	
11	Reduce waste generation and increase level of reuse	• •	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	ry and ciency.	0	There is no objective.	There is no clear link between this alternative and the objective.	alternative and the	0	There is no clear lii objective.	There is no clear link between this alternative and the objective.	

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KE	Very positive impact	ımpact	Positive impact likely	No significant no clear link	int effect /	Uncertain insufficient information	Negative impact likely	very likely	negative impact	Positive or negative impact depending on how it is implemented
	and recycling									
12		Reduce al activities; Minimise new dever transport technolog Support the emission in the weesign of the weesing of the wees	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.	rrent lassion hission ing mission ide low it could it could a safth of a salth of duse of	The pr can en thereb motor and rei of indi higher use, ur in place	The provision of high quality communications infrastructure can enable more home working and other remote working, thereby reducing the need to travel to work and associated motor vehicle carbon dioxide emissions. However, if home and remote working is encouraged, the cumulative impacts of individual household's carbon dioxide emissions may be higher than those saved by the reduction in motor vehicle use, unless suitable household insulation measures are put in place to reduce energy use.	nunications infrastructure d other remote working, alto work and associated sions. However, if home i, the cumulative impacts loxide emissions may be luction in motor vehicle lation measures are put	_	The provision of high quality c can enable more home workin thereby reducing the need to motor vehicle carbon dioxide and remote working is encour of individual household's carb higher than those saved by thuse, unless suitable householc in place to reduce energy use.	The provision of high quality communications infrastructure can enable more home working and other remote working, thereby reducing the need to travel to work and associated motor vehicle carbon dioxide emissions. However, if home and remote working is encouraged, the cumulative impacts of individual household's carbon dioxide emissions may be higher than those saved by the reduction in motor vehicle use, unless suitable household insulation measures are put in place to reduce energy use.
13	Minimise flood risk and reduce the impact of flooding to people and property in York	Reduce Ensure does no Deliver sustaine	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)	design d risk; ign s (SuDs).		There is no clear link between this alternative and the objective.	alternative and the	0	There is no clear lir objective.	There is no clear link between this alternative and the objective.
14		Conserve or and setting or Promote or Gesignated hesignated hesetting; Conserve or contribute to of the City as Topic Paper.	Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	nd non- ir ts which tts which tteristics age	NPPF s struct. has be- that pr is too e sites. N they st where may be camou visually cultura	NPPF states that existing masts, buildings and other structures should be used, unless the need for a new site has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new sites. NPPF also states that where new sites are required they should be sympathetically designed and camouflaged where appropriate. However the local interpretation of this may be such that the appropriate sympathetic design or camouflaging may not be employed, which could be visually intrusive damaging to York's historic environment, cultural heritage, character and setting.	ilidings and other he need for a new site pretation of this is such unications infrastructure a a proliferation of new new sites are required signed and camouflaged ocal interpretation of this ympathetic design or d, which could be 's historic environment, tting.	+	This option should reduce the risk new sites and therefore, have a palso states that the will only be suappropriate scale, it is sited and dimpact on visual amenity and thereduces impacts that outweigh the particularly in areas of sensitivity.	This option should reduce the risk of the proliferation of new sites and therefore, have a positive impact. This option also states that the will only be supported where it is of an appropriate scale, it is sited and designed to minimise its impact on visual amenity and there are no demonstrable adverse impacts that outweigh the benefits of the scheme particularly in areas of sensitivity.
15	Conserve or enhance	Conserv including	Conserve or enhance the landscape including areas of landscape value	g)	NPPF s structu	NPPF states that existing masts, buildings and other structures should be used, unless the need for a new site	uldings and other he need for a new site	+	This option should new sites and ther	This option should reduce the risk of the proliferation of new sites and therefore, have a positive impact. This option

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£λ	taed mi evitisod vaeV	toeda	Positive impact likely	No significant offe	cant offe	/ -	Incertain or	yeyil tagai eyiteseN	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Vory pogative impact	Docitive or negative impact depending on	5
K	likely	200		no clear link	nk	,	t informatic	Negative impact inter	likely	ווכפמווגר ווואמרו	how it is implemented	5
	York's natural and built landscape	Protect sites; Promote its urbar with the Heritage	Protect or enhance geologically important sites; stres; 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.	mportant ntext with in line within the	is is the parameter of	has been ju that providi is too easily sites. NPPF shey should where appr may be such amouflagir visually intru	has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new sites. NPPF also states that where new sites are required they should be sympathetically designed and camouflaged where appropriate. However the local interpretation of this may be such that the appropriate sympathetic design or camouflaging may not be employed, which could be visually intrusive damaging to York's historic environment, cultural heritage, character and setting.	has been justified. If the local interpretation of this is such that providing new sites for communications infrastructure is too easily justified there could be a proliferation of new sites. NPPF also states that where new sites are required they should be sympathetically designed and camouflaged where appropriate. However the local interpretation of this may be such that the appropriate sympathetic design or camouflaging may not be employed, which could be visually intrusive damaging to York's historic environment, cultural heritage, character and setting.		also states that the will only be su appropriate scale, it is sited and d impact on visual amenity and ther adverse impacts that outweigh th particularly in areas of sensitivity.	also states that the will only be supported where it is of an appropriate scale, it is sited and designed to minimise its impact on visual amenity and there are no demonstrable adverse impacts that outweigh the benefits of the scheme particularly in areas of sensitivity.	د م
General	al				Both op	ptions shou	ld have a positive impac	t for strengthening York'	's econom	y, enabling access to	Both options should have a positive impact for strengthening York's economy, enabling access to services and reducing the need to travel.	÷
					Appraisal optiopen to local could lead to implemented.	sal option 1 o local inter ead to a pro nented. sal Option 2	shows that although th pretation with regard to viferation of new sites.	e NPPF generally covers of the justice of the justi	the issue, astificatior negative:	particularly with reg r required for new si social and environm ations infrastructure	Appraisal option 1 shows that although the NPPF generally covers the issue, particularly with regard to the economic benefits, it can be open to local interpretation with regard to the robustness of the justification required for new sites for communications infrastructure and could lead to a proliferation of new sites. This could result in some negative social and environmental impacts, depending on how it is implemented. Appraisal Option 2 expressly states that proposals for high quality communications infrastructure will be supported where it is located at an	a g
					existing madoing so is ratherefore, hoperational	g mast or tr so is not fea ore, have a ponal	ansmission site, where i sible and thus requiring positive impact. Apprais	t is technically and opera new sites to be providec al option 2 should also er	ationally fe 1. This sho ncourage t	easible. This should r uld reduce the risk o the removal of such	existing mast or transmission site, where it is technically and operationally feasible. This should require stronger justification for proving doing so is not feasible and thus requiring new sites to be provided. This should reduce the risk of the proliferation of new sites and therefore, have a positive impact. Appraisal option 2 should also encourage the removal of such equipment once it has ceased to be operational	
Prefer	Preferred Approach				Option . Thi	12: Specify I is would he rk's connection	ocal criteria for the provive a positive impact on tivity to wider markets	Option 2: Specify local criteria for the provision and siting of communications infrastructure • This would have a positive impact on economic objectives through supporting high quayork's connectivity to wider markets as well as widening the workforce catchment area	nunication ough supp vorkforce	s infrastructure oorting high quality c catchment area thro	ion 2: Specify local criteria for the provision and siting of communications infrastructure This would have a positive impact on economic objectives through supporting high quality communications infrastructure to improve York's connectivity to wider markets as well as widening the workforce catchment area through home-working and other remote	d)
					• Thi trail	working. This would als training and e infrastructure	Working. This would also have a positive impac training and employment opportuniti infrastructure is minimised.	:t on social and environmies as well as local service	nental obje es and faci	ectives as it would er ilities. Also the risk c	working. This would also have a positive impact on social and environmental objectives as it would enable more people to access education, training and employment opportunities as well as local services and facilities. Also the risk of proliferation of sites for communications infrastructure is minimised.	ns
Recom	Recommendations				None							

💆 Very positive impact Positive impact likely No significant effect / Uncertain or Negative impact likely Very negative impact Positive	,	++	+	0	<u>ځ</u>			
	KEJ	Very positive impact	ive impact lik	t ef	rtain	Negative impact likely	ry negative imp	Positive or negative impact depending on
likely no clear link insufficient information likely how it is	l	likely		no clear link	insufficient information		likely	how it is implemented

Section 25: Infrastructure and Developer Contributions

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SA	SA Objective		Option 1: Do not require physical, social and economic	social and economic	Option	Option 2: Require physical, social and economic infrastructure to
			infrastructure to be in place prior to development	o development	be in pl	be in place prior to development
Н	To meet the	 Deliver homes to meet the needs of the 	This is likely to have a neg	This is likely to have a negative impact on housing delivery	_	This may be positive for the development communities on
	diverse	population in terms of quantity, quality;	because infrastructure is k	because infrastructure is key to enable delivery of some of		sites and enable housing sites to be delivered.
	housing	 Promote improvements to the existing and 	the housing sites, particula	the housing sites, particularly the strategic sites over 5ha		
	needs of the	future housing stock;	and in terms of transport	and in terms of transport connectivity. Delivery of some		However, it may be impractical to deliver all infrastructure
	population in	Locate sites in areas of known housing	strategic infrastructure ma	strategic infrastructure may be necessary prior to some of		requirements prior to the full site and may be pursued as
	a sustainable	need;	the housing sites coming f	the housing sites coming forward for development and		part of the overall phasing. An approach could be taken
	way.	Deliver community facilities for the needs	could delay their implementation/construction.	ntation/construction.		to prioritising infrastructure necessary to enable the
		of the population;				efficient and effective delivery of phased development as
		Deliver pitches required for Gypsies and	However, an approach cou	However, an approach could be taken to prioritising		appropriate.
		Travellers and Showpeople.	infrastructure necessary to enable the efficient and	infrastructure necessary to enable the efficient and affective delivery of phased development, as appropriate		
2	Improve the	Avoid locating development where	O The impact of this is likely	The impact of this is likely not to be significant given that	0	The impact of this is likely not to be significant given that
	health and	environmental circumstances could	the main demand for services will be after the	ices will be after the		the main demand for services will be after the
	well-being of	negatively impact on people's health;	development has taken place.	ace.		development has taken place.
	York's	• Improve access to openspace / multi-				
	population	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.				
3	Improve	Provide good education and training	This is likely to enable opportunities through the	ortunities through the	+	In order maximise opportunities for education, all
	education,	opportunities for all;	construction phasing of in	construction phasing of infrastructure/ development to		infrastructure commensurate with the level of
	skills	Support existing higher and further	deliver training opportunities.	ties.		development would need to be in place and ready to
	development	educational establishments for continued				function to ensure that adequate facilities are available
	and training	success;	However, in order maximi	However, in order maximise opportunities for education, all		and undue pressure is not put on other facilities as a
	for an	Provide good quality employment	infrastructure commensurate with the level of	ate with the level of		result of the development.
	effective	opportunities available to all.	development would need	development would need to be in place and ready to		
	workforce		function to ensure that ad	function to ensure that adequate facilities are available and		This approach is likely to therefore have the most positive
			undue pressure is not put	undue pressure is not put on other facilities as a result of		long-term gain for improving education, skills and
			the development.			training.
4	Create jobs	ditions for business success	+ This is likely to have a neg	This is likely to have a negative impact on employment	+	This approach is likely to benefit the economy to ensure
	and deliver	and investment;	delivery because intrastru	delivery because infrastructure is key to enable delivery of		that infrastructure is in place to support all forms of

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KEA	Very positive impact likely		Positive impact likely	o significant o clear link	effect /	Uncertain or insufficient information	Negative impact likely	Very ne likely	negative impact	Positive or negative impact depending on how it is implemented
	growth of a sustainable, low carbon and inclusive economy	Deliver a flexil for the future; Deliver and prigrowth; Enhance the ci opportunities: Provide the apeconomic grow Support existir Promote a low	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.	iforce nic ure; ture for srs;	some of the esites over 5h Delivery of se prior to some development construction. Further more forms of infraviability of a swith available more time to required to derequired to desires and the second of the se	some of the employment sites, particularly the strategic sites over 5ha and in terms of transport connectivity. Delivery of some strategic infrastructure may be necessary prior to some of the housing sites coming forward for development and could delay their implementation/construction. Further more, the costs associated with bringing forward all forms of infrastructure can be high and may affect the viability of a scheme. However, phasing of the site in line with available infrastructure could provide developers with more time to source further funding for the infrastructure required to deliver later phases.	articularly the strategic isport connectivity. ucture may be necessary coming forward for ir implementation/ It implementation/ It with bringing forward all hand may affect the lasing of the site in line I provide developers with ing for the infrastructure		business within the city. However, the costs asso forms of infrastructure cylability of both individuareas of the city to enably place prior to development coming for requirements. This approach would rewhat the scheme needs developers with certaint allocate to infrastructure mitigate its impacts. The prioritising infrastructur growth/sites developme	business within the city. However, the costs associated with bringing forward all forms of infrastructure can be high and may affect the viability of both individual schemes and development in areas of the city to enable suitable infrastructure to be in place prior to development. Funding resources may not be able to meet this requirement. Funding resources may not be able to meet this requirement up front prior to other development coming forward or to demonstrate need requirements. This approach would require a detailed understanding of what the scheme needs in order to be delivered providing developers with certainty of the funding they will need to allocate to infrastructure provision to service the site and mitigate its impacts. The approach may benefit from prioritising infrastructure critical to support economic growth/sites development to enable long-term delivery.
	Help deliver equality and access to all	Address existing deprivation and deprivation and Provide accessibilithe local population Provide affordab demand; Help reduce horrore the safe and/or property.	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.	aality, O ee city; ilities for t	The im the ma develo	The impact of this is likely not to be significant given that the main demand for services will be after the development has taken place.	be after the	0	The impact of this is likely not the main demand for services development has taken place.	The impact of this is likely not to be significant given that the main demand for services will be after the development has taken place.
	Reduce the need to travel and deliver a sustainable integrated transport network	Deliver de by public minimise Deliver tr supports Promote Improve	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 fravel options; Promote sustainable forms of travel; Improve congestion.	cessible 1 cling to iich 5;	This is III delivery of sites, would re services capacity There are infrastrut to be vial line with mo infrastrut infrastrut developidelivery	This is likely to have a negative impact on development delivery as transport infrastructure is key to enable delivery of sites, particularly the strategic sites over 5ha which would require significant improvements to public transport services and infrastructure and increases in highway capacity. There are high costs implications to delivering transport infrastructure that is critical to enabling the development to be viable and deliverable. However, phasing of the site in line with available infrastructure could provide developers with more time to source further funding for the infrastructure required to deliver later phases. Furthermore, the impact will increase in line with development given that the main demand for services will	pact on development e is key to enable delivery sites over 5ha which ments to public transport creases in highway co delivering transport abling the development ever, phasing of the site in ould provide developers funding for the later phases. ase in line with demand for services will	-	This would be pof transport and place as soon as Successful conn meet accessibilities and place as soon as significant giver after the develoption infrastructure the beviable and in line with avail developers with the infrastructure.	This would be positive to ensure that sustainable modes of transport and ways to minimise using the car are in place as soon as the development is commenced. Successful connections to other locations will be vital to meet accessibility as well as social, environmental and economic objectives. The impact of this is likely not to be significant given that the main demand for services will be after the development has taken place. There are high costs implications to delivering transport infrastructure that is critical to enabling the development to be viable and deliverable. However, phasing of the site in line with available infrastructure could provide developers with more time to source further funding for the infrastructure required to deliver later phases.

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KEA	Very positive impact	impact	+ Positive impact likely	ıct likely	O No significant	cant eff	ffect /	Uncertain or insufficient information	Negative impact likely	Very	negative impact	Positive or negative impact depending on how it is implemented
	ilikely				IIO CICAL	4				iinciy		iow it is might be a second at the second at
							be after it ha as far as poss sustainable t commenced.	be after it has built. Using this approach should encourage as far as possible infrastructure to be in place to encourage sustainable travel behaviour as soon as the development is commenced.	roach should encourage be in place to encourage on as the development is		Furthermore, the impact will development given that the be after it has built. Using this as far as possible infrastruct encourage sustainable travel development is commenced.	Furthermore, the impact will increase in line with development given that the main demand for services will be after it has built. Using this approach should encourage as far as possible infrastructure to be in place to encourage sustainable travel behaviour as soon as the development is commenced.
L	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Reduce or mi emissions fro emissions fro plan or imple the likely effe Provide and drenwable, lot technologies; Promote sust materials that consequence: Adhere to the hierarchy.	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.	eenhouse gas rees; aptation meas; mate change; inergy from iro carbon lesign and buil et change; es of the energ	ures for lding sks and gy	c-	The eff the typ scheme scheme be instr compre heat ar infrastr develo There is energy affectif the site provide funding phases Travel I particu planne impact main d this appl infrastr behavii	The effects on climate change objectives would depend on the type of renewable energy technologies as well as other schemes to be on the development. Renewable energy schemes for wind and solar would not necessarily need to be installed prior to development. Where more comprehensive schemes wish to incorporate combined heat and power (CHP) or geothermal schemes this infrastructure would need to be installed prior to development. There are high costs implications to delivering renewable energy technologies as part of the development, thereby affecting viability and deliverability. However, phasing of the site in line with infrastructure requirements could provide developers with more time to source further funding for the infrastructure required to deliver later phases. Travel planning to minimise the use of trip generation, particularly by private motor vehicles, should also be planned as part of the overall scheme. Furthermore, the impact will increase in line with development given that the main demand for services will be after it has built. Using this approach should encourage as far as possible infrastructure to be in place to encourage sustainable travel behaviour as soon as the development is commenced.	hnologies as well as other nt. Renewable energy I not necessarily need to where more ncorporate combined mal schemes this astalled prior to a delivering renewable e development, thereby y. However, phasing of requirements could ne to source further uired to deliver later uired to deliver later and the built. Using a se of trip generation, cles, should also be ame. Furthermore, the evelopment given that the after it has built. Using a sfar as possible courage sustainable travel ment is commenced.	r	The effects on c the type of rene other schemes tenergy schemes need to be instanced to be ins	The effects on climate change objectives would depend on the type of renewable energy technologies as well as other schemes to be on the development. Renewable energy schemes for wind and solar would not necessarily need to be installed prior to development. Where more comprehensive schemes wish to incorporate combined heat and power (CHP) or geothermal schemes this infrastructure would need to be installed prior to development. There are high costs implications to delivering renewable energy technologies as part of the development, thereby affecting viability and deliverability. However, phasing of the site in line with infrastructure requirements could provide developers with more time to source further funding for the infrastructure required to deliver later phases. Travel planning to minimise the use of trip generation, particularly by private motor vehicles, should also be planned as part of the overall scheme. Furthermore, the impact will increase in line with development given that the main demand for services will be after it has built. Using this approach should encourage as far as possible infrastructure to be in place to encourage sustainable travel behaviour as soon as the development is commenced.
∞	Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible	Conserventional habitats SSSIs; Conserventional nature of Create regeodives Improve infrastruitional natures.	Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment;	international a priority species SPAs, RAMSAR ocally importates (SINCs); te of bio-diver of green natural envirc	and s and s and ant rsity/	0	No sigi	No significant effect or clear link.		0	No significant e	No significant effect or dear link.

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KE	Very positive impact likely	impact	Positive impact likely	No significant no clear link	a	ffect / Uncertain insufficien	Oncertain insufficient information	Negative impact likely	Very n likely	negative impact	Positive or negative impact depending on how it is implemented	ling on
	high quality and connected natural	Provide the natu	Provide opportunities for people to access the natural environment.	access								
o	erivironiment Use land resources efficiently and safeguard their quality	Re-use p Prevent and rem Safegual and mos Conserv Safegual their eff	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use.	e land nation; best courage	0	No significant	No significant effect or clear link.		0	No significant ef	No significant effect or clear link.	
10	Improve water efficiency and quality	 Conserve wate Improve the querond 	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	ty;	د.	Implementati efficiency as v individual schi infrastructure	Implementation of infrastructure for water quality and efficiency as well as drainage is likely to be bespoke to individual schemes. The scale or delivery of required infrastructure is therefore uncertain.	Implementation of infrastructure for water quality and efficiency as well as drainage is likely to be bespoke to the individual schemes. The scale or delivery of required infrastructure is therefore uncertain.	د .	Implementation efficiency as wel individual schem infrastructure is	Implementation of infrastructure for water quality and efficiency as well as drainage is likely to be bespoke to the individual schemes. The scale or delivery of required infrastructure is therefore uncertain.	and e to the
11	Reduce waste generation and increase level of reuse and recycling	Promote recycling Promote	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	y and siency.	خ.	Waste genera the infrastruc necessary pric	Waste generation needs would need to be planne the infrastructure required to deal with waste ma necessary prior to the development commencing.	Waste generation needs would need to be planned for but the infrastructure required to deal with waste may not be necessary prior to the development commencing.	د.	Waste generatic the infrastructui necessary prior	Waste generation needs would need to be planned for but the infrastructure required to deal with waste may not be necessary prior to the development commencing.	for but not be
12	Improve air quality	Reduce al activities; Minimise new dever transport technolog Support technolog Support technolog Warsion Marsion Marsion Avoid loc; Result in result in refuture occ Promote transport the car.	Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users; Promote sustainable and integrated transport network to minimise the use of the car.	air from air from ng hission de low revent it could alth of alth of se of	_	It is importan the implemer quality is likel locations for of more specific However, spe requirements transport imp	It is important that air quality if planned for in advance the implementation of infrastructure to respond to air quality is likely to be bespoke to the individual scheme locations for development. The effects of therefore reconce specific information and are uncertain. However, specific strategic public transport infrastruct requirements could be established to minimise the transport impacts of development on local air quality.	It is important that air quality if planned for in advance but the implementation of infrastructure to respond to air quality is likely to be bespoke to the individual schemes and locations for development. The effects of therefore require more specific information and are uncertain. However, specific strategic public transport infrastructure requirements could be established to minimise the transport impacts of development on local air quality.	-	It is important the implement but the implement quality is likely the and locations for require more sportansport impact	It is important that air quality if planned for in advance but the implementation of infrastructure to respond to air quality is likely to be bespoke to the individual schemes and locations for development. The effects of therefore require more specific information and are uncertain. However, specific strategic public transport infrastructure requirements could be established to minimise the transport impacts of development on local air quality. Implementing these measures prior to development could ensure that the maximum benefit is derived from them.	nnce d to air emes sfore n. ucture ity. It could hem.
13	Minimise	Reduce I	Reduce risk of flooding;		-	It would be in	It would be important that any mitigation identified	igation identified	+	Any infrastructu	Any infrastructure that has been identified through the	the

λ	‡		+	0		,					
KE	Very positive impact likely	impact	Positive impact likely	No significant no clear link	t	effect / Ur	Uncertain insufficient information	Negative impact likely	Very n likely	negative impact	Positive or negative impact depending on how it is implemented
	flood risk and reduce the impact of flooding to people and property in York	Ensure c does no Deliver c sustaina	Ensure development location and design does not negatively impact on flood risk; Deliver or incorporate through design sustainable urban drainage systems (SuDs).	design d risk; ign s (SuDs).		through r incorpore ensure th This appr	through planning the development is appropriately incorporated prior to the development of a scheme to ensure that no further adverse impacts are experienced. This approach could have negative impacts on flood risk.	nt is appropriately ment of a scheme to ipacts are experienced. e impacts on flood risk.		planning to miti should be incory that no further & would be positii	planning to mitigate the potential impacts from flood risk should be incorporated prior to development to ensure that no further adverse impacts are experienced. This would be positive in minimising flood risk.
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	Conserve or and setting or Promote or Conserve or designated by setting; Conserve or contribute to of the City as Topic Paper.	Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	naracter nd non- ir tts which cteristics age	0	No signiff	No significant effect or clear link.		0	No significant ei	No significant effect or clear link.
15	Conserve or enhance York's natural and built landscape	Conservinculuding Protect of sites; Promote its urbar with the Heritage	Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.	e nportant text with n line vithin the	0	No signifi	No significant effect or clear link.		0	No significant el	No significant effect or clear link.
General	eral				Option 1 the cost in line w to delive	Option 1 could have a I the costs associated wi in line with infrastructu to deliver later phases. Option 2 is likely to hav infrastructure requiren	ve a negative impact on red with this provision couructure requirements coases. The above a more positive lour irements to service the ricements to service the ricements to service the removed and the red and the removed the red and	development delivery as the uld thereby affect viability a uld provide developers with ong-term impact on the delividevelopment, mitigate its di	e provisic ind delive n more til very of si irect loca	on of infrastructure reability of develop me to source furth tes as this would ic il impacts and mee	Option 1 could have a negative impact on development delivery as the provision of infrastructure is key to enabling the delivery of sites and the costs associated with this provision could thereby affect viability and deliverability of development. However, phasing of developments in line with infrastructure requirements could provide developers with more time to source further funding for the infrastructure required to deliver later phases. Option 2 is likely to have a more positive long-term impact on the delivery of sites as this would identify the key strategic and specific infrastructure requirements to service the development, mitigate its direct local impacts and meet the wider infrastructure needs of York.
Prefe	Preferred Approach				Option2 • Th de months to pre mi	n2: Require ph This is likely to development. This is likely to more attractiv to enabling th provide devel This approach mitigated.	physical, social an econo to have benefits on socia t. to have a economic bene ive to investors in the cit he development to be vi. elopers with more time to h is likely to deliver envir	 Option2: Require physical, social an economic infrastructure be in place prior to development This is likely to have benefits on social objectives given that social infrastructure would be in place commensurate v development. This is likely to have a economic benefits for York as the strategic and local infrastructure required would be in plac more attractive to investors in the city. There are high costs implications to delivering transport and other infrastrut to enabling the development to be viable and deliverable. However, phasing of the site in line with available infrast provide developers with more time to source further funding for the infrastructure required to deliver later phases provide developers with more time to source further funding for the infrastructure required to deliver later phases. This approach is likely to deliver environmental benefits by ensuring that development is adequately serviced and intigated. 	ce prior tal infrastral infrastral cand localications ver, phase ring that	o development ucture would be ir al infrastructure re to delivering trans ing of the site in li sstructure required development is ad	n2: Require physical, social an economic infrastructure be in place prior to development This is likely to have benefits on social objectives given that social infrastructure would be in place commensurate with the level of development. This is likely to have a economic benefits for York as the strategic and local infrastructure required would be in place to make sites more attractive to investors in the city. There are high costs implications to delivering transport and other infrastructure that is critical to enabling the development to be viable and deliverable. However, phasing of the site in line with available infrastructure could provide developers with more time to source further funding for the infrastructure required to deliver later phases. This approach is likely to deliver environmental benefits by ensuring that development is adequately serviced and its impacts are mitigated.
Reco	Recommendations				None)					

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KEA	Very positive impact likely	impact	Positive impact likely	o significant o clear link	effect / Unc	Uncertain or insufficient information	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
	-			5500				l'ann		
De	Developer Contributions	ntributio	ons							
SA	SA Objective			Option 1 contribute developme	1: Do not recate to strategic ment, use exis	Option 1: Do not require developers to contribute to strategic infrastructure development, use existing obligations method	Option 2: Require developers to contribute to strategic infrastructure development on the basis of development type city-wide	lopers to contribute are development on int type city-wide	Option strateg basis of	Option 3: Require developers to contribute to strategic infrastructure development on the basis of development type by location
-	To meet the	Deliver !	Deliver homes to meet the needs of the		-	his option would generally limit	++ This option wil	This option will provide developers	‡	This option will provide the council with
	diverse	populati	population in terms of quantity, quality;		developers to	developers to contributing to the	with much mo	with much more certainty about		the maximum flexibility to set a
	housing	Promote	Promote improvements to the existing		infrastructure	infrastructure required to enable	the level of fur	the level of funding they will be		contribution rate that matches the
	needs of the	and futn	and future housing stock;		the developm	the development to take place	expected to co	expected to contribute for the		relative attractiveness of different areas
	population in	Locate s	Locate sites in areas of known housing		(e.g. access, drainage and	rainage and	type of develo	type of development they are		of York for development and the
	a sustainable		•		utilities) and r	utilities) and mitigate the direct	proposing any	proposing anywhere within York's		returns that development can generate
	way.	Deliver of the control of the c	Deliver community facilities for the needs		local impacts of the	local Impacts of the	authority area	authority area and what strategic		for developers. It will also give
		of the po	of the population;		development.	development. This option does	he used for in	mirastructure the contribution will be used for including community		developers much more certainty about the level of finding they will be
		Deliver p Traveller	Deliver pitches required for Gypsies and		the cumulative impacts of	e impacts of	facilities. This	facilities. This option will also		expected to contribute for the type of
		ם מבוע בו מא	is alla ollowpeople.		development	development in an area or city-	enable the cou	enable the council to allocate a		development they are proposing within
					wide and the	wide and the funding of new	'meaningful contribution' to	intribution' to		different parts (zones) of York's
					community fa	community facilities that may be	deliver the infi	deliver the infrastructure needed		authority area and what strategic
					required as a result. The	result. The	in the neighbo	in the neighbourhoods where		infrastructure the contribution will be
					exception to t	exception to this is pooling of	development is proposed.	s proposed.		used for, including community facilities.
					contributions	contributions secured through				This option will also enable the council
					obligations, to fund new	fund new				to allocate a 'meaningful contribution'
					community fa	community facilities. However,				to deliver the infrastructure needed in
					recent change	recent changes to legislation will				the neighbourhoods where
					limit the num	limit the number of development sites where contributions can be				development is proposed.
					pooled, thus i	pooled, thus increasing the risk				
					that sufficient	hat sufficient funding for new				
					strategic com	strategic community facilities				
				_	may not be secured.	cured.				
7	Improve the	Avoid lo	Avoid locating development where	-	This option w	his option would generally limit	+ This option wil	This option will provide developers	+	This option will provide the council with
	health and	environ	environmental circumstances could		developers to	developers to contributing to the	with much mo	with much more certainty about		the maximum flexibility to set a
	well-being of	negative	negatively impact on people's health;		infrastructure	infrastructure required to enable	the level of fur	the level of funding they will be		contribution rate that matches the
	York's	Improve	Improve access to openspace / multi-		the developm	the development to take place	expected to co	expected to contribute for the		relative attractiveness of different areas
	population	function	functional openspace		(e.g. access, drainage and	rainage and	type of develo	type of development they are		of York for development and the
		Promote	Promotes a healthier lifestyle though		utilities) and r	utilities) and mitigate the direct	proposing any	proposing anywhere within York's		returns that development can generate
		access to	access to leisure opportunities (walking /		local impacts of the	of the	authority area	authority area and what strategic		for developers. This option will provide
		cycling)			development.	development. This option does	Inirastructure	infrastructure the contribution will		developers with much more certainty

Positive or negative impact depending on how it is implemented	about the level of funding they will be expected to contribute for the type of development they are proposing within different parts (zones) of York's authority area and what strategic infrastructure the contribution will be used for, including community facilities. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic healthcare facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the healthcare infrastructure needed in the neighbourhoods where development is proposed.	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development and the returns that development can generate for developers. This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing within different parts (zones) of York's authority area and what strategic infrastructure the contribution will be used for, including community facilities. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic healthcare facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the
:ly Very negative impact likely	be used for, including community facilities. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic healthcare facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the healthcare infrastructure needed in the neighbourhoods where development is proposed.	This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including community facilities. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic healthcare facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the healthcare infrastructure needed in the neighbourhoods where development is proposed.
Negative impact likely	be used for facilities. The enable the 'meaningfu deliver the in the neigh developme However, t strategic he either need appropriate meaningful the healthc needed in t	+
7 Uncertain or insufficient information	not generally take into account the cumulative impacts of development in an area or citywide and the funding of new community facilities, such as healthcare facilities, that may be required as a result. However, If a development is of a sufficient scale the provision of healthcare facilities within the development may be one of the facilities required as an obligation to mitigate its direct local impacts.	This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities)) and mitigate the direct local impacts of the development (e.g. education 'contribution'. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new community facilities, such as education and training facilities, that may be required as a result. However, if a development is of a sufficient scale the provision of education or training facilities within the development may be one of the facilities required as an obligation to mitigate its direct local impacts.
O No significant effect , no clear link		- Panu
+ Positive impact likely	Improves access to healthcare; Provides or promotes safety and security for residents; Ensure that land contamination/pollution does not pose unacceptable risks to health.	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.
Very positive impact	•••	a Improve education, skills edvelopment and training for an effective workforce

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

impact Positive or negative impact depending on how it is implemented	population. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic services and facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the services and facilities needed in the neighbourhoods where development is proposed.	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development and the returns that development can generate for developers. This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure. Such infrastructure needs will be set out set out in an appropriate list.	++ This option will provide the council with
Very negative likely	development is proposed. However, the provision of strategic services and facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the services and facilities needed in the neighbourhoods where development is proposed.	This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure. Such infrastructure est out set out in an appropriate list.	This option will provide developers
Negative impact likely	develop Howeve strategi either n approp meanin the serv in the n develop	This opt with mu the leve expecte type of proposi authori infrastri infrastri be used significa public to Such ind set out list.	++ This opt
effect / Uncertain or linsufficient information	contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be pooled, thus increasing the risk that sufficient funding for new strategic services and facilities may not be secured.	This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. Access obligations could include the provision of new public transport services and infrastructure near to and within the development, which could reduce reliance on use of the car. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new or significantly upgraded strategic public transport infrastructure that may be required as a result. The exception to this is pooling of contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be	tion would generally limit
O No significant ef no clear link		+	+
+ Positive impact likely		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.	Reduce or mitigate greenhouse gas
++ Very positive impact likely		9 P	
KEY Ikely		need to travand deliver sustainable integrated transport network	7 To minimise

I Positive or negative impact depending on how it is implemented	contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure, which could reduce the reliance on private motorised transport and its associated emissions. Such infrastructure needs will be set out set out in an appropriate list.	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development can generate for developers. This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, green infrastructure. This option will also enable the council to allocate a "meaningful contribution" to deliver the
Negative impact likely Very negative impact likely	the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure, which could reduce the reliance on private motorised transport and its associated emissions. Such infrastructure needs will be set out set out in an appropriate list.	with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including green infrastructure. This option will also enable the council to allocate a 'meaningful contribution' to deliver the infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic services and facilities will
effect / Uncertain or Negative	the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. Access obligations could include the provision of new public transport services and infrastructure near to and within the development, which could reduce the reliance on private motorised transport and its associated emissions. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new services and facilities that may be required as a result. The contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be pooled	This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. Obligations could include the provision of new green infrastructure, including public open space.
+ O Strive impact likely No significant no clear link	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.	Conserve or enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Conserve or enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment.
K Very positive impact likely	gases that cause climate change and deliver a managed response to its effects m an hie	8 Conserve or ename enhance na green ha infrastructure SS; , bio-diversity, e Craflora and for and accessible high quality en and connected acc natural environment

				(F	-
KΕλ	Very positive impact	impact	Positive impact likely	O No significant		effect /	Uncertain or	- Negative	Negative impact likely	Very negative impact		Positive or negative impact depending on
ł	likely			no clear link	link		insufficient information					how it is implemented
									either need to be set out in an appropriate list or form part of th meaningful contribution to delive the services and facilities needed in the neighbourhoods where development is proposed.	either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the services and facilities needed in the neighbourhoods where development is proposed.		infrastructure needed in the neighbourhoods where development is proposed. However, the provision of strategic services and facilities will either need to be set out in an appropriate list or form part of the meaningful contribution to deliver the services and facilities needed in the neighbourhoods where development is proposed.
ი	Use land resources efficiently and safeguard their quality	Re-use parts of the parts	Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Conserve or enhance allotments; Safeguard mineral resources and encourage their efficient use.	7	0	There is no	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective		0	There is no clear link between this alternative and the objective
10	Improve water efficiency and quality	Conserve wate Improve the qu groundwaters.	Conserve water resources and quality; Improve the quality of rivers and groundwaters.	ılity;	+	This option developer infrastruct mitigate the of the developer of the developer infrastruct. This option This option This option area or cit of new ser may be real exception contribution obligations changes to the numbe where con pooled, the that sufficis strategic served the that sufficis strategic served the that sufficis may not be utilities may utilities mautilities maintimes and the sufficient matilities maintimes maintimes are sufficient matilities matilitie	This option would generally limit developers to contributing to the infrastructure required to mitigate the direct local impacts of the development, such as flood risk, surface water runoff and groundwater contamination. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new services and facilities that may be required as a result. The exception to this is pooling of contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be pooled, thus increasing the risk that sufficient funding for new strategic services and facilities may not be secured. Alternatively utilities may include the provision	‡	This option will provide developer with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including strategic infrastructure to improve the quality of rivers and groundwaters. Utilities may include the provision of such strategic infrastructure in their investment programmes and any such proposals will be set out in an appropriate list	9 =	‡	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development and generate for developers. This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including strategic infrastructure to improve the quality of rivers and ground-waters. Utilities may include the provision of such strategic infrastructure in in their investment programmes and any such proposals will be set out in an appropriate list.

‡ :				0		. .	1				
Very positive impact likely	impact		Positive impact likely	No significant no clear link	ficant effi link	ffect / Uncertain or insufficient information	Negativ	Negative impact likely	Very negative impact likely		Positive or negative impact depending on how it is implemented
						of such strategic infrastructure in their investment programmes					
Reduce waste egeneration and increase level of reuse and recycling	• •	Promote recycling of Promote a efficiency.	Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency.	/and	0	There is no clear link between this alternative and the objective	0	There is no clear link betweer alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective
quality	• • • • • •		Reduce all emissions to air from current activities; Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels); Support the development of city wide low emission infrastructure; Improve air quality in AQMAs and prevent new designations; Avoid locating development where it could negatively impact on air quality; 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.	J	+	This option would generally limit developers to contributing to the infrastructure required to enable the development to take place (e.g. access, drainage and utilities) and mitigate the direct local impacts of the development. Access obligations could include the provision of new public transport services and infrastructure near to and within the development, which could reduce the reliance on private motorised transport and its associated emissions. This option does not generally take into account the cumulative impacts of development in an area or city-wide and the funding of new services and facilities that may be required as a result. The exception to this is pooling of contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be	‡	This option will provide develope with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York authority area and what strategic infrastructure the contribution whe used for, including new or significantly upgraded strategic public transport infrastructure, which could reduce the reliance of private motorised transport and its associated emissions. Such infrastructure needs will be set o set out in an appropriate list.	This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure, which could reduce the reliance on private motorised transport and its associated emissions. Such infrastructure needs will be set out set out in an appropriate list.	‡	This option will provide the council with the maximum flexibility to set a contribution rate that matches the relative attractiveness of different areas of York for development and the returns that development and the returns that development can generate for developers This option will provide developers with much more certainty about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including new or significantly upgraded strategic public transport infrastructure, which could reduce the reliance on private motorised transport and its associated emissions. Such infrastructure needs will be set out set out in an appropriate list.
and	• •	ReduceEnsure does no	Reduce risk of flooding; Ensure development location and design does not negatively impact on flood risk;	esign risk;	+	This option would generally limit developers to contributing to the infrastructure required to	‡	This option will provide develope with much more certainty about the level of funding they will be	This option will provide developers with much more certainty about the level of funding they will be	‡	This option will provide the council with the maximum flexibility to set a contribution rate that matches the
impact of flooding to people and		• Deliver sustaina (SuDs).	Deliver or incorporate through design sustainable urban drainage systems (SuDs).	L.		mitigate the direct local impacts of the development, such as flood risk, surface water runoff and groundwater contamination		expected to contribute for the type of development they are proposing anywhere within Yo anthority area and what strate	expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic		relative attractiveness of different areas of York for development and the returns that development can generate for developmer This option will provide
York						This option does not generally		infrastructure th	infrastructure the contribution will		developers with much more certainty

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Y	++		+	0		,		-	in the second				
KE	very positive impact likely	Impact	Positive impact likely	No significant no clear link	ıcant emect nk	_	or insufficient information	Negativ	Negative impact likely	very negative impact likely		Positive or negative impact depending on how it is implemented	uo
						ake into ac mpacts of c rea or city- f new servi may be requout contribution to ontribution to hanges to l he number here contr ooled, thu: hat sufficie trategic ser nay not be tilities may f such strater	take into account the cumulative impacts of development in an area or city-wide and the funding of new services and facilities that may be required as a result. The exception to this is pooling of contributions secured through obligations. However, recent changes to legislation will limit the number of development sites where contributions can be pooled, thus increasing the risk that sufficient funding for new strategic services and facilities may not be secured. Alternatively utilities may include the provision of such strategic infrastructure in their investment programmes		be used for, including strategic infrastructure to improve the quality of rivers and groundwaters. Utilities may include the provision of such strategic infrastructure in their investmen programms and any such proposals will be set out in an appropriate list	be used for, including strategic infrastructure to improve the quality of rivers and groundwaters. Utilities may include the provision of such strategic programmes and any such proposals will be set out in an appropriate list		about the level of funding they will be expected to contribute for the type of development they are proposing anywhere within York's authority area and what strategic infrastructure the contribution will be used for, including strategic infrastructure to improve the quality of rivers and ground-waters. Utilities may include the provision of such strategic infrastructure in their investment programmes and any such proposals will be set out in an appropriate list.	of the sea
14	Conserve or enhance York's historic environment, cultural heritage, character and setting	Conserv characte Promote Conserv non-des setting; Conserv which cc Charactt the Heri	Conserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Conserve or enhance designated and non-designated heritage assets and their setting; Conserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper.	o city; O al their tts		here is no	There is no clear link between this alternative and the objective	0	There is no clear link between alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
15	Conserve or enhance York's natural and built landscape	Conserv including Protect importal Promote with its with its with its with its within the within t	Conserve or enhance the landscape including areas of landscape value Protect or enhance geologically important sites; Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper.	eext oo ge'' ge''		here is no his alternat	There is no clear link between this alternative and the objective	0	There is no clear link between alternative and the objective	There is no clear link between this alternative and the objective	0	There is no clear link between this alternative and the objective	
General	eral			7 1 0 0 0	Whilst con service: concurrent service. Cumulative options 2 & obligations	ntinuing to the develc e impacts or and 3 each s and, thro	Whilst continuing to use the existing obligations method (Option 1) to secure developer contributions will deliver the it oservice the development and mitigate its direct local impacts, it will not secure the necessary contributions to take it cumulative impacts of the numerous developments that will have to be realised to deliver the planned growth of York. Options 2 and 3 each provide a similar approach for determining the contributions to be sought from developers throut obligations and, through an appropriate list, indicate how contributions will be spent on strategic infrastructure.	tions metl direct loc spments ti oach for d	nod (Option 1) to sical impacts, it will nhat will have to be letermining the corhow contributions	ecure developer cont of secure the necess: realised to deliver th rtributions to be soug	tributions ary contr e planne ght from tegic infra	Whilst continuing to use the existing obligations method (Option 1) to secure developer contributions will deliver the infrastructure necessary to service the development and mitigate its direct local impacts, it will not secure the necessary contributions to take into account the cumulative impacts of the numerous developments that will have to be realised to deliver the planned growth of York. Options 2 and 3 each provide a similar approach for determining the contributions to be sought from developers through means other than obligations and, through an appropriate list, indicate how contributions will be spent on strategic infrastructure.	ary

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KEA	Very positive impact	Positive impact likely	nt effect /	Uncertain or	Negative impact likely	Very negative impact	Positive or negative impact depending on
	likely		no clear IIIIk	msufficient miormation		iikeiy	now it is implemented
Prefer	Preferred Approach		Either Option 2 o	ion 2 or Option 3: Require developers to contribute to strategic infrastructure development	pers to contribute to strate	gic infrastructure develor	ment
			Both options	s would generate a significal	nt level of funding toward o	delivering the strategic in	Both options would generate a significant level of funding toward delivering the strategic infrastructure necessary to deliver the growth
			envisaged in	the Local Plan, by seeking o	contributions from develop	ers on a rate per square i	envisaged in the Local Plan, by seeking contributions from developers on a rate per square metre of development of different
			uevelopment type. Option 2 seeks a co	development type. Option 2 seeks a contribution (rate by development type) wherever the development takes place	evelopment type) whereve	r the development takes	o <mark>l</mark> ace
			Option 3 off	ers more flexibility to the co	ouncil set a contribution rat	e that matches the relati	Option 3 offers more flexibility to the council set a contribution rate that matches the relative attractiveness of different areas of York for
			developmen	development and the returns that development can generate for developers for each development type.	lopment can generate for d	levelopers for each devel	opment type.
			Further viab	llity testing will need to be u	undertaken to confirm whic	ch of Option 2 or Option	Further viability testing will need to be undertaken to confirm which of Option 2 or Option 3 is the most viable and workable before
			determining	determining which should be the preferred approach taken forward	red approach taken forwar	ď	
Recom	Recommendations		The Second alteri	native under Developer Con	itributions in the Local Plan	should be amended to 'F	The Second alternative under Developer Contributions in the Local Plan should be amended to 'Require developers to contribute to strategic
			infrastructure de	velopment on the basis of d	levelopment city-wide (this	is one of two of our pote	infrastructure development on the basis of development city-wide (this is one of two of our potential preferred approaches to strategic
			infrastructure)' S	imilarly , the third alternati	ve should be amended to 'F	Require developers to co	infrastructure)' Similarly , the third alternative should be amended to 'Require developers to contribute to strategic infrastructure
			development on	the basis of development ty	rpe by location (this is one c	of two of our preferred a	development on the basis of development type by location (this is one of two of our preferred approaches to strategic infrastructure)'. The
			reason for this is	that Option 3 is one of two	similar alternatives for requ	uiring developers to cont	reason for this is that Option 3 is one of two similar alternatives for requiring developers to contribute to strategic infrastructure using
			methods over an	d above the current obligati	ions method (the other beir	ng Option 2). The differer	methods over and above the current obligations method (the other being Option 2). The difference between option 2 and Option 3 is that
			Option 2 would s	eek the same contribution a	as a rate per square metre c	of development type (e.g	Option 2 would seek the same contribution as a rate per square metre of development type (e.g. residential or employment) wherever that
			development tak	es place, whereas Option 3	would seek a different con	ıtribution rate depending	development takes place, whereas Option 3 would seek a different contribution rate depending on where development is located (for
			example, on a zoi	nal basis). Further viability t	esting will need to be unde	rtaken to confirm which	on a zonal basis). Further viability testing will need to be undertaken to confirm which of the two options is most viable and
			workable.				

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Land to the South of Moor Lane Woodthrorne	OF

Strategic Sites - Preferred Options Appraisal

ST1: British Sugar	
Site size	35.65 hectares
Location	Suburban area, Acomb Ward
Allocated for	998 dwellings phased across the lifetime of the plan (years 1-15 in the trajectory).
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	++ The British Sugar site is forecast to provide 988 dwellings representing 4.5% of the total requirement over the plan period. This is a significant development within the city that had the potential to provide a new community. 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.
2: Improve the health and well-being of York's population	This development will be required to include openspace for recreational purposes which should have a positive benefit on the health and wellbeing of residents. The site currently located adjacent to a railway line and would need to ensure the safety of residents in masterplanning the development. Furthermore, the site would need to remediate any known contamination issues connected with its former use as an industrial site to ensure the health of residents. At this stage, the impacts will depend upon its implementation of overall masterplan.
3: Improve education, skills development and training for an effective workforce	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. 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 which is positive for the meeting ongoing educational needs. The impacts would be dependent upon implementation/ presentation of a masterplan.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	+ Whilst employment is not the key land use for this site, the scale of the development is likely to require a local centre offering services and facilities, which would provide opportunities for a small numbers of local jobs. Jobs would also be generated through the constructions of the site in the short to medium term. The development overall would support the housing of workforce for other employment opportunities within the city helping to support the overall economy, particularly given the sites location adjacent to Millfield Lane Industrial Estate and York Business Park
5: Help deliver equality and access to all	++ The scale of the housing forecast would enable a significant contribution

	towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective.
	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 s locally. This would depend upon implementation of the masterplan and location/scale of convenience provision.
6: Reduce the need to travel and deliver a sustainable integrated transport network	Overall, the development should improve transport links and be able promote non car modes of travel. This site has existing access to a bus route of every 20 minutes. A planned park &ride scheme on the A59 would also provide the opportunity for the site to be connected to a higher frequency service. The potential of this site to have rail links directly to the railway station is also being investigated. The site would need to provide further sustainable transport links to existing pedestrian and cycle networks. Currently the site is within 5 minutes cycle of the train station.
	The location of the site in close proximity to the ring-road may exacerbate congestion in the area, particularly at peak times. Planned improvement s for the new park and ride may partially alleviate this, but it would be important that sustainable routes for travel are established prior to the sites completion to avoid reliance on the car.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	I/+ 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 to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	+ The site should make a positive contribution to this objective given that currently it is a former industrial site. The potential development of houses with gardens and connecting openspace could help improve biodiversity within the site and connectivity to existing green infrastructure. There will be on site provision of openspace as well as opportunities for connecting with adjacent sites to green infrastructure connectivity.
	The site does contain a SINC bordering the railway line. The 'British Sugar Sidings' is 500m long and is designated for species of aculeate hymenopter (Bees and wasps). Significant buffering would be required to ensure the integrity of this nature conservation site. This could be incorporated into the Green Infrastructure scheme on site enabling an overall positive outcome towards this objective.
9: Use land resources efficiently and safeguard their quality	++ This is a brownfield site with a former industrial processing history. Remedial work will be statutorily required prior to development to minimise contamination and ensure that the soils are suitable for residential garden use. Consequently, the condition of this land will be

	better post development.
10: Improve water	1/+
efficiency and quality	An increase in population will have an inevitable impact on water usage. 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. This will depend upon implementation but has the opportunity to make a positive contribution.
11: Reduce waste	
generation and increase level of reuse and recycling	An increase in population will have an inevitable impact on waste generation. The 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 remediation and construction of the site should be processed according to the waste hierarchy as far as possible.
12: Improve air quality	There are no AQMAs within proximity of this site. However, given the proximity of the ring road and the potential for increased congestion/ traffic flows, air quality levels should be monitored and managed as there are potentially large air quality implications for West of city. A full AQ assessment is likely to be required.
	The site should mitigate impacts through the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.
13: Minimise flood risk and reduce the impact of flooding to people and property in York	++ This development is not located within a high risk flood zone. 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). The impact on this objective should therefore be positive.
14: Conserve or enhance York's historic environment, cultural	The site does not contain any historic assets or listed buildings.
heritage, character and setting	The archaeological desktop survey 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.
	The development of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and created a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
	The majority of the appraisal concludes therefore that the impacts are unknown or depend upon implementation at this stage.
15: Conserve or enhance York's natural and built landscape	I 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. Specifically, any views across the city towards the Minster and across countryside to the northwest of York. The impact on the city from this development will be dependent upon this into the design principles for the site site.
	The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
SUMMARY:	to understand now the development will impact the city.
Key positives	This is a brownfield site:
key positives	 There are no listed buildings within or adjacent to the site; This development will provide a significant contribution towards housing provision, including affordable housing need;
	A new primary will need to be provided;
	 The site is in close proximity to the existing secondary school; New local centre to be created would provide local services and facilities;
	Small numbers of job opportunities would be created through the local centre and construction phase of the development;
	 Opportunities to increase sustainable transport accessibility via existing bus routes, the new park and ride scheme at the A59 junction and new rail links direct to the city centre.
	 Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies;
	Green Infrastructure should improve supporting biodiversity and connectivity in comparison to former use;
	The development is located in a low flood risk area.
Key challenges	 The site is located adjacent to a railway line and the development would need to implement systems to ensure residents safety; Ensuring transport network connectivity to promote alternative travel to the car.
	 The proximity to the ring-road may increase traffic flows and exacerbate congestion in the west of the city;
	The site contains a SINC (British Sugar Sidings) designated for Bees and wasps, which would need to be sensitively incorporated and buffered to any development;
	 Site requires remediation for contamination to ensure the soils are suitable for residential garden use;
	• Increase in population will increase water use and waste generation;
	 Potential harm to air quality in the west of the city due to increase traffic flows;
	 The site has views across the flat landscape toward the Minster and northwest, which need to be incorporated through the design to ensure no view is lost across the flat landscape.

ST2: Former Sports G	round at Millfield Lane
Site size	11 hectares
Location	Suburban area, Acomb Ward
Allocated for	308 dwellings to be developed within the short to medium term (years 1-10 of the trajectory)
Objectives	
1: To meet the diverse	++
housing needs of the population in a sustainable way.	The Millfield Lane site is forecast to provide 308 dwellings representing 1.4% of the total requirement over the plan period. This is a large development within the city that had the potential to significantly contribute to the existing community. In delivering housing in this location, 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.
2: Improve the health and well-being of York's population	This site is a former openspace which is no longer used. Given the site is now vacant of good quality facilities, the development will be required to include openspace for recreational purposes. At this stage, the level will depend upon the overall masterplan.
3: Improve education, skills development and training for an effective workforce	? 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. Given the anticipated number of new households that this site would generate, primary school provision would need to be allocated. Currently there is no primary provision within 800m of the site, although when British Sugar's primary schools is built, this could be with 800m of the site The site is also adjacent to Manor Lane Secondary school which is positive for the meeting ongoing educational needs.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	+ Jobs would also be generated through the constructions of the site in the short to medium term. The development overall would support the housing of workforce for other employment opportunities within the city helping to support the overall economy, particularly given the sites location adjacent to Millfield Lane Industrial Estate and York Business Park.
5: Help deliver equality and access to all	The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective. The scale of the development would need to ensure that local convenience provision was planned for. There is an existing neighbourhood parade within 800m and the site is unlikely to generate an additional parade. Given the large development of British Sugar in close proximity, the site may have future access to an additional local parade.

	Part of the site abuts the A59, near to the ring-road junction with the ring-road. Road safety techniques would need to be included should this remain an access point.
6: Reduce the need to travel and deliver a sustainable integrated transport network	Overall, the development should improve transport links and be able promote non car modes of travel. This site has existing access to 2 nonfrequent bus routes, one of which is every 20 minutes. A planned park &ride scheme on the A59 would also provide the opportunity for the site to be connected to a higher frequency service. Currently the site is within 5 minutes cycle of the railway station. The site would need to provide or improve links to existing pedestrian and cycle networks. The location of the site in close proximity to the ring-road may exacerbate congestion in the area, particularly at peak times. Planned improvement s for the new park and ride may partially alleviate this, but it would be important that sustainable routes for travel are established prior to the sites completion to avoid reliance on the car.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects 8: Conserve or enhance green infrastructure, biodiversity, geodiversity,	I/+ The size of the site should 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 climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site. ++ The site should make a positive contribution given that at present the site is unused. The potential development of houses with gardens and
flora and fauna for accessible high quality and connected natural environment	connecting openspace could help improve biodiversity within the site and connectivity to existing green infrastructure.
9: Use land resources efficiently and safeguard their quality	O This site is partly greenfield and brownfield. It was formerly used as a sports ground but has been vacant for some time. The buildings on site have been demolished and the ground ploughed. Given that the site would need to incorporate requirements for openspace, some aspects of the sites former use would be displayed. The impacts on this objective could therefore be neutral.
10: Improve water efficiency and quality	I/+ An increase in population will have an inevitable impact on water usage. 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. This will depend upon implementation but has the opportunity to make a neutral contribution.
11: Reduce waste generation and increase level of reuse and recycling	An increase in population will have an inevitable impact on waste generation. The 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 the site should be processed
12: Improve air quality	according to the waste hierarchy as far as possible.
12. Improve all quality	There are no AQMAs within proximity of this site and no immediate air quality impacts. However, given the proximity of the ring road and the potential for increased congestion/ traffic flows, there may be a knock on effect on air quality The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.
13: Minimise flood risk and	+
reduce the impact of flooding to people and property in York	This development is not located within a high risk flood zone. 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). The impact on this objective should therefore be positive.
14: Conserve or enhance York's historic environment, cultural	The site does not contain any historic assets or listed buildings.
heritage, character and setting	The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
15: Conserve or enhance York's natural and built landscape	+ The landscape and setting of York should not be adversely affected through the sites development. The location of the new Manor School has redefined the urban edge and therefore the site is deemed appropriate for housing development.
	There is the opportunity for this site to become a new community in York with locally distinctive characteristics complimenting the surrounding built and natural landscape.
	The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
SUMMARY:	
Key positives	 This development will provide a significant contribution towards housing provision, including affordable housing need; The site is in close proximity to the existing secondary school; Small numbers of job opportunities would be created through the construction phase of the development; The redefinition of the urban edge means that this site would not have an adverse affect on the landscape setting of the city; Opportunities to increase sustainable transport accessibility via existing bus routes and the new park and ride scheme at the A59 junction.

	 Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; Green Infrastructure should improve supporting biodiversity and connectivity; The development is located in a low flood risk area.
Key challenges	 This site is a loss of a former sports ground; Ensuring transport network connectivity to promote alternative travel to the car; The proximity to the ring-road may increase traffic flows and exacerbate congestion in the west of the city, particularly incombination with the British Sugar Site; Increase in population will increase water use and waste generation; Potential harm to air quality in the west of the city due to increase traffic flows.

ST3: The Grainstores	
Site size	7.73 hectares
Location	Suburban area. Skelton, Rawcliffe and Clifton Without Ward
Allocated for	216 dwellings to be developed in the short term (years 1-5 in the trajectory).
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	++ The Grainstores site is forecast to provide 216 dwellings within the short- term. This is a large development in the middle of an existing neighbourhood that has the potential to significantly contribute to the to housing supply. In delivering housing in this location, 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. In doing this, it would also be preferable that consideration for the existing neighbourhood surrounding the site is taken into consideration.
2: Improve the health and well-being of York's population	I/+ This development will be required to include openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the site has access to a variety of existing openspaces for recreational purposes as well as existing health facilities within 800m. At this stage, the level of openspace will depend upon masterplanning.
3: Improve education, skills development and training for an effective workforce	? 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. Given the anticipated number of new households that this site would generate, primary school provision would need to be allocated.

	Currently there is primary provision within 800m of the site. There is also a secondary school just within 800m.
4: Create jobs and deliver	+
growth of a sustainable, low carbon and inclusive economy	Jobs would also be generated through the constructions of the site in the short to medium term. The development overall would support the housing of workforce for other employment opportunities within the city helping to support the overall economy, particularly given the sites location in close proximity to Clifton Moor.
	This is a former grainstores which is now vacant. Loss of the jobs at this employment site have already been lost and the site would not necessarily compensate for this.
5: Help deliver equality and access to all	++ The scale of the housing forecast would enable a contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective.
	The scale of the development would need to ensure that local convenience provision was planned for. There is an existing neighbourhood parade within 800m and the site is unlikely to generate an additional parade.
6: Reduce the need to	
travel and deliver a sustainable integrated transport network	Overall, the development should be able promote non car modes of travel. This site has existing access to a frequent bus route and faces onto a minor road. Currently the site is within 15 minutes cycle of the railway station. The site would need to provide or improve links to existing pedestrian and cycle networks and link in to existing networks within the area.
7: To minimise greenhouse	1/+
gases that cause climate change and deliver a managed response to its effects	The size of the site should 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 climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	++ The site should make a positive contribution given that at present the site is a derelict industrial site. The potential development of houses with gardens and connecting openspace could help improve biodiversity within the site and connectivity to existing green infrastructure.
9: Use land resources	++
efficiently and safeguard their quality	This site is brownfield. It was formerly used as a grainstores but has been vacant for some time. Land resources on this site should improve through its development for housing.
10: Improve water	1/+
efficiency and quality	An increase in population will have an inevitable impact on water usage. 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. This will depend upon implementation but has the opportunity to make a neutral contribution.
11: Reduce waste	
generation and increase level of reuse and recycling	An increase in population will have an inevitable impact on waste generation. The 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 the site should be processed according to the waste hierarchy as far as possible.
12: Improve air quality	? Whilst there are no AQMAs or air quality hotspots within proximity of this site, there are potential AQ implications for Clifton Green area as a result of increased traffic flows. The site should mitigate using the citywide low emissions policy with
	the incorporation of low emissions technologies and promotion of sustainable travel.
13: Minimise flood risk and reduce the impact of flooding to people and property in York	+ This development is not located within a high risk flood zone. The scale of the development should allow for the incorporation of mitigation techniques for the management of surface water flooding such as sustainable urban drainage (SUDs). The impact on this objective should therefore be positive.
14: Conserve or enhance York's historic environment, cultural heritage, character and	+ The site does not contain any historic assets or listed buildings and does not have significant views toward the city centre.
setting	The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
15: Conserve or enhance York's natural and built landscape	+ There is the opportunity in removing the grainstores for this site to become a new community in York with locally distinctive characteristics complimenting the surrounding built landscape.
	The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
SUMMARY:	
Key positives	 This development will provide a significant contribution towards housing provision, including affordable housing need; The site is 800m to an existing secondary school; Small numbers of job opportunities would be created through the
	construction phase of the development;

	 Opportunities to increase sustainable transport accessibility via existing bus routes;
	The site is within 15 minutes cycle of the railway station;
	• There is access to an existing neighbourhood parade within 800m;
	Scale of the site should enable a variety of climate change
	mitigation measures to be implemented through design, layout and
	the incorporation of renewable energy technologies;
	 Green Infrastructure should improve supporting biodiversity and connectivity in comparison to former use;
	The development is located in a low flood risk area;
	•
	The site is not within proximity of historic assets or significant .
	views;
	This is a brownfield site.
Key challenges	 Loss of jobs at this site will not be replaced;
	Ensuring transport network connectivity to promote alternative
	travel to the car;
	Increase in population will increase water use and waste
	generation;
	Potential harm to air quality in the Clifton Green area as a result of
	increased traffic flows.

ST4: Land adjacent H	ST4: Land adjacent Hull Road/ Grimston Bar	
Site size	7.54 hectares	
Location	Suburban area. Heslington Ward	
Allocated for	211 dwellings to be developed within the short to medium term (years 1-10 of the trajectory)	
Objectives		
1: To meet the diverse housing needs of the population in a sustainable way.	The Site adjacent Hull Road -Grimston Bar is forecast to provide 211 dwellings within the short to medium term. This is a large development on the outskirts of the city which has the potential to contribute to the housing supply. In delivering housing in this location, 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. The location of the site is on the edge of the existing settlement boundary, opposite an existing neighbourhood and adjacent to the new University of York Campus and existing park and ride. Given the proximity of the sites to the university, it could offer the potential for accommodating students, which could have benefits on the existing communities in close proximity to the university.	
2: Improve the health and	1/+	
well-being of York's population	This development will be required to include openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the site will be adjacent to the openspace, health and sports facilities available on the	

	new campus which are open to residents.
3: Improve education,	?/I
skills development and training for an effective workforce	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, should it be developed for general housing. In this case, given the anticipated number of new households that this site would generate, primary school provision would need to be allocated. Currently the site is partly within 800m of a primary and secondary school.
	The site is adjacent to the University of York and whilst this would not contribute to educational facilities, should it come forward for student housing, it may support the accommodation requirements generated by the university.
4: Create jobs and deliver	
growth of a sustainable, low carbon and inclusive economy	Jobs would also be generated through the constructions of the site in the short to medium term. The development overall would support the housing of workforce for other employment opportunities within the city helping to support the overall economy, particularly for the university should the site be developed for student accommodation.
5: Help deliver equality	++ The scale of the housing forecast would enable a significant
and access to all	contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective.
	The scale of the development would need to ensure that local convenience provision was planned for. The site is unlikely to generate an additional parade but there is an existing neighbourhood parade within 400m and large scale convenience store within 400m. However, road safety measures would need to be included to ensure safe passage across the duelled carriageway to access the convenience store.
	The site abuts the A1079 and is adjacent to the Park and Ride. This P&R is a high frequency bus service to the city centre allowing positive accessibility for all. This would be maximised if a route connecting the site to the park and ride was developed which would also have benefits for the existing residents in creating improving pedestrian connectivity.
6: Reduce the need to travel and deliver a sustainable integrated transport network	The site abuts the A1079, near to the junction with the A64 junction, is adjacent to the Park and Ride and has access onto Field Lane towards Heslington. Overall, the development should improve transport links and be able promote non car modes of travel despite its suburban edge location. This site has existing access a number of frequent and non-frequent bus routes along Hull Road. However, it would need to provide or improve links to existing pedestrian and cycle networks.
7: To minimise greenhouse	The site may exacerbate congestion in the area, particularly at peak times, particularly of it location adjacent to the University of York. I/+

gases that cause climate change and deliver a managed response to its effects	The size of the site should 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 climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site .
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	The site is currently in agricultural use. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site and connectivity to existing green infrastructure.
9: Use land resources efficiently and safeguard their quality	This site is greenfield and is currently within agricultural use. It is grade 2 agricultural land indicating it is high quality. There has been a significant loss of agricultural land in this location for the university development and whilst this site is only 7 hectares it would still mean a loss of high grade agricultural soils.
10: Improve water efficiency and quality	I/+ An increase in population will have an inevitable impact on water usage. 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. This will depend upon implementation but has the opportunity to make a neutral contribution.
11: Reduce waste generation and increase level of reuse and recycling	An increase in population will have an inevitable impact on waste generation. The 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 the site should be processed
12: Improve air quality	according to the waste hierarchy as far as possible. I There are no AQMAs within proximity of this site. And no immediate Air Quality issues although potential for increased traffic flows and proximity of the ring road. Air quality levels should be monitored and managed accordingly.
	New relevant locations may be introduced along Hull Road, presenting new opportunities for exposure if site not carefully designed. In developing this site, an air quality assessment should also consider the impact from University of York boiler stacks.
	The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.
13: Minimise flood risk and reduce the impact of flooding to people and	+ This development is not located within a high risk flood zone. The scale of the development should allow for the incorporation of mitigation

property in York	techniques for the management of surface water flooding such as
,	sustainable drainage (SUDs). The impact on this objective should
	therefore be positive.
14: Conserve or enhance	1/-
York's historic	The site does not contain any historic assets or listed buildings. The site
environment, cultural	forms part of Kimberlow Hill however and has 360° views of York which
heritage, character and	is considered important for the setting of the city. These views should
setting	be protected with a buffer if development occurs to the south of the
	site to ensure the skyline is retained. Given this is a sloping site, the
	density should be lowered to minimise visual impact from
	development.
	The design of the site would need to reflect the principles within the
	Heritage Topic Paper to ensure that the development reflects the
	context of the wider city and creates a locally distinctive place with
	definite character. It would be recommended that alongside the
	masterplanning process, a heritage impact assessment is undertaken to
15: Conserve or enhance	understand how the development will impact the city. I/-
York's natural and built	The site forms part of Kimberlow Hill and has 360° views of York which
landscape	is considered important for the setting of the city. These views should
lariascape	be protected with a buffer if development occurs to the south of the
	site to ensure the skyline is retained. Given this is a sloping site, the
	density should be lowered to minimise visual impact from
	development.
	There is a mature landscape behind the site which acts as a gateway for
	biodiversity. This impacts of development ensure the integrity of this
	landscape is retained and not adversely effected by development.
	The masterplanning process should ensure that it considers principles
	within the Heritage Topic Paper. It would be recommended that
	alongside the masterplanning process, a heritage impact assessment is
	undertaken to understand how the development will impact the city.
SUMMARY	
Key positives	This development will provide a significant contribution towards
	housing provision, including affordable housing need;
	It has the potential to provide student accommodation to support
	the requirements generated by the University of York;
	The site is just within 400m of a primary school and 800m to an
	existing secondary school;
	Small numbers of job opportunities would be created through the
	construction phase of the development;
	Opportunities to increase sustainable transport accessibility via
	existing bus routes and the adjacent park and ride;
	 There is the potential for improving pedestrian linkages to the park and ride via the site;
	There is access to an existing neighbourhood parade within 400m
	and alternative convenience provision within 400m;
	Scale of the site should enable a variety of climate change
	mitigation measures to be implemented through design, layout and

	the incorporation of renewable energy technologies;
	 Green Infrastructure should improve supporting biodiversity and
	connectivity in comparison to existing use;
	The development is located in a low flood risk area;
	• There are no air quality issues at present.
Key challenges	This is a greenfield site.
	 The site would mean a loss to high grade agricultural land;
	• Ensuring safe crossing of the road network in this location to access
	the facilities within 400m;
	 Ensuring transport network connectivity to promote alternative
	travel to the car given its suburban edge location;
	 Potential for exacerbating congestion, particularly at peak times,
	from increased traffic flows;
	 Increase in population will increase water use and waste generation;
	 Potential harm to air quality along Hull Road as a result of increased
	traffic flows.
Mitigation	

ST5: York Central	
Site size	60 hectares (gross)
Location	City Centre/City Centre Extension area. Holgate Ward
Allocated for	Mixed use site incorporating:
	438 dwellings (7.3 hectares) to be developed within the medium to
	long term (years 6-15 of the trajectory);
	80,000 sq.m B1a Office floorspace;
	Culture, leisure, tourism and niche/ancillary retail facilities; and
	Openspace, high quality public realm and supporting social
	infrastructure.
Objectives	
1: To meet the diverse	++
housing needs of the	The York Central site is forecast to provide 438 dwellings representing
population in a sustainable	2% of the total requirement over the plan period. This is a significant
way.	development within the city that had the potential to provide a new
	community. Furthermore, there is existing housing within the overall
	site which should be considered in making this a new cohesive
	community. 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 and integrated into the existing
	community.
2: Improve the health and	+
well-being of York's	This site is required to include a high quality public realm strategy,
population	openspace for recreational purposes as well as other recreational and
	cultural facilities. The provision of these should have a positive benefit
	on the health and well-being of residents.

	The site currently located adjacent to a railway line and would need to ensure the safety of residents in masterplanning the development. Furthermore, the site would need to remediate any known contamination issues connected with its former use to ensure the health of residents.
3: Improve education, skills development and training for an effective workforce	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. Given the anticipated number of new households that this site would generate, allocation of new school places would be required.
	The site is in close proximity to sustainable transport routes, including the railway station providing good accessibility to key educational and training facilities within the city. Further, skills and training may be able to offered onsite through construction and may be provided within the new office development depending upon the occupiers. The impacts would be dependent upon implementation.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	++ This site is forecast to deliver 80,000 sq.m of office floorspace within close proximity to the railway station allowing excellent connectivity with the existing city centre and wider region. Jobs would also be generated through the construction of the site in the short to medium term of the development. The mixed use of this site would allow for a range of jobs to be created and supported maximising the diverse skills available within York. Furthermore, the housing development element would support workforce wishing to live close to the city centre promoting low carbon lifestyles through close proximity to sustainable transport for accessing employment destinations both on and offsite. This site would therefore significantly contribute to achieving this objective.
5: Help deliver equality and access to all	++ The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective. The scale of the development would need to ensure that local convenience provision was planned for and ancillary retail is an accepted use on site. The city centre and its associated conveniences are also within close proximity.
	The mixed use of this site would allow for a range of jobs to be created and supported maximising the use of diverse skills available within York.
6: Reduce the need to travel and deliver a sustainable integrated transport network	+/- York Central is located behind the existing railway station. This location boasts excellent connectivity via train around the country but also to the frequent and non-frequent bus services located at the front of the station. In developing this site for mixed use, connectivity through the site would need to be improved using a public realm strategy that

	would provide or improve links to existing pedestrian and cycle networks. New accesses to the site would also improve this connectivity and accessibility for people living and working on the site. Given its location there is the opportunity for this site to make a significant positive contribution to this objective. The new road connection from Water end promoted car based travel but would also allow new bus access. The scale of development relies on significant infrastructure to be delivered to make the site fully accessible and deliverable overall. Should the costs not be met to install this, this may prevent the site maximising the potential for development. Increasing the road connections may also exacerbate congestion in the area, particularly at peak times, given its location adjacent to the city centre. This should allo9w better connections to bus routes however.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	I/+ The size of the site should enable a variety of climate change mitigation measures to be incorporated through design and layout. There are also opportunities for large-scale renewable energy schemes connecting up the various uses on site to be included. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	The site should make a positive contribution to this objective given that currently it is a former railway site with limited Green Infrastructure and biodiversity. The potential development and connecting openspace /public realm could help improve biodiversity within the site and connectivity to existing green infrastructure. The site borders a significant green Infrastructure corridor following the river Ouse providing the potential for accessible space beyond the site and connectivity to other green infrastructure.
9: Use land resources efficiently and safeguard their quality	++ This is a brownfield site with a history connected to the railway industry. Remedial work will be statutorily required prior to development to minimise contamination and consequently, the condition of this land will be better post development.
10: Improve water efficiency and quality	I/+ An increase in population will have an inevitable impact on water usage. 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. This will depend upon implementation but has the opportunity to make a neutral contribution.
11: Reduce waste generation and increase level of reuse and recycling	An increase in population/ commercial use will have an inevitable impact on waste generation. The 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 the site should be processed
	according to the waste hierarchy as far as possible.

12: Improve air quality	
12. Improve all quality	There will potentially be a large air quality impact on Air Quality Management Area (AQMA) and other areas of poor air quality in the city. The site is located adjacent to the city centre and Leeman Road AQMAs whereby pollutants are known to exceed required levels. Development of this site could exacerbate this should it not be successful in implementing a low emission scheme and decreasing traffic flows.
	The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.
13: Minimise flood risk and	1/-
reduce the impact of	This majority of the site is not located within a high risk flood zone
flooding to people and	although Leeman Road, one the of existing accesses is known to flood
property in York	frequently. The site would need to ensure that mitigation for adjacent high flood risk areas is considered so that no negative impacts from the
	development are experienced in adjacent areas. The scale of the
	development should further allow for the incorporation of mitigation
	techniques for the management of surface water flooding such as
	sustainable drainage (SUDs). The impact of the site at this stage is likely
44.0	to be dependent upon implementation.
14: Conserve or enhance York's historic	York Central is in close proximity to the city centre and all of its
environment, cultural	associated heritage assets. Of particular importance is inclusion of the
heritage, character and setting	train station with the Central Historic Core Conservation Area and Area of Archaeological Importance (AAI) as well as its interface with significant scheduled ancient monuments such as the City Walls and listed buildings.
	From across the site there are also key strategic views towards the Minster as well as towards Clifton Ings and the northwest of York which would need to be preserved. The design of the site, including the number of building storeys, would be critically important to maintaining this.
	The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
15: Conserve or enhance	The development of the exp
York's natural and built landscape	The development of the site would lead to a new section of the city being created which could potentially enhance the built environment in comparison to its existing use.
	From across the site there are also key strategic views towards the Minster as well as towards Clifton Ings and the northwest of York which would need to be preserved. The design of the site, including the number of building storeys, would be critically important to maintaining

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ne masterplanning process should ensure that it considers principles ithin the Heritage Topic Paper. It would be recommended that ongside the masterplanning process, a heritage impact assessment is ndertaken to understand how the development will impact the city.
This is a brownfield site; This development will provide a significant contribution towards housing provision, including affordable housing need; The site will provide significant B1a offices in an accessible and complementary location to the city centre and wider region; It will support a significant amount of jobs; Co-location of employment opportunities and residential dwellings encouraging short sustainable commute and low carbon lifestyle; Job opportunities would be created through the construction phase of the development; Opportunities to increase sustainable transport accessibility to the city and wider region via existing bus routes, the railway station and pedestrian and cycle routes to the city centre; Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; Green Infrastructure should improve supporting biodiversity and connectivity to the existing green corridor adjacent (River Ouse) in
comparison to former use; The development of the site would lead to a new section of the city being created which could potentially enhance the built environment in comparison to its existing use.
The site is located adjacent to a railway line and the development would need to implement systems to ensure residents safety; Whilst this site can be supported through existing infrastructure, significant investment in infrastructure would still be required to enable the full potential development of the site. The proximity to the inner ring-road may increase traffic flows and exacerbate congestion in city centre; Site requires remediation for contamination to ensure the soils are suitable for residential garden and commercial use; Increase in population will increase water use and waste generation; The site is located within the City Centre and Leeman Road AQMAs. There is the potential for a significant impact should the site not be successful in implementing a low emission scheme and decreasing/minimising traffic flows; Whilst the majority of development is located in a low flood risk zone, the site abuts a residential area within a high flood risk zone. A significant challenge is minimising the negative effects of this development on existing flood risk; Ensuring social cohesion with existing residential and commercial areas within the site;
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•	From across the site there are key strategic views towards the Minster as well as towards Clifton Ings and the northwest of York which would need to be preserved. The design of the site, including the number of building storeys, would be critically important to
	maintaining this.

ST6: Land East of Grimston Bar			
Site size	7.54 hectares		
Location	Suburban area. Osbaldwick Ward		
Allocated for	154 dwellings to be developed within the short to medium term (years 1-10 of the trajectory)		
Objectives			
1: To meet the diverse housing needs of the population in a sustainable way.	The Site adjacent Hull Road opposite Grimston Bar Park and Ride. Its is forecast to provide 154 dwellings within the short to medium term. This is a development on the outskirts of the city which has the potential to contribute to the housing supply. In delivering housing in this location, 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.		
	The location of the site is on the edge of the existing settlement boundary, adjacent to Osbaldwick Link Road Industrial Estate and in close proximity to the new University of York Campus and existing park and ride. However, its location is cut off from existing residential areas which would conflict with integrating the site into the existing neighbourhood. Although this site is close to the University campus, the development would not necessarily suit student accommodation or higher density development as this would conflict with environmental objectives in this location.		
2: Improve the health and well-being of York's population	I/+ This development will be required to include an element of openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the site is adjacent to an existing woodland and the site would be in close proximity to the new openspace, health and sports facilities available on the new University of York campus which are open to residents However, the adjacent uses are industrial. Significant buffering to the site would be required minimise the impacts of odour, noise etc arising from these uses which have negative impacts on residents.		
3: Improve education, skills development and training for an effective workforce	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, should it be developed for general housing. In this case, given the anticipated number of new households that this site would generate, primary school provision would need to be allocated.		

	Currently the site is not within 800m of a primary or secondary school.
4: Create jobs and deliver	+
growth of a sustainable, low carbon and inclusive economy	Jobs would also be generated through the construction of the site in the short to medium term. The development overall would support the housing of workforce for other employment opportunities within the city helping to support the overall economy. There are employment uses located adjacent to the site which may also be able to offer opportunities for employment.
5: Help deliver equality	-
and access to all	The scale of the housing forecast would enable a contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective. However, the development is detached from existing residential communities by the industrial estate on 2 sides and bordered by the A1079 Hull Road duelled section to the ring-road. This location could isolate the population and limit integration for a cohesive community, particularly given that other services and facilities are unlikely to be generated on site.
	The scale of the development would need to ensure that local convenience provision was planned for. The site is unlikely to generate an additional facilities but there is an existing neighbourhood parade within 800m and large scale convenience store just over 800m. However, road safety measures would need to be included to ensure safe passage along the duelled carriageway to access the convenience store. Connectivity to these facilities would need to vastly be improved.
	The site abuts the A1079 and is opposite the Park and Ride. This P&R is a high frequency bus service to the city centre allowing positive accessibility for all. This would be maximised if a route connecting the site to the park and ride was developed which would also have benefits for the existing residents in creating improving pedestrian connectivity. This would involve bridging the duelled carriageway for safe passage and to maximise connectivity to the existing high frequency route.
6: Reduce the need to travel and deliver a sustainable integrated transport network	+/- The site abuts the A1079, near to the junction with the A64 junction and is opposite the Park and Ride. There are existing frequent and non-frequent bus routes which run along the main road, which the site could make use of to promote less use of the car. However, the road is a barrier currently and in order to access to existing high frequency park and ride, a safe crossing point across the duelled carriageway would need to be made to connect the site. Further work would also be required to improve, install and make safe links to existing pedestrian and cycle networks. Significant infrastructure investment would be required to ensure this site could contribute to this meeting this objective.
	The site may exacerbate congestion in the area, particularly at peak times, given its location close to the ring-road and university junctions.

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7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	I/+ The size of the site should 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 climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	Whilst there are no nature conservation designations on this site, there is an area of interest buffering the western side of the site between the site and the transformer station. This area would need to be assessed for its nature conservation value. The site is currently in agricultural use. Residential development has the potential to increase biodiversity with gardens and connecting
	openspace helping improve biodiversity within the site and connectivity to existing green infrastructure.
9: Use land resources efficiently and safeguard their quality	This site is greenfield and is currently within agricultural use. It is grade a agricultural land indicating it is of high quality. There has been a significant loss of agricultural land in this vicinity for the university development and whilst this site is only 7 hectares it would still mean a loss of high grade agricultural soils.
10: Improve water efficiency and quality	I/+ An increase in population will have an inevitable impact on water usage. 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. This will depend upon implementation but has the opportunity to make a neutral contribution.
11: Reduce waste generation and increase level of reuse and recycling	An increase in population will have an inevitable impact on waste generation. The 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 the site should be processed
12: Improve air quality	according to the waste hierarchy as far as possible. I There are no AQMAs within proximity of this site. However, there is potential for air quality issues arising from traffic using A1079 although likely this could be addressed by setting buildings back from
	carriageways. The site is likely to require an AQ assessment. The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.
13: Minimise flood risk and reduce the impact of flooding to people and	+ This development is not located within a high risk flood zone. The scale of the development should allow for the incorporation of mitigation

property in York	techniques for the management of surface water flooding such as sustainable drainage (SUDs). The impact on this objective should therefore be positive.
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	The site forms part of the wider setting of views of the City from this section of the A64 between Hopgrove roundabout and Grimston Bar. The impact of this site in reduced due to its location but there would be significant landscape concerns should the development extend beyond a line of mature trees running parallel with the A64, and a narrow field buffer, which could help to screen any development taking place within the land proposed to be allocated for residential development.
15: Conserve or enhance York's natural and built landscape	The site forms part of the wider setting of views of the City from this section of the A64 between Hopgrove roundabout and Grimston Bar. The impact of this site in reduced due to its location but there would be significant landscape concerns should the development extend beyond a line of mature trees running parallel with the A64, and a narrow field buffer, which could help to screen any development taking place within the land proposed to be allocated for residential development. It is considered particularly important that development should not take place right up to Grimston Bar roundabout, in order to preserve the open character of the land in this area in line with the topography of the area.
SUMMARY	or the diedi
Key positives	 This development will provide a contribution towards housing provision, including affordable housing need; Small numbers of job opportunities would be created through the construction phase of the development and may be available on the adjacent industrial site; Opportunities to increase sustainable transport accessibility via existing bus routes and the adjacent park and ride; There is access to an existing neighbourhood parade within 800m and alternative convenience provision just over 800m; Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; Green Infrastructure should improve supporting biodiversity and connectivity in comparison to existing use; The development is located in a low flood risk area; There are no air quality issues at present; There are no designated heritage assets within the site.
Key challenges	 This is a greenfield site. The site would mean a loss to high grade agricultural land; This is an isolated housing development bordered by industrial uses/duel carriageway which would not easily promote social and community cohesion with existing neighbourhoods; Ensuring safe crossing of the road network in this location to access the facilities and the park and ride. This may incur significant investment costs for the improvements to the road, pedestrian and cycle network;

Ensuring transport network connectivity to promote alternative
travel to the car given its suburban edge location;
 Potential for exacerbating congestion, particularly at peak times,
from increased traffic flows;
 Increase in population will increase water use and waste generation;
 Potential harm to air quality along Hull Road as a result of increased traffic flows;
 Any site would need to incorporate a strong element of green infrastructure to fit with the existing urban pattern and force the creation of a new stray.
 From across the site there are also key strategic views towards the Minster as well as to the East of York and South towards Osbaldwick which would need to be preserved. The design of the site, including the number of building storeys, would be critically
important to maintaining this.

ST7: Land to East of Metcalfe Lane	
Site size	60 hectares
Location	Extension to the Urban Area. Osbaldwick Ward
Allocated for	1800 dwellings to be developed over the lifetime of the plan (years 1-15
	of the trajectory)
Objectives	
1: To meet the diverse	++
housing needs of the population in a sustainable way.	The land east of Metcalfe Lane is forecast to provide 1800 dwellings representing 8.2% of the total requirement over the plan period. This is a significant development within the city that had the potential to provide a new mixed and sustainable community. In meeting this, it will important that the tenure split and housing mix and reflects need within the city to enable the creation of a balanced and mixed neighbourhood.
2: Improve the health and well-being of York's population	I/+ This development will be required to include a significant element of openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the scale of the sites and the resultant population would require additional services and facilities to ensure local provision of healthcare at a minimum. The site is also surrounded by land retained in the greenbelt meaning that accessible countryside for recreation should also be maintained.
3: Improve education, skills development and training for an effective workforce	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. Given the anticipated number of new households that this site would generate, a new primary school would be required. There may also be some potential for this site to support other primary schools which currently have capacity. The combination effects arising between this site and that of an existing

	residential permission for around 500 homes (currently under construction) would also need to be taken into consideration to plan for adequate secondary education provision. The scale of the site may also allow for training opportunities during its construction depending on the requirements of the provision. The impacts would be dependent upon implementation/ presentation
4.0	of a masterplan.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	+ Jobs would be generated through the construction of the site in the short to medium term. The development overall would significantly support the housing of workforce for other employment opportunities within the city helping to support the overall economy.
	The main employment opportunities would be available in the city centre, to the north at Monks Cross and to the south at Osbaldwick. However, the connectivity to these would need to be significantly improved to enable sustainable travel to all of these employment destinations.
5: Help deliver equality and access to all	I/+ The scale of the housing forecast would enable a contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a significantly positive contribution towards this objective.
	The scale of the development would need to ensure that local convenience provision was planned for. The scale of the site means it is likely to generate an additional facilities or neighbourhood parade. This would need to be developed in conjunction with the overall residential element to ensure maximise its accessibility for residents. Due to this being a second large development in this area, it could help to reduce any deficit created through cumulative impacts of development.
	In order to secure equality of access, a significant investment in infrastructure would be required to enable connectivity with popular destinations.
6: Reduce the need to travel and deliver a sustainable integrated transport network	In order to secure equality of access through sustainable travel and avoiding the need to use a car, a significant investment in infrastructure would be required to enable connectivity with surrounding neighbourhoods, the city centre, employment and other popular destinations. Given the site is located on the outskirts of the existing settlement limits in this area it would need strategic connections for all sustainable transport modes to integrate the site into the existing network.
	The site may exacerbate congestion in the area, particularly at peak times, given its scale. Further work need to be undertaken in order to understand the full implications for the development.

7. To minimize annual access	1/+
7: To minimise greenhouse gases that cause climate	The size of the site should enable a variety of climate change mitigation
change and deliver a	measures to be incorporated through design, layout and the
managed response to its	incorporation of renewable energy technologies to avoid negative
effects	impacts on climate change. This will depend upon implementation but
Circus	has the opportunity to make a significantly positive contribution by
	minimising the impacts of the site.
8: Conserve or enhance	++
green infrastructure, bio-	Currently the site has no nature conservation designations but does
diversity, geodiversity,	intersect with local and regional level green infrastructure corridors.
flora and fauna for	There is an opportunity for this site to interconnect with existing green
accessible high quality and	infrastructure corridors and integrate a scheme throughout the site to
connected natural	increase biodiversity and connectivity to the wider natural
environment	environment. Residential development has the potential to increase
	biodiversity with gardens and connecting openspace helping improve
	biodiversity within the site.
9: Use land resources	-
efficiently and safeguard	This site is greenfield and is currently within agricultural use. It is grade
their quality	3 agricultural land indicating it is of high quality. This would be a
	significant loss of high grade agricultural soils within the inner road.
	A positive for this site is that it does not contain any outstanding
	contamination issues.
10: Improve water	1/+
efficiency and quality	An increase in population will have an inevitable impact on water
	usage. 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. This will depend upon implementation but has the opportunity to make a neutral contribution.
11: Reduce waste	I
generation and increase	An increase in population will have an inevitable impact on waste
level of reuse and recycling	generation. The site would need to be incorporated into the citywide
level of rease and recycling	recycling schemes to manage the waste arisings and to minimise
	impacts on landfill. Due to the scale of the site, a neighbourhood
	recycling and waste processing point should also be considered.
	respense to the processing permeating also be considered.
	Waste arising from the construction of the site should be processed
	according to the waste hierarchy as far as possible.
12: Improve air quality	I
	There are no AQMAs within proximity of this site. There is the potential
	for increased traffic in vicinity of site and elsewhere on network given the
	scale of development and the potential for increased congestion/ traffic
	flows. A full Traffic Assessment and Air Quality Assessment is likely to
	be required.
	The size should estate an order above to six and delen to the six and the six
	The site should mitigate using the citywide low emissions policy with
	the incorporation of low emissions technologies and promotion of sustainable travel.
13: Minimise flood risk and	sustamable traver.
	Whilst the site is not located within a high risk flood zone it does
reduce the impact of	Whilst the site is not located within a high risk flood zone, it does

flooding to people and property in York 14: Conserve or enhance	border flood zone 3 (high flood risk) to the north and flood zone 2 to the south. Development would be required to mitigate any potential effects to ensure that flooding in this area is not exacerbated. Specific incorporation of mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs) should also be included. It is suggested that development is not placed near these locations to minimise the impacts on these area and so potentially an allowance for further flooding is made within green infrastructure.
York's historic environment, cultural heritage, character and setting	There are no designated heritage assets within close proximity to the proposed site. Important to the setting of the city are the views from across the site
	towards the Minster as well as to the East of York and South towards Osbaldwick which would need to be preserved. The design of the site, including the number of building storeys, would be critically important to maintaining this.
	The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
15: Conserve or enhance York's natural and built landscape	The development of the site would lead to a new section of the city being created. Any site would need to incorporate a strong element of green infrastructure to fit with the existing urban pattern and force the creation of a new stray.
	From across the site there are also key strategic views towards the Minster as well as to the East of York and South towards Osbaldwick which would need to be preserved. The design of the site, including the number of building storeys, would be critically important to maintaining this.
	The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
SUMMARY	
Key positives	 This development will provide a significant contribution towards housing provision, including affordable housing need; Job opportunities would be created through the construction phase of the development and through provision of a local service centre; The site would generate the need for a new local service centre providing key local services and facilities; A new primary school will need to be provided; Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies;

	 There are currently no nature conservation designations but the site does intersect with local and regional green corridors providing an opportunity for Green Infrastructure to improve biodiversity and connectivity to the wider natural environment; The development is located in a low flood risk area; There are no air quality issues at present.
Key challenges	 This is a greenfield site. The site would mean a significant loss to high grade agricultural land; Provision for secondary education will need to be considered and allocated capacity; The main employment opportunities will be in alternative locations such as the City Centre and Monks Cross; Ensuring transport network connectivity to promote alternative travel to the car given its suburban edge location is paramount to ensure key destinations are accessible sustainably; Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; A significant investment in infrastructure will be required; Whilst this site is large enough to create a cohesive community, there is a challenge to integrate this into the existing residential locations; Increase in population will increase water use and waste generation; Potential harm to air quality could be generated as a result of increased traffic flows.
Mitigation	

ST8: Land North of M	ST8: Land North of Monks Cross	
Site size	52.3 hectares	
Location	Extension to the Urban Area. Huntington Ward	
Allocated for	1569 dwellings to be developed over the lifetime of the plan (years 1-15 of the trajectory)	
Objectives		
1: To meet the diverse	++	
housing needs of the population in a sustainable way.	The land to the north of Monks Cross is forecast to provide 1569 dwellings representing 7.2% of the total requirement over the plan period. This is a significant development within the city that had the potential to provide a new mixed and sustainable community. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable the creation of a balanced and mixed neighbourhood.	
2: Improve the health and	1/+	
well-being of York's	This development will be required to include a significant element of	
population	openspace for recreational purposes which should have a positive	
	benefit on the health and well-being of residents. Furthermore, the	

	scale of the sites and the resultant population would require additional services and facilities to ensure local provision of healthcare. New healthcare facilities are also being provided to the south of the site with a community healthcare facility as part of the new stadium development to the south of the site. The site is also surrounded by land retained in the greenbelt meaning that accessible countryside for recreation should also be maintained.
3: Improve education, skills development and training for an effective workforce	I/+ 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. Given the anticipated number of new households that this site would generate, a new primary school would be required. There may also be some potential for this site to support other primary schools which currently have capacity. There is a secondary school in just over 800m from the southern section of the site. However further provision may need to be made depending on the schools capacity to accommodate new pupils.
	The scale of the site may also allow for training opportunities during its construction depending on the requirements of the developers. There may also be links to training opportunities during construction or for new residents on the existing business park to the south of the site.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	+ Jobs would be generated through the construction of the site in the short to medium term. The development overall would significantly support the housing of workforce for other employment opportunities within the city helping to support the overall economy.
	The local employment opportunities would be available in the Monks Cross employment and retail centre to the south of the site. There are a diverse employment opportunities in this location and with the pending extension of the retail sector in connection with the community stadium, jobs should be available. There would need to be improved connectivity of the residential housing to enable sustainable travel to all of this employment destinations. Furthermore, access to the city centre would also be critical to support the workforce and would be dependent on improved infrastructure.
5: Help deliver equality and access to all	I/+ The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a significantly positive contribution towards this objective.
	The scale of the development would need to ensure that local service and facilities provision was planned for. The scale of the site means it is likely to generate additional facilities but there is the opportunity to also enhance the Monks Retail park into more of a community hub by expanding the communities facilities available. Any facilities identified would need to be developed in conjunction with the overall residential element to ensure maximise its accessibility for residents.

	In order to secure equality of access, a significant investment in infrastructure would be required to enable connectivity with popular destinations.
6: Reduce the need to travel and deliver a sustainable integrated transport network	In order to secure equality of access through sustainable travel and avoiding the need to use a car, investment in infrastructure would be required to enable connectivity with surrounding neighbourhoods, the city centre and Monks cross to the south. The site is bordered by existing road infrastructure to enable access on to the site but further strategic connections for pedestrian and cycle routes would be required to integrate the site into the existing network.
	The location of the development in close proximity to a centre like Monks cross which offers employment, leisure, retail and convenience shopping, would help to reduce the need to travel subject to successfully linking it to the new development.
	The site may, however, exacerbate congestion in the area, particularly at peak times, given its scale. Further work need to be undertaken in order to understand the full implications for the development and the opportunities to mitigate any identifies effects.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	I/+ The size of the site should 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 climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	++ Currently the site has no nature conservation designations but does intersect with local green infrastructure corridors. It also contains some trees with protection orders. There is an opportunity for this site to interconnect with existing green infrastructure corridors and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site.
	The SINC to the east of site will need buffering given the presence of Great Crested Newts. It is anticipated that this could be incorporated without detrimental effect to the SINC.
9: Use land resources efficiently and safeguard their quality	This site is greenfield and is currently within agricultural use. It is grade a agricultural land indicating it is of high quality. This would be a significant loss of high grade agricultural soils within the inner road.
	A positive for this site is that it does not contain any outstanding contamination issues.
10: Improve water	1/+ An increase in population will have an inevitable impact on water
efficiency and quality	An increase in population will have an inevitable impact on water

	usage. 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. This will depend upon implementation but has the opportunity to make a neutral contribution.
11: Reduce waste	I
generation and increase	An increase in population will have an inevitable impact on waste
level of reuse and recycling	generation. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill. Due to the scale of the site, a neighbourhood recycling and waste processing point should also be considered.
	Waste arising from the construction of the site should be processed according to the waste hierarchy as far as possible.
12: Improve air quality	
	There are no AQMAs within proximity of this site and no immediate AQ issues although potential for knock on traffic implications elsewhere in the city and in AQMA.
	Given the scale of development, new relevant locations may be introduced along the outer ring road, presenting new opportunities for exposure if the site is not carefully designed. There may also be cumulative impacts that need addressing in terms of traffic/AQ impact (i.e. alongside permitted community stadium / retail development).
	The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.
13: Minimise flood risk and	++
reduce the impact of flooding to people and	The site is not located within a flood risk zone. Specific mitigation techniques for the management of surface water flooding such as
property in York 14: Conserve or enhance	sustainable drainage (SUDs) should be included however. +
York's historic environment, cultural heritage, character and setting	There are no designated heritage assets within close proximity to the proposed site and nothing significant in terms of archaeological interest.
	The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
15: Conserve or enhance	
York's natural and built landscape	The development of the site would lead to a new section of the city being created. Any site would need to incorporate a strong element of green infrastructure to fit with the existing urban pattern and to separate the new and existing developments.
	From across the site there are also key strategic views towards the Minster as well as to north which would need to be preserved.

	The masternlanning process should ensure that it considers principles
	The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that
	alongside the masterplanning process, a heritage impact assessment is
	undertaken to understand how the development will impact the city.
SUMMARY	undertaken to understand now the development will impact the city.
Key positives	This development will provide a significant contribution towards
key positives	housing provision, including affordable housing need;
	 Job opportunities would be created through the construction phase
	of the development and through provision of a local service centre;
	The site would generate the need for a new local service centre
	providing key local services and facilities;
	 The site will be located north of the existing Monks Cross retail and business park which provide a high level of facilities and leisure
	opportunities reducing the need to travel (subject to the
	implementation of pedestrian and cycle routes);
	The site will be north of an employment allocation for office use
	providing new employment opportunities;
	 A new primary school will need to be provided;
	 Scale of the site should enable a variety of climate change
	mitigation measures to be implemented through design, layout and
	the incorporation of renewable energy technologies;
	 There are currently no nature conservation designations but the
	site does intersect with local and regional green corridors providing
	an opportunity for Green Infrastructure to improve biodiversity and
	connectivity to the wider natural environment;
	The development is located in a low flood risk area;
	There are no air quality issues at present;
	 There are no dair quality issues at present, There are no designated heritage assets within close proximity to
	the proposed site and nothing significant in terms of archaeological
	interest.
Key challenges	This is a greenfield site.
, cges	The site would mean a significant loss to high grade agricultural
	land;
	 The development of the site would lead to a new section of the city
	being created. Any site would need to incorporate a strong element
	of green infrastructure to fit with the existing urban pattern and to
	separate the new and existing developments;
	 Provision for secondary education will need to be considered and
	allocated capacity;
	The main employment opportunities will be in alternative locations
	such as the City Centre and Monks Cross;
	 Ensuring transport network connectivity to promote alternative
	travel to the car given its suburban edge location is paramount to
	ensure key destinations are accessible sustainably;
	 Potential for exacerbating congestion, particularly at peak times,
	from increased traffic flows;
	 A significant investment in infrastructure will be required;
	 Whilst this site is large enough to create a cohesive community,
	there is a challenge to integrate this into the existing residential
	locations;
	-

•	Increase in population will increase water use and waste generation;
•	Potential harm to air quality could be generated on the outer ringroad as a result of increased traffic flows presenting new
	opportunities to exposure should if the site is not carefully designed.

ST9: Land North of Ha	axby
Site size	24.89 hectares
Location	Extension to Haxby Village. Haxby and Wigginton Ward
Allocated for	747 dwellings to be developed over the lifetime of the plan (years 1-15 of the trajectory)
Objectives	
1: To meet the diverse	++
housing needs of the population in a sustainable way.	The land to the north of Haxby is forecast to provide 747 dwellings representing 3.4% of the total requirement over the plan period. This is a significant development within the city that had the potential to provide a new mixed and sustainable community. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable the creation of a balanced and mixed neighbourhood.
2: Improve the health and well-being of York's population	I/+ This development will be required to include a significant element of openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. The site is also surrounded by land retained in the greenbelt meaning that accessible countryside for recreation should also be maintained.
	Whilst there are existing facilities provided within Haxby Town Centre, the site should aim to provide some local services to not overwhelm the existing facilities, should they be at capacity.
3: Improve education, skills development and training for an effective workforce	I/+ 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. Given the anticipated number of new households that this site would generate, allocation for primary school places would be required. There may also be some potential for this site to support other primary schools which currently have capacity.
	The scale of the site may also allow for training opportunities during its construction depending on the requirements of the developers.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	+ Jobs would be generated through the construction of the site in the short to medium term. The development overall would significantly support the housing of workforce for other employment opportunities within the city helping to support the overall economy. The major employment opportunities within Haxby and Wigginton are

	limited. It is anticipated that people would need to commute between this site and employment destinations.
5: Help deliver equality and access to all	I/+ The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a significantly positive contribution towards this objective. The scale of the development would need to ensure that local service
	and facilities provision was planned for. The scale of the site means it is likely to generate additional facilities but there is the opportunity to also enhance the the available capacity in Haxby town. Any facilities identified would need to be developed in conjunction with the overall residential element to ensure maximise its accessibility for residents.
	In order to secure equality of access, a significant investment in infrastructure would be required to enable connectivity with popular destinations.
6: Reduce the need to travel and deliver a sustainable integrated transport network	In order to secure equality of access through sustainable travel and avoiding the need to use a car, investment in infrastructure would be required to enable connectivity with surrounding neighbourhoods, the city centre and other key employment destinations to the south. Connections for pedestrian and cycle routes would be required to integrate the site into the existing network. The potential new station in Haxby may also provide a significant access route in the future.
	The site may, however, exacerbate congestion in the area, particularly at peak times, given its scale. Further work need to be undertaken in order to understand the full implications for the development and the opportunities to mitigate any identifies effects.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	I/+ The size of the site should 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 climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	++ Currently the site has no nature conservation designations but does have existing hedgerows. There is an opportunity for this site to interconnect with existing green infrastructure corridors and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site.
9: Use land resources efficiently and safeguard their quality	This site is greenfield and is currently within agricultural use. This would be a significant loss of high grade agricultural soils in this location.

	A positive for this site is that it does not contain any outstanding
	contamination issues.
10: Improve water	1/+
efficiency and quality	An increase in population will have an inevitable impact on water
ama quamy	usage. 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. This will depend upon implementation but
	has the opportunity to make a neutral contribution.
11: Reduce waste	
generation and increase	An increase in population will have an inevitable impact on waste
level of reuse and recycling	generation. The site would need to be incorporated into the citywide
	recycling schemes to manage the waste arisings and to minimise
	impacts on landfill. Due to the scale of the site, a neighbourhood
	recycling and waste processing point should also be considered.
	Waste arising from the construction of the site should be processed
	according to the waste hierarchy as far as possible.
12: Improve air quality	
	There are no AQMAs within proximity of this site and no immediate AQ
	issues. A requirement for AQ assessment would be determined
	following traffic impact assessment.
	The site should mitigate using the citywide low emissions policy with
	the incorporation of low emissions technologies and promotion of
	sustainable travel.
13: Minimise flood risk and	++
reduce the impact of	The site is not located within a flood risk zone. Specific mitigation
flooding to people and	techniques for the management of surface water flooding such as
property in York	sustainable drainage (SUDs) should be included however.
14: Conserve or enhance	+
York's historic	There are no designated heritage assets within close proximity to the
environment, cultural	proposed site.
heritage, character and	
setting	There is evidence of small enclosures within this site, which are unusual
	in York and would need further exploration for a more detailed
	understanding.
	The design of the site would need to reflect the principles within the
	Heritage Topic Paper to ensure that the development reflects the
	context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the
	masterplanning process, a heritage impact assessment is undertaken to
	understand how the development will impact the city.
15: Conserve or enhance	
York's natural and built	The development of the site would lead to a new section of the city
landscape	being created. Existing field boundaries and ditches could be used to
	inform the pattern of development.
	Any views identified through the masterplanning the topography of this

	site should be preserved.
	From across the site there are also key strategic views towards the Minster as well as to north which would need to be preserved. The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
SUMMARY	
Key positives	 This development will provide a significant contribution towards housing provision, including affordable housing need; Job opportunities would be created through the construction phase of the development; Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; There are currently no nature conservation designations there is an opportunity for Green Infrastructure to improve biodiversity and connectivity to the wider natural environment;
	The development is located in a low flood risk area;
	There are no air quality issues at present.
Key challenges	 This is a greenfield site. The site would mean a significant loss to high grade agricultural land; Provision for primary and secondary education will need to be considered and capacity allocated; The main employment opportunities will be in alternative locations such as the City Centre and Monks Cross meaning people would need to commute; Ensuring transport network connectivity to promote alternative travel to the car given its village location is paramount to ensure key destinations are accessible sustainably; Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; A significant investment in infrastructure will be required; Whilst this site is large enough to create a cohesive community, there is a challenge to integrate this into the existing residential locations; Increase in population will increase water use and waste generation;
	 Potential harm to air quality could be generated as a result of increased traffic flows.

ST10: Land at Moor Lane Woodthorpe		
Site size	17.02 hectares	
Location	Extension as a suburban Area. Rural West Ward	
Allocated for	511 dwellings to be developed over the lifetime of the plan (years 1-15 of the trajectory)	
Objectives		
1: To meet the diverse housing needs of the population in a sustainable way.	the land to the south of Moor Lane is forecast to provide 511 dwellings representing 2.3% of the total requirement over the plan period. This is a significant development within the city, which has the potential to provide a new mixed and sustainable community. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable the creation of a balanced and mixed neighbourhood. Furthermore, the housing will need to integrate with the existing community to the North.	
2: Improve the health and well-being of York's population	I/+ This development will be required to include a significant element of openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. However, the scale of the site and the resultant population would necessitate additional services and facilities to ensure adequate local provision. The site is also surrounded by land retained in the greenbelt meaning that accessible countryside for recreation would also be maintained.	
3: Improve education, skills development and training for an effective workforce	I/+ 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. Given the anticipated number of new households that this site would generate, provision for primary and secondary education would be required. There may be some existing capacity in primary schools but additional provision would be required should this be exceeded. The scale of the site may also allow for training opportunities during its construction depending on the requirements of the developers. The	
	construction depending on the requirements of the developers. The original submission for the site also included a visitors information centre for Askham Bogg which would be positive in developing skills and knowledge connected to the natural environment.	
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	+ Jobs would be generated through the construction of the site in the short to medium term. The development overall would significantly support the housing of workforce for other employment opportunities within the city helping to support the overall economy.	
	The main local employment opportunities would not be available within close proximity to site apart from at the Further education College.	
5: Help deliver equality and access to all	I/+ The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would	

si	nake a significantly positive contribution towards this objective. The ite would also need to be able integrated with the existing community o enable social cohesion.
ar lik cc pa id	he scale of the development would need to ensure that local service nd facilities provision was planned for. The scale of the site means it is kely to generate additional facilities but there is the opportunity to onnect with the existing supermarket located across the railway line. A assenger bridge was originally suggested for this. Any facilities dentified would need to be developed in conjunction with the overall esidential element to ensure maximise its accessibility for residents.
in de	n order to secure equality of access, sustainable transport infrastructure would be required to enable connectivity with popular estinations.
6: Reduce the need to	
sustainable integrated transport network recial actions in the sustainable integrated recial actions actions actions actions action actions ac	n order to secure equality of access through sustainable travel and voiding the need to use a car, investment in infrastructure would be equired to enable connectivity with surrounding neighbourhoods, the ity centre and other popular destinations. The site has an existing ccess off a minor road (Moor Lane) to enable initial access on to the ite but further strategic connections for pedestrian and cycle routes would be required to integrate the site into the existing network. Furrently the site is within proximity to a high frequency park and ride accility. In order to capitalise on this, connections would need to nitigate the barrier of the railway line to enable access to be made for edestrians and cyclists.
er	he location of the development in not in close proximity to major mployment destinations and therefore may become a commuter hub or other locations.
pe rii ui	he site itself may exacerbate congestion in the area, particularly at eak times, given its scale and location near the western section of the ing-road, which is know to be at capacity. Further work needs to be ndertaken in order to understand the full implications for the evelopment and the opportunities to mitigate any identifies effects.
7: To minimise greenhouse 1/	
change and deliver a managed response to its in effects in	he size of the site should enable a variety of climate change mitigation neasures to be incorporated through design, layout and the accorporation of renewable energy technologies to avoid negative mpacts on climate change. This will depend upon implementation but as the opportunity to make a significantly positive contribution by minimising the impacts of the site.
8: Conserve or enhance	-
	he site borders a SSSI (Askham Bog) to the south. It is considered one
• • •	f the most botanically biodiverse sites in the region and nationally mportant for its invertebrate fauna. In order for Askham Bog to remain
	aluable as a wetland site, groundwater is essential. Development could
	otentially damage the hydrology of the reserve and increased human
environment in	nteraction as well as pets my have a serious impact on the quality of

	the site. There are significant concerns therefore that development of this site could have a negative impact and subsequently damage the SSSI.
	Further work in needed to determine what impact this level of development would have on the site through hydrological survey and assessments. The severity of the impact would depend upon the masterplan and final housing numbers. Currently, the impact would be negative although this is subject to further assessment.
9: Use land resources efficiently and safeguard their quality	This site is greenfield and is currently within agricultural use. It is grade a agricultural land indicating it is of high quality. Furthermore, the quality of this land is associated with peat reserves and its ability to provide and store ground water Askham Bog. Loss of this resource could have significant environmental consequences although the severity of this would need to be determined through further assessment.
	A positive for this site is that it does not contain any outstanding contamination issues.
10: Improve water efficiency and quality	The quality of the water resource is paramount to feed into A skham Bogg. Should this be effected, there could be significant implications for the SSSI
	An increase in population will have an inevitable impact on water usage. 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.
11: Reduce waste generation and increase level of reuse and recycling	An increase in population will have an inevitable impact on waste generation. The 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 the site should be processed according to the waste hierarchy as far as possible.
12: Improve air quality	+ There are no AQMAs within proximity of this site and it is unlikely to have significant air quality implications. Requirement for Air Quality Assessment would be determined following traffic impact assessment.
	The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.
13: Minimise flood risk and reduce the impact of flooding to people and property in York	The site is not located within a flood risk zone although it border flood zone 3 and flood zone 2 to the south. Any development of this site would need to ensure mitigation sufficient to not negatively impact or exacerbate flooding within this area to people or property.

	There are known capacity issues in the water course within this area which would need to be investigated further as it is known that there is an existing pumping station which works 24 hours a day. Specific mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs) should be considered in relation to the impacts on Askham Bogg.
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	There is a listed brick windmill on the site. The site may also be of archaeological interest and would require an archaeological assessment.
	The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
15: Conserve or enhance York's natural and built landscape	I The development of the site would lead to a new section of the city being created. Existing field boundaries and ditches could be used to inform the pattern of development.
	The site boundary respects significant character and setting assets to preserve the landscape setting of the city.
	From across the site there are also key strategic views towards the Minster as well as to north which would need to be preserved. The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
SUMMARY	
Key positives	 This development will provide a significant contribution towards housing provision, including affordable housing need; Job opportunities would be created through the construction phase of the development; A Park and Ride is within close proximity although the railway as a
	 major barrier would need to be overcome; The scale of the development will increase the need for services and may support existing services within close proximity; Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; The allocated development parcel is located in a low flood risk area; There are no air quality issues at present.
Key challenges	 There are no air quality issues at present. This is a greenfield site. The site would mean a significant loss to high grade agricultural land; here is a listed brick windmill on the site. The site may also be of archaeological interest and would require an archaeological

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	assessment;
	• The site borders a SSSI (Askham Bog) to the south. It is considered one of the most botanically biodiverse sites in the region and nationally important for its invertebrate fauna. In order for Askham Bog to remain valuable as a wetland site, groundwater is essential. Housing development could potentially damage the hydrology of the reserve. There are significant concerns therefore that development of this site could have a negative impact and
	subsequently damage the SSSI.
	 Provision for primary and secondary education will need to be considered and capacity allocated;
	• The main employment opportunities will be in alternative locations such as the City Centre meaning people would need to commute;
	 Ensuring transport network connectivity to promote alternative travel to the car given its suburban location is paramount to ensure key destinations are accessible sustainably;
	 Potential for exacerbating congestion, particularly at peak times, from increased traffic flows;
	 Whilst this site is large enough to create a cohesive community, there is a challenge to integrate this into the existing residential locations;
	 Increase in population will increase water use and waste generation;
	 Potential harm to air quality could be generated as a result of increased traffic flows.

ST11: Land at New Lane, Huntington	
Site size	11.6 hectares
Location	Extension to the Urban Area. Huntington Ward
Allocated for	348 dwellings to be developed over the lifetime of the plan (years 1-15
	of the trajectory)
Objectives	
1: To meet the diverse	++
housing needs of the	The land siuth of New Lane is forecast to provide 348 dwellings over the
population in a sustainable	plan period. This is a significant development within the city that had
way.	the potential to provide a new mixed and sustainable community. In
	meeting this, it will important that the tenure split and housing mix
	reflects need within the city to enable the creation of a balanced and
	mixed neighbourhood. Furthermore the community would need to
	integrate into the surrounding communities.
2: Improve the health and	1/+
well-being of York's	This development will be required to include a significant element of
population	openspace for recreational purposes which should have a positive
	benefit on the health and well-being of residents. Furthermore, the
	scale of the sites and the resultant population would require additional
	services and facilities to ensure local provision of healthcare. New

	healthcare facilities are also being provided to the north/east of the site with a community healthcare facility as part of the new stadium development to the south of the site. The community stadium will also offer access to leisure and recreational opportunities to support the health and well-being of residents.
3: Improve education, skills development and training for an effective workforce	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. Given the anticipated number of new households that this site would generate, a new primary school would be required. There may also be some potential for this site to support other primary schools which currently have capacity. There is currently access to primary provision within 400m. There is a secondary school in just over 800m from the northern section of the site. However further provision may need to be made depending on the schools capacity to accommodate new pupils.
	The scale of the site may also allow for training opportunities during its construction depending on the requirements of the developers. There may also be links to training opportunities during construction or for new residents on the existing business park to the north and through the construction of the adjacent community development site.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	+ Jobs would be generated through the construction of the site in the short to medium term. The development overall would significantly support the housing of workforce for other employment opportunities within the city helping to support the overall economy.
	The main local employment opportunities would be available in the Monks Cross employment and retail centre to the north of the site. There are a diverse employment opportunities in this location and with the pending extension of the retail sector in connection with the community stadium, jobs should be available. There would need to be improved connectivity of the residential housing to enable sustainable travel to all of this employment destinations. Furthermore, access to the city centre would also be critical to support the workforce and would be dependent on improved infrastructure.
5: Help deliver equality and access to all	I/+ The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a significantly positive contribution towards this objective.
	The scale of the development would need to ensure that local service and facilities provision was planned for. The scale of the site means it is likely to generate additional facilities but there is the opportunity to also enhance the Monks Retail park into a community hub by expanding the communities facilities available. Any facilities identified would need to be developed in conjunction with the overall residential element to ensure maximise its accessibility for residents.

	In order to secure equality of access, a connectivity to existing infrastructure would be required as well as additional cycle and pedestrian footpaths to enable connectivity with popular destinations.
6: Reduce the need to travel and deliver a sustainable integrated transport network	In order to secure equality of access through sustainable travel and avoiding the need to use a car, investment in infrastructure would be required to enable connectivity with surrounding neighbourhoods, the city centre and Monks cross to the north/east. The site is bordered by existing road infrastructure to enable access on to the site but further strategic connections for pedestrian and cycle routes would be required to integrate the site into the existing network. The park and ride is located adjacent to the site offering a high frequency service into the city centre. To maximise the potential of this sit, links should be made between the two locations.
	The location of the development in close proximity to a centre like Monks cross which offers employment, leisure, retail and convenience shopping, would help to reduce the need to travel subject to successfully linking it to the new development.
	The site may, however, exacerbate congestion in the area, particularly at peak times, given its in combination effects with the expansion of the retail park and community stadium. Further work need to be undertaken in order to understand the full implications for the development and the opportunities to mitigate any identifies effects.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	I/+ The size of the site should 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 climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	+ The site intersects with a district green infrastructure corridor. There is an opportunity for this site to interconnect with existing green infrastructure corridors and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site.
	The site also contains Great Crested Newts which cannot be moved more than 500m from their original site. This could be buffered and incorporated into the overall biodiversity/green infrastructure strategy
9: Use land resources efficiently and safeguard their quality	+ This site is greenfield and is opens fields. It is not indicated as high grade agricultural land and would therefore not be a significant loss.
	A positive for this site is that it does not contain any outstanding contamination issues.

10: Improve water	1/+
efficiency and quality	An increase in population will have an inevitable impact on water usage. 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. This will depend upon implementation but has the opportunity to make a neutral contribution.
11: Reduce waste	1
generation and increase level of reuse and recycling	An increase in population will have an inevitable impact on waste generation. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill. Due to the scale of the site, a neighbourhood recycling and waste processing point should also be considered.
	Waste arising from the construction of the site should be processed according to the waste hierarchy as far as possible.
12: Improve air quality	There are no AQMAs within proximity of this site and no immediate AQ issues although potential for knock on traffic implications elsewhere in the city and in AQMA.
	Given the scale of development, new relevant locations may be introduced along the outer ring road, presenting new opportunities for exposure if the site is not carefully designed. There may also be cumulative impacts that need addressing in terms of traffic/AQ impact (i.e. alongside permitted community stadium / retail development).
	The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.
13: Minimise flood risk and reduce the impact of flooding to people and property in York	+ The site is not located within a flood risk zone. However, this is recognised to have some potential drainage issues. Specific mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs) should be included however.
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	I The area is of archaeological interest. A Roman Camp Scheduled Ancient Monument is located on the site (Huntington South Moor). In addition, an archaeological assessment is under preparation for the new stadium development adjacent to this site, which could be expanded to incorporate this site.
	The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
15: Conserve or enhance York's natural and built landscape	I This is regarded as an important space breaking up the urban landscape in this area. In order to protect this, it will be important to prevent

coalescence with Monks Cross and that a distinction is made between the existing retail/leisure development to the east and any new development on this site. A linear development with openspace to the east of the site would be preferential to mitigate this.

The development of the site would lead to a new section of the city being created. The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.

SUMMARY

Key positives

- This development will provide a significant contribution towards housing provision, including affordable housing need;
- Job opportunities would be created through the construction phase of the development;
- The site will be located south-west of the existing Monks Cross retail and business park which provide a high level of facilities and leisure opportunities reducing the need to travel (subject to the implementation of pedestrian and cycle routes);
- The site is located adjacent to the Monks Cross park and ride which provides a high frequency service to the city centre;
- A significant employment allocation for office use providing new employment opportunities will be located in close proximity;
- Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies;
- There are currently no nature conservation designations but the site does intersect with district green corridors providing an opportunity for Green Infrastructure to improve biodiversity and connectivity to the wider natural environment;
- The development is located in a low flood risk area;
- The area is not graded as high quality agricultural land;
- There are no air quality issues at present;
- The site does not contain contamination issues.

Key challenges

- This is a greenfield site;
- The area is of archaeological interest and contains a Scheduled Ancient Monument;
- This is regarded as an important space breaking up the urban landscape in this area. In order to protect this, it will be important to prevent coalescence with Monks Cross and that a distinction is made between the existing retail/leisure development to the east and any new development on this site;
- Provision for secondary education will need to be considered and allocated capacity;
- Ensuring transport network connectivity to promote alternative travel is paramount to ensure key destinations are accessible sustainably;
- Potential for exacerbating congestion, particularly at peak times, from increased traffic flows;

 Whilst this site is large enough to create a cohesive community, there is a challenge to integrate this into the existing residential locations; Increase in population will increase water use and waste generation;
 Potential harm to air quality could be generated on the outer ring- road as a result of increased traffic flows presenting new opportunities to exposure should if the site is not carefully designed.

ST12: Land at manor Heath Road Copmanthorpe	
Site size	14.75 hectares
Location	Village expansion. Rural West Ward
Allocated for	354 dwellings to be developed in the short-medium term (years 1-10 of the trajectory)
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	++ The land at Manor Heath Road is forecast to provide 348 dwellings over the plan period. This is a significant development for the village of Copmanthorpe that had the potential to provide a new mixed and sustainable community. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable the creation of a balanced and mixed neighbourhood. Furthermore the community would need to integrate into the surrounding residential communities.
2: Improve the health and well-being of York's population	This development will be required to include a significant element of openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the scale of the site and the resultant population would require additional services and facilities to ensure local provision of healthcare. Copmanthorpe does have a small village centre with a number of facilities but an opportunity would arise through this development to provide more to accommodate the increase in population. In order to ensure noise is not problematic from the adjacent A64, mitigation and safety measures would need to be implemented.
3: Improve education, skills development and training for an effective workforce	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 400m. However further provision may need to be made depending on the schools capacity to accommodate new pupils. The village does not have a secondary school and therefore this would need to be connected via sustainable transport routes.

	Although this is a village location, the further education college is within relatively close proximity allowing good opportunities for additional skills development. The scale of the site may also allow for training opportunities during its
4.6	construction depending on the requirements of the developers.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	Jobs would be generated through the construction of the site in the short to medium term. The development overall would significantly support the housing of workforce for other employment opportunities within the city helping to support the overall economy.
	There are no significant employment centres within the village or allocations for employment use.
5: Help deliver equality and access to all	I/+ The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a significantly positive contribution towards this objective.
	The scale of the development would need to ensure that local service and facilities provision was planned for. 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. Any facilities identified would need to be developed in conjunction with the overall residential element to ensure maximise its accessibility for residents.
	In order to secure equality of access, a connectivity to existing infrastructure would be required as well as additional cycle and pedestrian footpaths to enable connectivity with the rest of the village and popular destinations.
6: Reduce the need to travel and deliver a sustainable integrated transport network	The site is bordered by existing road infrastructure to enable access on to the site but further strategic connections for pedestrian and cycle routes would be required to integrate the site into the existing network. The village is currently served by a non frequent bus route running between Leeds and the north Yorkshire coast. In order to maximise the promotion of non car modes and the need to travel, a significantly more frequent route would need to be introduced.
	Given that this is a village location, it would be anticipated that people would need to travel for work and other functions as the provision within the village would only be of small scale. The would conflict with this objective.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	The size of the site should 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 climate change. This will depend upon implementation but

	has the apportunity to make a significantly positive contribution by
	has the opportunity to make a significantly positive contribution by minimising the impacts of the site.
	The location of the site may conflict with minimising greenhouse gases given that there would be anticipated travelling to and from destinations for work and convenience shopping for example. Sustainable travel mode participation would be critical to minimising this negative impact.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	++ Currently the site has no nature conservation designations but does intersect with a local green infrastructure corridor and contains hedgerows. There is an opportunity for this site to interconnect with existing green infrastructure corridors and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site.
9: Use land resources efficiently and safeguard their quality	-/+ This site is greenfield and is agricultural land. It is grade 2 land which signifies it is high grade agricultural land.
	A positive for this site is that it does not contain any outstanding contamination issues.
10: Improve water efficiency and quality	I/+ An increase in population will have an inevitable impact on water usage. 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. This will depend upon implementation but has the opportunity to make a neutral contribution.
11: Reduce waste generation and increase level of reuse and recycling	An increase in population will have an inevitable impact on waste generation. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill. Due to the scale of the site, a neighbourhood recycling and waste processing point should also be considered. Waste arising from the construction of the site should be processed according to the waste hierarchy as far as possible.
12: Improve air quality	+ There are no AQMAs within proximity of this site and there is unlikely to be significant AQ issues. However, the potential for new relevant exposure would depend on proximity to outer ring road/A64. Further assessment could be made following the masterplan stage. The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.
13: Minimise flood risk and reduce the impact of flooding to people and	++ The site is not located within a flood risk zone. Specific mitigation techniques for the management of surface water flooding such as

property in York	sustainable drainage (SUDs) should be included however.
14: Conserve or enhance	
York's historic	The site has a roman road running through it currently and this would
environment, cultural	need to preserved.
heritage, character and	
setting	The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
15: Conserve or enhance	+
York's natural and built landscape	No significant features in terms of the landscape setting for the city are identified at this stage.
	In combination with the allocation to the south this is a significant new built landscape for Copmanthorpe and its connectivity with the existing urban landscape would need to explored through the masterplanning stage. The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
SUMMARY	
Key positives	 This development will provide a significant contribution towards housing provision, including affordable housing need; Job opportunities would be created through the construction phase of the development; The village is currently served y anon frequent bus route direct to the city centre; Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; There are currently no nature conservation designations but the site does intersect with local green corridors providing an opportunity for Green Infrastructure to improve biodiversity and connectivity to the wider natural environment; The development is located in a low flood risk area; The area is not graded as high quality agricultural land; There are no air quality issues at present; The site does not contain contamination issues; No significant features in terms of the landscape setting for the city are identified at this state.
Key challenges	 are identified at this stage. This is a greenfield site; The site has a roman road running through it currently and this would need to preserved; Provision for primary and secondary education will need to be considered and capacity allocated; Ensuring transport network connectivity to promote alternative travel is paramount to ensure key destinations are accessible sustainably;

 Whilst Copmanthorpe does have a village centre, the additional population created would necessitate additional facilities to be provided.
 Potential for exacerbating congestion, particularly at peak times, from increased traffic flows;
 Whilst this site is large enough to create a cohesive community, there is a challenge to integrate this into the existing residential locations;
 Increase in population will increase water use and waste generation;
 Potential harm to air quality could be generated on the outer ring- road as a result of increased traffic flows presenting new opportunities to exposure if the site is not carefully designed.

ST13: Land at Moor Lane Copmanthorpe	
Site size	5.5 hectares
Location	Village expansion. Rural West Ward
Allocated for	115 dwellings to be developed in the short-medium term (years 1-10 of the trajectory)
Objectives	
1: To meet the diverse	++
housing needs of the population in a sustainable way.	The land at Moor Lane is forecast to provide 115 dwellings over the plan period. This is a significant development for the village of Copmanthorpe that had the potential to provide a new mixed and sustainable community. In meeting this, it will important that the tenure split and housing mix reflects need within the city to enable the creation of a balanced and mixed neighbourhood. Furthermore the community would need to integrate into the surrounding residential communities.
2: Improve the health and well-being of York's population	This development will be required to include a significant element of openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the scale of the site and the resultant population would require additional services and facilities to ensure local provision of healthcare. Copmanthorpe does have a small village centre with a number of facilities but an opportunity would arise through this development to provide more to accommodate the increase in population.
3: Improve education, skills development and training for an effective workforce	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 400m. However, further provision may need to be made depending on the schools capacity to accommodate new pupils. The village does not have a secondary school and therefore this would need to be connected via sustainable transport routes.

	Although this is a village location, the further education college is within relatively close proximity allowing good opportunities for additional skills development.
	The scale of the site may also allow for training opportunities during its construction depending on the requirements of the developers.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	+ Jobs would be generated through the construction of the site in the short to medium term. The development overall would significantly support the housing of workforce for other employment opportunities within the city helping to support the overall economy.
	There are no significant employment centres within the village or allocations for employment use.
5: Help deliver equality and access to all	I/+ The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a significantly positive contribution towards this objective.
	The scale of the development would need to ensure that local service and facilities provision was planned for. 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. Any facilities identified would need to be developed in conjunction with the overall residential element to ensure maximise its accessibility for residents.
	In order to secure equality of access, connectivity to existing infrastructure would be required as well as additional cycle and pedestrian footpaths to enable connectivity with the rest of the village and popular destinations.
6: Reduce the need to travel and deliver a sustainable integrated transport network	The site is bordered by existing road infrastructure to enable access on to the site but further strategic connections for pedestrian and cycle routes would be required to integrate the site into the existing network. The village is currently served by a non frequent bus route running between Leeds and the north Yorkshire coast. In order to maximise the promotion of non car modes and the need to travel, a significantly more frequent route and sustainable modes would need to be introduced.
	Given that this is a village location, it would be anticipated that people would need to travel for work and other functions as the provision within the village would only be of small scale. The would conflict with this objective.
7: To minimise greenhouse gases that cause climate change and deliver a	The size of the site should enable a variety of climate change mitigation measures to be incorporated through design, layout and the

managed response to its effects	incorporation of renewable energy technologies to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site. The location of the site may conflict with minimising greenhouse gases given that there would be anticipated travelling to and from destinations for work and convenience shopping for example. Sustainable travel mode participation would be critical to minimising this negative impact.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	++ Currently the site has no nature conservation designations. There is an opportunity for this site to interconnect with existing green infrastructure corridors and integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve
9: Use land resources efficiently and safeguard their quality	biodiversity within the site. -/+ This site is greenfield and is agricultural land. It is grade 2 land which signifies it is high grade agricultural land.
10: Improve water	A positive for this site is that it does not contain any outstanding contamination issues.
efficiency and quality	An increase in population will have an inevitable impact on water usage. 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. This will depend upon implementation but has the opportunity to make a neutral contribution.
11: Reduce waste generation and increase level of reuse and recycling	An increase in population will have an inevitable impact on waste generation. The site would need to be incorporated into the citywide recycling schemes to manage the waste arisings and to minimise impacts on landfill. Due to the scale of the site, a neighbourhood recycling and waste processing point should also be considered. Waste arising from the construction of the site should be processed according to the waste hierarchy as far as possible.
12: Improve air quality	++ There are no AQMAs within proximity of this site and unlikely to be further air quality issues.
	The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.
13: Minimise flood risk and reduce the impact of flooding to people and property in York	++ The site is not located within a flood risk zone. Specific mitigation techniques for the management of surface water flooding such as sustainable drainage (SUDs) should be included however.

14: Conserve or enhance	
York's historic	There are no designated heritage assets defined on this site or within
environment, cultural	close proximity
heritage, character and	close proximity
setting	The design of the site would need to reflect the principles within the
3641118	Heritage Topic Paper to ensure that the development reflects the
	context of the wider city and creates a locally distinctive place with
	definite character. It would be recommended that alongside the
	masterplanning process, a heritage impact assessment is undertaken to
	understand how the development will impact the city.
15: Conserve or enhance	+
York's natural and built	No significant features in terms of the landscape setting for the city are
landscape	identified at this stage.
	In combination with the allocation to the North, this is a significant new
	built landscape for Copmanthorpe and its connectivity with the existing
	urban landscape would need to explored through the masterplanning
	stage. The masterplanning process should ensure that it considers
	principles within the Heritage Topic Paper. It would be recommended
	that alongside the masterplanning process, a heritage impact
	assessment is undertaken to understand how the development will
Manager 11	impact the city.
Key positives	This development will provide a significant contribution towards
	housing provision, including affordable housing need;
	Job opportunities would be created through the construction phase
	of the development;
	 The village is currently served by a non-frequent bus route direct to the city centre;
	 Scale of the site should enable a variety of climate change
	mitigation measures to be implemented through design, layout and
	the incorporation of renewable energy technologies;
	There are currently no nature conservation designations but the
	site does intersect with local green corridors providing an
	opportunity for Green Infrastructure to improve biodiversity and
	connectivity to the wider natural environment;
	The development is located in a low flood risk area;
	The area is not graded as high quality agricultural land;
	There are no air quality issues at present;
	The site does not contain contamination issues;
	No significant features in terms of the landscape setting for the city
	are identified at this stage.
Key challenges	This is a greenfield site.
	Provision for primary and secondary education will need to be
	considered and capacity allocated;
	Ensuring transport network connectivity to promote alternative
	travel is paramount to ensure key destinations are accessible
	sustainably;
	Whilst Copmanthorpe does have a village centre, the additional
	population created would necessitate additional facilities to be
	provided, particularly in-combination with the adjacent housing
	allocation;

	 Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; Whilst this site is large enough to create a cohesive community, there is a challenge to integrate this into the existing residential locations; Increase in population will increase water use and waste generation; Potential harm to air quality could be generated on the outer ringroad as a result of increased traffic flows presenting new opportunities to exposure if the site is not carefully designed.
Mitigation	

ST14: Land to the North of Clifton Moor		
Site size	134 hectares	
Location	urban expansion. Skelton, Rawcliffe and Clifton Without Ward	
Allocated for	4020 dwellings to be developed across the lifetime of the plan (years 1-15 of the trajectory)	
Objectives		
1: To meet the diverse housing needs of the population in a sustainable way.	++ The clifton moor site is forecast to provide 4020 dwellings representing 18.3% of the total requirement over the plan period. This is a significant development within the city that had the potential to provide a new community. 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.	
2: Improve the health and well-being of York's population	This development will be required to include openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the scale of the site would generate new facilities within a local centre providing local provision for health. There are number of leisure opportunities to the south of the site at Clifton Moor retail park. Good connectivity via pedestrian and cycle access should be incorporated to maximise positively meeting this objective. At this stage, the impacts will depend upon its implementation of overall masterplan.	
3: Improve education, skills development and training for an effective workforce	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. 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 which is positive for the meeting ongoing educational needs. However, the additional capacity required for secondary	

	education needs to be allocated.
	The impacts would be dependent upon implementation/ presentation of a masterplan.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	+ Whilst employment is not the key land use for this site, the scale of the development is likely to require a local centre offering services and facilities, which would provide opportunities for a small numbers of local jobs. Jobs would also be generated through the constructions of the site in the short to medium term. The development overall would support the housing of workforce for other employment opportunities within the city helping to support the overall economy, particularly given the sites location North of Clifton Moor and within relatively short commute to York Business park.
5: Help deliver equality and access to all	+ The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective.
	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 population to be located here and in order to not to overwhelm local functions to the south at Clifton Moor.
	The ring-road however segregates this site from the existing facilities and residential areas making it a significant barrier to social cohesion as an urban extension. Whilst the buffer to the ring road may have some positive impacts, it makes the site a stand alone settlement and would need to incorporate enough community facilities to function independently to the existing urban area.
6: Reduce the need to travel and deliver a sustainable integrated transport network	+/- Overall, the development should include transport links and be able promote non car modes of travel. This is a new urban extension site which would require new connections to the existing transport network. There is an existing park &ride scheme on the A19 and a new site proposed on the B1363 near the roundabout junction connecting to the site. This is advantageous to capture and mitigate any significant travel by car as a result of this development. The site would need to provide further sustainable transport links to existing pedestrian and cycle networks.
7. To maining in any	The location of the site in close proximity to the ring-road may exacerbate congestion in the area, particularly at peak times. This is an area known to be at capacity at these times and therefore significant transport alternatives and improvement to existing infrastructure would need to be implemented to not negatively impact on this further. Improvements to the junctions shouk to incorporate
7: To minimise greenhouse gases that cause climate	I/+ The size of the site would enable a variety of climate change mitigation
Garage difficult	The same state of the same sta

shange and deliver a	magazines to be incompared at the surgle design.
change and deliver a managed response to its effects	measures to be incorporated through design, layout and the incorporation of renewable energy technologies to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	Currently the site has no nature conservation designations but it does connect with a local green infrastructure corridor. There is an opportunity for this site to integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site.
	The site borders a SINC site. 'Clifton Airfield' is a site of local nature conservation interest. Significant buffering would be required to ensure the integrity of this nature conservation site. This could be incorporated into the Green Infrastructure scheme on site enabling an overall positive outcome towards this objective.
	A further understanding through an ecology survey would be required to survey for Great Crested Newts and ground nesting birds. This should not preclude the development however.
9: Use land resources efficiently and safeguard their quality	This site is greenfield and is agricultural land. It is grade 3 land which signifies it is high grade agricultural land. This would be a significant loss of the land type within this area.
	A positive for this site is that it does not contain any outstanding contamination issues. There is however, permission for the exploration of oil to the north east of the site and a further understanding of the site natural resource capacity could be sought to understand the resource value of the land.
10: Improve water efficiency and quality	I/+ An increase in population will have an inevitable impact on water usage. 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. This will depend upon implementation but has the opportunity to make a positive contribution.
11: Reduce waste generation and increase level of reuse and recycling	An increase in population will have an inevitable impact on waste generation. The 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 remediation and construction of the site should be processed according to the waste hierarchy as far as possible.
12: Improve air quality	I There are no AQMAs within proximity of this site and no immediate AQ issues although potential for knock on traffic implications elsewhere in

Key positives	 This development will provide a significant contribution towards housing provision, including affordable housing need;
SUMMARY	
15: Conserve or enhance York's natural and built landscape	The site is bordered by areas important to the landscape and setting of the city overall, the integrity of which would need to be preserved and complimented. The proposed site prevents coalescence with Skelton and creates a green wedge either side of the proposed development reinforcing this distinctive characteristic of York. It is important to ensure that the Skelton's village setting is not adversely affected by development close to its existing settlement boundary. It is difficult at this stage to anticipate the impacts on this. The allocation abuts the ring-road north of Clifton Moor which also abuts the ring-road. Its connectivity with the existing urban landscape would need to explored through the masterplanning stage. The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
	The proposed site prevents coalescence with Skelton and creates a green wedge either side of the proposed development. It is important to ensure that the Skelton's village setting is not adversely effected by development close to its existing settlement boundary. The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	It is known that the site is within close proximity to an iron age settlement and therefore, the area is of significant archaeological interest. An extensive archaeological assessment of the area would need to be undertaken.
13: Minimise flood risk and reduce the impact of flooding to people and property in York	The site should mitigate using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel. ++ This development is not located within a high risk flood zone. 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). The impact on this objective should therefore be positive.
	the city. New relevant locations may be introduced along outer ring road, presenting new opportunities for exposure if the site is not carefully designed. A large site likely to require full AQ and traffic assessment.

	• Job opportunities would be created through the construction phase
	of the development and through provision of a local service centre;
	The site would generate the need for a new local service centre
	providing key local services and facilities;
	The site will be located north of the existing Clifton Moor retail and
	business park which provide a high level of facilities and leisure
	opportunities reducing the need to travel (subject to the
	implementation of pedestrian and cycle routes);
	 A new primary school will need to be provided;
	 Scale of the site should enable a variety of climate change
	mitigation measures to be implemented through design, layout and
	the incorporation of renewable energy technologies;
	The site intersects with a local green corridor providing an
	opportunity for Green Infrastructure to improve biodiversity and
	connectivity to the wider natural environment;
	 The development is located in a low flood risk area;
	 There are no air quality issues at present;
	The site does not contain contamination issues.
Key challenges	This is a greenfield site.
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	land;
	• The site is adjacent to a SINC site. 'Clifton Airfield' is a slite of local
	nature conservation interest and would be to be sensitively
	buffered to minimise any negative effects from development;
	 It is important to ensure that the Skelton's village setting is not
	adversely affected by development close to its existing settlement
	boundary;
	The area is of significant archaeological interest and would require
	an extensive archaeological assessment;
	Provision for secondary education will need to be considered and
	allocated capacity;
	 The main employment opportunities will be in alternative locations
	such as the City Centre and Clifton Moor;
	 Ensuring transport network connectivity to promote alternative
	travel to the car given its suburban edge location is paramount to
	ensure key destinations are accessible sustainably;
	 Potential for exacerbating congestion, particularly at peak times,
	from increased traffic flows;
	 A significant investment in infrastructure will be required;
	·
	villist this site is large enough to create a contestive community,
	there is a challenge to integrate this into the existing residential
	locations given the ring-road is a major barrier and segregates the
	site from the existing urban area;
	 Increase in population will increase water use and waste
	generation;
	Potential harm to air quality could be generated on the outer ring-
	road as a result of increased traffic flows presenting new
	opportunities to exposure should if the site is not carefully
	designed.
	O

ST15: Holme Hill	
Site size	186 hectares
Location Allocated for	New Settlement. Heslington Ward 5580 dwellings in total 4680 to be developed across the lifetime of the plan (years 1-15 of the trajectory) 900 to be delivered post 2030
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	the New settlement 'Holme Hill' is forecast to provide 5580 dwellings representing 21.3% of the total requirement over the plan period. This is a significant development within the city that will provide a new village community. 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.
2: Improve the health and well-being of York's population	This development will be required to include openspace for recreational purposes which should have a positive benefit on the health and well-being of residents. Furthermore, the scale of the site would generate new facilities within a local centre providing local provision for health.
3: Improve education, skills development and training for an effective workforce	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. Given the anticipated number of new households that this site would generate, a new primary school would be required. Travel would be required for secondary and further education.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	Whilst employment is not the key land use for this site, the scale of the development is likely to require a local centre offering services and facilities, which would provide opportunities for a small numbers of local jobs. Jobs would also be generated through the construction of the site in the across the whole plan period. The development overall would support the housing of workforce for employment opportunities within the city helping to support the overall economy, particularly given the sites location in close proximity to the University of York and Science Park.
5: Help deliver equality and access to all	+ The scale of the housing forecast would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective. The scale of the development will also require a local centre offering

	the size of the population to be located here and in order to not to overwhelm local functions to the south at Clifton Moor.
	The ring-road however segregates this site from the existing facilities and residential areas making it a significant barrier to social cohesion as an urban extension. Whilst the buffer to the ring road may have some positive impacts, it would be a stand alone settlement and would need to incorporate enough community facilities to function independently to any existing areas.
6: Reduce the need to travel and deliver a sustainable integrated transport network	-/+ This is a new settlement and as such would require significant infrastructure to be able to make it sustainable and connected to the rest of York. Part of the proposal for the site is to ensure bike, pedestrians and bus access to other existing locations. A connection to the A64, or connections, is proposed to the A64 to fully enable access to the site. Connections to other parts of the local road network are also proposed and these connections have the potential to run bus services along them.
	The location of the site in close proximity to the ring-road may exacerbate congestion in the area, particularly at peak times towards the direction of the University. Further connectivity to park and rides should be explored and modelling to gain better understanding of the impacts.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	I/+ 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 to avoid negative impacts on climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site.
	The location of the site may conflict with minimising greenhouse gases given that there would be anticipated travelling to and from destinations for work and convenience shopping for example. Sustainable travel mode participation is critical to minimise this negative impact.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	Currently the site contains no nature conservation designations but it does connect with a local green infrastructure corridor and borders 2 SINC sites and a SSSI. There is an opportunity for this site to integrate a scheme throughout the site to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site.
	The site borders the SSSI 'Heslington Tilmire' designated for its habitats of Tall Herb Fen and Marsh Grassland. Furthermore, the Tilmire and adjacent Golf course are both designated SINCs. The golf course is designated for its semi-natural neutral and acidic grassland, heathland, scrub and woodland habitats. Significant buffering would be required to

	ensure the integrity of these nature conservation sites. Elements of
	these designations could be incorporated into the Green Infrastructure scheme on site.
9: Use land resources	
efficiently and safeguard	This site is greenfield and is agricultural land. It is grade 3 land which
their quality	signifies it is high grade agricultural land. This would be a significant loss
' ,	of the land type within this area.
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	A positive for this site is that it does not contain any outstanding
	contamination issues.
10: Improve water	1/+
efficiency and quality	An increase in population will have an inevitable impact on water
and quanty	usage. 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. This will depend upon implementation but
	has the opportunity to make a positive contribution.
11: Reduce waste	
generation and increase	An increase in population will have an inevitable impact on waste
level of reuse and recycling	generation. The 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 remediation and construction of the site should
	be processed according to the waste hierarchy as far as possible.
12: Improve air quality	I
	There are no AQMAs within proximity of this site and no immediate AQ
	issues although potential for knock on traffic implications elsewhere in
	the city. New relevant locations may be introduced along outer ring
	road, presenting new opportunities for exposure if the site is not
	carefully designed.
	The site should mitigate using the citywide low emissions policy with
	the incorporation of low emissions technologies and promotion of
12. Minimine de al mielo e	sustainable travel.
13: Minimise flood risk and reduce the impact of	This cottlement incornarates an element of fleed sone 2s, a high wield
•	This settlement incorporates an element of flood zone 3a, a high risk flood zone. It is anticipated that a scheme of this scale should be able to
flooding to people and	incorporate this. It would be expected that new homes should not be at
property in York	risk from flooding as a result of its development. Mitigation through
	design to minimise any impact would be required. The scale of the
	development would also allow for the incorporation of mitigation
	techniques for the management of surface water flooding such as
	sustainable drainage (SUDs) as well. The impact on this objective is
	dependent upon further detail through the masterplanning.
14: Conserve or enhance	
York's historic	There are no designated heritage assets in this location.
environment, cultural	
heritage, character and	The creation of a new stand alone settlement reinforces the settlement
setting	pattern of smaller settlements around York's main urban area.
	However, it is recognised that this development the impact of the new
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	development would depend on the design of the new development.
	The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
15: Conserve or enhance York's natural and built landscape	The creation of a new stand alone settlement reinforces the settlement pattern of smaller settlements around York's main urban area. However, it is recognised that this development would insert urban form in a known rural landscape. The site is bordered by areas important to the landscape and setting of the city overall, the integrity of which would need to be preserved and
	complimented. It is difficult at this stage to anticipate the impacts on this. The new settlement's connectivity with the existing urban and rural landscape will be exceptionally important and would need to explored through the masterplanning stage. The masterplanning process should ensure that it considers principles within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the
	development will impact the city.
SUMMARY	
	l ● The location as a stand alone settlement tits with the overall
Key positives	 The location as a stand alone settlement fits with the overall pattern of villages around York as self-contained hubs; This development will provide a significant contribution towards housing provision, including affordable housing need; Job opportunities would be created through the construction phase of the development and through provision of a local service centre; The site would generate the need for a new local service centre providing key local services and facilities; A new primary school will need to be provided; Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; The site intersects with a local green corridor providing an opportunity for Green Infrastructure to improve biodiversity and
ncy positives	 pattern of villages around York as self-contained hubs; This development will provide a significant contribution towards housing provision, including affordable housing need; Job opportunities would be created through the construction phase of the development and through provision of a local service centre; The site would generate the need for a new local service centre providing key local services and facilities; A new primary school will need to be provided; Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; The site intersects with a local green corridor providing an
Key challenges	 pattern of villages around York as self-contained hubs; This development will provide a significant contribution towards housing provision, including affordable housing need; Job opportunities would be created through the construction phase of the development and through provision of a local service centre; The site would generate the need for a new local service centre providing key local services and facilities; A new primary school will need to be provided; Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; The site intersects with a local green corridor providing an opportunity for Green Infrastructure to improve biodiversity and connectivity to the wider natural environment; The development is located in a low flood risk area; There are no air quality issues at present;

	insert urban form in a known rural landscape;
•	The site is adjacent to a SSSI and 2 SINC sites. 'Heslington Tilmire' is
	a designated SSSI and is also a designated SINC along with the
	adjacent golf course. Any development bordering these sites would
	be to be sensitively buffered to minimise any negative effects from
	development and access;
•	Provision for secondary education will need to be considered and
	allocated capacity;
•	The main employment opportunities will be in alternative locations
	such as the City Centre and University of York;
•	A significant investment in infrastructure will be required;
•	Ensuring transport network connectivity to promote alternative
	travel to the car given its rural location outside of the ring-road is
	paramount to ensure key destinations are accessible sustainably.;
	Potential for exacerbating congestion, particularly at peak times,
	from increased traffic flows;
	Increase in population will increase water use and waste
	generation;
	-
	Potential harm to air quality could be generated on the outer ring-
	road as a result of increased traffic flows presenting new
	opportunities to exposure should if the site is not carefully
	designed.

ST16: Terrys's Factory	
Site size	n/a
Location	Main urban Area. Micklegate Ward
Allocated for	Committed development for mixed use. Ref: 09/01606/OUTM. 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.
General	This site has outline planning permission and is included under Policy H2.

ST17: Nestle South	
Site size	n/a
Location	Main urban Area. Clifton Ward
Allocated for	130 dwellings (Re-designation of commercial land in outline permission

	(excluding ancillary retail) to residential).
	This site has outline planning permission for a mixed use development to be brought forward within the plan period.
General details	Should the permission lapse, the site will be subject to policy H2: Existing Housing Commitments.
Objectives	
1: To meet the diverse	++
housing needs of the population in a sustainable way.	The re-designation of this parcel of land will help to contribute towards housing provision and a larger community of this part of the fomer factory site.
2: Improve the health and well-being of York's population	+/I Included within the existing permission is provision for openspace and community facilities. There is potential therefore for this designation to have a positive impact on the health and well-being of its new community. Furthermore, the proximity of the site to York General Hospital is within close proximity. In considering this redesignation, it should be stipulated that any reserved matters planning applications would need to incorporate extra openspace for the expanded housing supply. Contamination has been identified on the site through the outline planning permission's environmental statement. Remedial action is required to ensure the soil is suitable for residential garden use and
	there is no impact to residents health.
3: Improve education, skills development and training for an effective workforce	The removal of the commercial element reduces opportunities for training and development on site. Limited opportunities may be available through the construction phases. No educational facilities are specified within the scheme and therefore the capacity of local school to accommodate new pupils would need to be assessed.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	+/- The re-designation of the commercial element on this site removes provision for office space and therefore job opportunities within this location. Limited jobs will be available as part of the local centre. However, the designation of other employment sites provides more land than required and therefore the outcome of losing this commercial element is considered neutral.
5: Help deliver equality and access to all	The scale of the housing forecast alongside the existing permitted residential element with the permission would enable a significant contribution towards the provision of affordable housing. Based upon the current affordable housing dynamic target, the site would need to provide 20% affordable dwellings of mixed tenure on site. This would make a positive contribution towards this objective. Furthermore, the application takes account of different housing types such as live/work units, student and assisted living accommodation. The will allow the site to accommodate a variety of households types ensuring access and equality for all.
	Currently the site has uneven access to local facilities. However, the

	outline application already includes for a local level centre including retail, community facilities, crèche, gym and cafe. The local provision of these facilities ensures local access and the increase in housing numbers should ensure the viability of these facilities for the future.
6: Reduce the need to travel and deliver a sustainable integrated transport network	+ Transport connection to this site are likely to build upon existing access. The location of the site in the urban area means that it has good existing access to both frequent and non-frequent bus routes. In order to maximise the ease of accessing these routes bus stops within or adjacent to the site on the adopted roads would need to be implemented.
	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.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	I/+ The dwellings through this re-designation would need to be incorporated into the overall climate change mitigation scheme for the site. The combination of this allocation and the existing permission will 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 climate change. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site.
	Sustainable travel mode participation is critical to minimise negative impacts on greenhouse gas emissions. The improvement of cycle, pedestrian and bus accessibility will be critical to this.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	I/+ Currently the site contains no nature conservation designations and does not connect to any green infrastructure corridors. However, it is important that any lighting proposed as part of this scheme is controlled in order to minimise any impacts on species using the site and surrounding area. Sensitive lighting for these reasons is required both during the construction phase, as well as afterwards, once the scheme is complete.
	Given the former factory use of the site, there is an opportunity for this site to integrate a scheme to increase biodiversity and connectivity to the wider natural environment. Residential development has the potential to increase biodiversity with gardens and connecting openspace helping improve biodiversity within the site.
9: Use land resources efficiently and safeguard	+ This site is brownfield site.
their quality	The planning permission's environmental statement concludes that there is potential contamination on the site 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.
10: Improve water	1/+
efficiency and quality	An increase in population will have an inevitable impact on water usage. 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. This will depend upon implementation but has the opportunity to make a positive contribution.
11: Reduce waste	I
generation and increase level of reuse and recycling	An increase in population will have an inevitable impact on waste generation. The 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 remediation and construction of the site should be processed according to the waste hierarchy as far as possible.
12: Improve air quality	The city centre AQMA is within 500m 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, an air quality assessment would be required.
	The site should mitigate any potential impacts using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.
13: Minimise flood risk and reduce the impact of flooding to people and	++ The site is flood risk zone 1, which poses no immediate flood risk.
property in York	Although in a low flood risk zone, the site should ensure that mitigation towards surface water management through SUDs for example, are implemented to minimise impacts on the wider area.
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	The Joseph Rowntree Memorial library (listed at grade 11) 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

15: Conserve or enhance York's natural and built landscape	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. The scale and form of the additional housing element from this allocation should reflect the positive elements of the current outline planning permission's masterplan in both form and scale to ensure context within the overall site. I The scale and form of the additional housing element from this allocation should reflect the positive elements of the current outline planning permission's masterplan in both form and scale to ensure context within the overall urban landscape of the site
SUMMARY	
Key positives	 The re-designation of this parcel will help to contribute towards housing provision, including affordable housing need, incombination with the existing housing element within the outstanding planning application; Included within the existing permission is the provision of community facilities; The urban form and landscape of the development has been set through the planning permission and this additional housing would need to conform to this agreed scale, massing and context; Small numbers of job opportunities would be created through the construction phase of the development; The loss of the commercial element can be fulfilled through alternatives sites selected; Opportunities to increase sustainable transport accessibility via existing frequent and non-frequent bus routes; The site is within 15 minutes cycle of the railway station; There is access to an existing neighbourhood parade within 800m; Scale of the site should enable a variety of climate change mitigation measures to be implemented through design, layout and the incorporation of renewable energy technologies; Green Infrastructure should improve supporting biodiversity and connectivity in comparison to former use; The development is located in a low flood risk area; The analysis of air quality for the existing permission takes into consideration the magnitude of impacts on air quality concluding that there were no significant impacts on air quality. This is a brownfield site.
Key challenges	The re-designation of the commercial element reduces
	 opportunities for replacement jobs; Contamination has been identified on the site through the outline planning permission. This will need to be remediated to ensure the soils are suitable for residential use; The increase in housing numbers from this re-designation will need to be considered in combination with the existing permission to ensure that the number of educational places can be accommodated;

	•	Ensuring transport network connectivity to promote alternative travel to the car, including the extension of cycle routes. This is critical for accessibility but also for minimising emissions for climate change/air quality; Increase in population will increase water use and waste generation; Potential increase in traffic flows due to increase in development.
Mitigation		

ST18: Monks Cross	
Site size	12.74 hectares
Location	Suburban. Huntington Ward
Allocated for	100,000 sq.m (40% plot ratio and 2 storeys)
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	O There is no significant effect on this objective.
2: Improve the health and well-being of York's population	Part of this site is a former cement works. The extent of contamination on this site needs to be identified and remedial action undertaken to ensure the soil is suitable for residential garden use and there is no impact to residents health.
3: Improve education, skills development and training for an effective workforce	+ This site has been allocated for B1a office space. There is the opportunity for this site to offer training within the development, depending on the occupier, and through the construction phase.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	++ This site directly contributes to the employment land supply for the city. Evidence shows that the city needs to accommodate growth in a variety of sectors with this site satisfying 100,000 sq.m of the office floorspace demand. The site is located adjacent to existing employment and retail which will help to capitalise on existing business linkages. Furthermore, the residential allocation to the north and existing housing to the west would maximise on the potential for the workforce to be within a short commute distance to employment opportunities. The site includes a former cement works where the jobs have already been lost. The type of employment on this site would not match that lost as it would be focussed on office development and using different skill sets.
5: Help deliver equality and access to all	+ The adjacent population will be able to access the jobs within a relatively short distance at this site. There are also existing high frequency routes from the city centre to Monks Cross allowing connectivity across the city. To maximise this, the site would need to

	improve linkages between the residential area and established retail/employment offer.
	The site includes a former cement works where the jobs have already been lost. The type of employment on this site would not match that lost as it would be focussed on office development and therefore utilising different skill sets.
6: Reduce the need to travel and deliver a sustainable integrated transport network	+ The use of the site as offices would need to ensure that access via non car modes is the primary mode of travel. The location of the site in the suburban area means that it has existing access to a frequent bus routes. In order to maximise the ease of accessing these routes bus stops within or adjacent to the site on the adopted roads would need to be implemented.
	Whilst there are existing cycle routes connections within the vicinity,more would need to be implemented to maximise connectivity 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.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	I/+ The size of the site should allow 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 climate change. There are opportunities for this to link with the new residential site to the north for the implementation of CHP for example. This will depend upon implementation but has the opportunity to make a significantly positive contribution by minimising the impacts of the site.
	Sustainable travel mode participation is critical to minimise negative impacts on greenhouse gas emissions. The improvement of cycle, pedestrian and bus accessibility will be critical to this.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	I/+ Currently the site contains no nature conservation designations and does not connect to any green infrastructure corridors. Given part of the site is a former industrial site, there is an opportunity for this site to integrate a scheme to increase biodiversity and connectivity to the wider natural environment. The scheme should connect with the residential allocation to allow wider connectivity where gardens and connecting openspace may help to improve biodiversity within the site.
9: Use land resources efficiently and safeguard their quality	The majority of this site is greenfield with the section to the south being brownfield.
	It is grade 3 agricultural land representing high quality soils. In combination with the housing allocation, this would be a significant loss to this high grade soils within the ring road.
	Part of this site is a former cement works. The extent of contamination on this site needs to be identified and remedial action undertaken to

	ensure the soil is suitable for use and there is no impact to employees health.
10: Improve water	1
efficiency and quality	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. This will depend upon implementation but has the opportunity to make a positive contribution.
11: Reduce waste generation and increase level of reuse and recycling	An employment will have an inevitable impact on waste generation, although this is not anticipated to be of am industrial nature. The 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 remediation and construction of the site should
	be processed according to the waste hierarchy as far as possible.
12: Improve air quality	There are no AQMAs in this location and no immediate air quality issues. However, the cumulative impacts may need addressing in terms of traffic/AQ impact (i.e. alongside permitted community stadium / retail development).
	The site should mitigate any potential impacts using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.
13: Minimise flood risk and reduce the impact of flooding to people and	++ The site is flood risk zone 1, which poses no immediate flood risk.
property in York	Although in a low flood risk zone, the site should ensure that mitigation towards surface water management through SUDs for example, are implemented to minimise impacts on the wider area.
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	+ There are no designated heritage assets within close proximity to the proposed site and nothing significant in terms of archaeological interest.
· ·	The design of the site would need to reflect the principles within the Heritage Topic Paper to ensure that the development reflects the context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
15: Conserve or enhance York's natural and built landscape	The development of the site would lead to a new employment area of the city being created. A strong element of green infrastructure to fit with the existing urban pattern and to separate the new and existing developments should be incorporated.
	From across the site there are also key strategic views towards the Minster as well as to north which would need to be preserved. The masterplanning process should ensure that it considers principles

SUMMARY	within the Heritage Topic Paper. It would be recommended that alongside the masterplanning process, a heritage impact assessment is undertaken to understand how the development will impact the city.
Key positives	 This site will directly contribute to the employment land supply for B1a Office and is one of the principle sites in delivering this; The site is adjacent to an existing business park which encouraging linkages with existing businesses; The housing allocation to the north as well as the proximity of established residential areas means a short commute distance for those living nearby to new employment opportunities; There are existing high and low frequency bus routes within close proximity, including a park and ride; The site does not contain any nature designations. There is an opportunity for this scheme to increase its biodiversity through creating strategic green infrastructure linked with the adjacent housing allocation; The scale of development should allow the incorporation of climate change mitigation through design, layout and the incorporation of renewable technologies;
Key challenges	 There are currently no air quality issues. Former uses to the south of the allocation could contain contamination due to its former use as a cement works. Remediation of this will need to occur to ensure there is no threat to human health; The type of employment lost at the former cement works will not be replaced; Whilst there is access to frequent bus routes, the transport network needs to be vastly improved to enable connectivity with established and new residential areas as well as the established retail and employment centres adjacent to the site. This is critical to ensure sustainable access as well as minimising the use of the car/greenhouse gas emissions in response to climate change; Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; Potential harm to air quality could be generated on the outer ringroad as a result of increased traffic flows presenting new opportunities to exposure should if the site is not carefully designed. The majority of the site is greenfield; The land is grade 3 agricultural land representing a loss to high grade soils in this location; Employment uses will increase water use and waste generation.

ST19: Northminster Business Park	
Site size	15 hectares
Location	Rural/adjacent to existing business park. Rural West Ward

Allocated for	60,000 sq.m (40% plot ratio and 1 storeys) for R&D, Light Industrial, storage and Distribution (B1b/B1c/B2/B8).
Objectives	
1: To meet the diverse housing needs of the population in a sustainable way.	O There is no significant effect on this objective.
2: Improve the health and well-being of York's population	O There are no significant impacts on this objective. The uses within the existing business park are similar in nature and therefore are deemed not to pose an issue.
3: Improve education, skills development and training for an effective workforce	+ This site has been allocated for a mix of employment uses. There is the opportunity for this site to offer training within the development, depending on the occupier, and through the construction phase.
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	This site directly contributes to the employment land supply for the city. Evidence shows that the city needs to accommodate growth in a variety of sectors with this site satisfying 60,000 sq.m of the mixed R&D, light industrial, storage and distribution. This is the principle site in meeting this employment demand type. The site is also located adjacent to existing employment, which will help to capitalise on existing business linkages. A new park and ride site will be located adjacent to the business park
	enabling good access via a high frequency route to and from the city centre.
5: Help deliver equality and access to all	There is no significant effect of this site on this objective.
6: Reduce the need to travel and deliver a sustainable integrated transport network	-/+ Whilst this site does not provide an integrated transport method, it will impact on the surrounding transport network. The site has good access to the ring-road, which is positive for enabling vehicles to access the sites. However, this area of the city is known to have issues with congestion and increasing the employment sector here may negatively impact on this. Currently the impact of this is unknown but mitigation would be required should this be proven the case.
	New cycle routes would need to be implemented in order to promote other forms of sustainable travel to and from the site. However, the ring-road proves to be a major barrier to cross for this mode of travel and there would need to be a new crossing point included.
	The site will be adjacent to a new park and ride allowing a high frequency service to the city centre and accessibility to the site via modes other than the car. Given the distance from existing residential areas, it is unlikely that the site will attract many pedestrians, except from the adjacent park & ride, particularly given the route across the ring-road. Pedestrian access should be implemented as part of the

	permission to connect as fully as possible to the park and ride.
	There are both positive and negative benefits for this sites and therefore the impacts towards this objective could be positive or negative depending upon implementation.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	I/+ The size of the site should allow 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 climate change. minimising the impact of the site is key and should be considered in combination.
	Sustainable travel mode participation is critical to minimise negative impacts on greenhouse gas emissions. The improvement of cycle, pedestrian and bus accessibility will be critical to this.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	Currently the site contains no nature conservation designations and does not connect to any green infrastructure corridors. There is an opportunity for this site to integrate a scheme to increase biodiversity and connectivity to the wider natural environment.
9: Use land resources efficiently and safeguard their quality	The sites in this allocation are greenfield.
	It is grade 2 agricultural land representing high quality and versatile soils. This would be a loss to the amount of high grade agricultural land within York.
10: Improve water efficiency and quality	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. This will depend upon implementation but has the opportunity to make a positive contribution.
11: Reduce waste generation and increase level of reuse and recycling	An employment use will have an inevitable impact on waste generation. The 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 remediation and construction of the site should be processed according to the waste hierarchy as far as possible.
12: Improve air quality	+ There are no AQMAs in this location and no immediate air quality issues. As this is employment allocation, there is unlikely to be issues with introducing new exposure next to outer ring road (unless people living there as their permanent residence).
	The site should mitigate any potential impacts using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.

13: Minimise flood risk and	++
reduce the impact of	The site is flood risk zone 1, which poses no immediate flood risk.
flooding to people and	
property in York	Although in a low flood risk zone, the site should ensure that mitigation
	towards surface water management through SUDs for example, are
	implemented to minimise impacts on the wider area.
14: Conserve or enhance	+
York's historic	There are no designated heritage assets within close proximity to the
environment, cultural	proposed site and nothing significant in terms of archaeological
heritage, character and	interest.
setting	
	The design of the site would need to reflect the principles within the
	Heritage Topic Paper to ensure that the development reflects the
	context of the wider city and creates a locally distinctive place with definite character. It would be recommended that alongside the
	masterplanning process, a heritage impact assessment is undertaken to
	understand how the development will impact the city.
15: Conserve or enhance	
York's natural and built	The development of the site would lead to a new employment area of
landscape	the city being created. It is considered that visual impact of the
•	extension to the employment site can be mitigated through design.
	The masterplanning process should ensure that it considers principles
	within the Heritage Topic Paper. It would be recommended that
	alongside the masterplanning process, a heritage impact assessment is
	undertaken to understand how the development will impact the city.
Key positives	This site will directly contribute to the employment land supply and
	is one of the principle sites in delivering B1b/B1c/B2/B8;
	 The site is adjacent to an existing business park which encouraging linkages with existing businesses;
	There are existing communities within a short commute distance
	for those living nearby to new employment opportunities although
	they would need to cross the ring-road/A59;
	The site would be in close proximity to the new park and ride
	offering a high frequency bus service to the City Centre;
	The site does not contain any nature designations. There is an
	opportunity for this scheme to increase its biodiversity through
	creating strategic green infrastructure and connecting with the
	wider natural environment;
	The scale of development should allow the incorporation of climate
	change mitigation through design, layout and the incorporation of
	renewable technologies;
Vov.shallangas	There are currently no air quality issues.
Key challenges	Former uses to the south of the allocation could contain contamination due to its former use as a cement works.
	Remediation of this will need to occur to ensure there is no threat
	to human health;
	The type of employment lost at the former cement works will not
	be replaced;
	Whilst there is access to frequent bus routes, the transport network
	i e

 and new residential areas as well as the established retail and employment centres. The site is outside of the ring-road which is a major barrier for pedestrian and cycle access. This is critical to ensure sustainable access as well as minimising the use of the car/greenhouse gas emissions in response to climate change; Potential for exacerbating congestion, particularly at peak times, from increased traffic flows; The majority of the site is greenfield; The land is grade 3 agricultural land representing a loss to high grade soils in this location;
• Employment uses will increase water use and waste generation.

ST20: Castle Piccadilly		
Site size	n/a	
Location	City centre. Guildhall Ward	
Allocated for	25,000 sq.m for retail (A1)	
Objectives		
1: To meet the diverse housing needs of the population in a sustainable way.	O There is no significant effect on this objective.	
2: Improve the health and well-being of York's population	It is likely that there is more footfall to this location. Improvements to the junction of Piccadilly and Parliament Street would be required to ensure the safety of pedestrians. This would depend upon masterplanning and implementation.	
3: Improve education, skills development and training for an effective workforce	O There are no significant impacts on this objective.	
4: Create jobs and deliver growth of a sustainable, low carbon and inclusive economy	++ This is a significant retail site and directly contributes to the retail/employment land supply for the city. Evidence shows that the city needs to accommodate retail growth. This site is located within the city centre adjacent to existing retail and associated functions. The location will help to capitalise on existing linkages and extend the retail function of the city centre supporting its overall viability and purpose both in the immediate vicinity and city centre as a whole. Currently, some of the units are occupied and this permission may wish to redevelop/relocate existing functions.	
5: Help deliver equality and access to all	O There is no significant effect of this site on this objective.	
6: Reduce the need to	+/I	

travel and deliver a sustainable integrated transport network	The site is located within the city centre allowing access to a variety of transport modes. The site is adjacent to both frequent and non-frequent routes, which could be used without further infrastructure improvements. This includes park and rides bus routes allowing the site to be connected through modes other than the car.
	There are existing pedestrian routes in use as well as cycle routes to this location.
	It is expected that the car parking adjacent to Clifford's Tower would be limited should additional retail be created. Removing parking could have positive impacts for this location in reducing congestion although, it could move this to alternative parking locations. Alternative methods of travel and locations for parking would need to be promoted and implemented to enable access for people with disabilities.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	I/+ The size of the site should allow 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 climate change. Minimising the impact of the site is key and should be considered in combination. Where existing buildings may be renovated as part of this scheme, adaptation and sustainable building methods should still be a consideration.
	Sustainable travel mode participation is critical to minimise negative impacts on greenhouse gas emissions. Accessibility from existing routes in the city centre should ensure that there is minimal impact from additional footfall. Improvements to legibility and public realm should be incorporated, particularly at the junction with Piccadilly to encourage people to walk to the new retail offer and ensure safe passage across the junction with Parliament Street.
8: Conserve or enhance green infrastructure, biodiversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	Currently the site contains no nature conservation designations and does not connect to any green infrastructure corridors. There is an opportunity for this site to integrate a scheme to increase biodiversity and connectivity to the wider natural environment given its location adjacent to the River Foss prior to it meeting the River Ouse, which is a green Infrastructure Corridor.
9: Use land resources efficiently and safeguard their quality	++ The is a brownfield site and should incorporate the re-use as well as re-development of existing buildings.
10: Improve water efficiency and quality	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. This will depend upon implementation but has the opportunity to make a positive contribution.
	Retail development should not have a significant impact on the River Foss in terms of water quality although river facing development should mitigate any potential effects from human interaction.

11: Reduce waste	
generation and increase	An retail use will have an inevitable impact on waste generation. The
level of reuse and recycling	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 remediation and construction of the site should be processed according to the waste hierarchy as far as possible.
12: Improve air quality	1
	The site is located adjacent to the city centre AQMA. An air quality assessment will be required due to proximity to AQMA and other areas of poor air quality in the city centre.
	The site should mitigate any potential impacts using the citywide low emissions policy with the incorporation of low emissions technologies and promotion of sustainable travel.
13: Minimise flood risk and	
reduce the impact of flooding to people and	The site is located either side of the River Foss and the majority of the site is located within flood zone 3a (high potential risk of flooding).
property in York	There is a significant concern that further development in this location
property in rork	may put the new premises/businesses as well as existing businesses at
	risk of flooding. Prior to development, flood mitigation should be
	established to ensure that any development minimises its impact on
	flooding. Further mitigation should also be given towards surface water management through SUDs for example, are implemented to minimise
	impacts on the wider area.
14: Conserve or enhance	1
York's historic	The impact of this site at this stage is unknown. This site is within the
environment, cultural	city centre adjacent to the River, Clifford's Tower and existing retail
heritage, character and	units. There is an opportunity through design to ensure that any new
setting	(re)development reflects this to compliment and enhance the existing urban landscape. The impact of developing a higher amount of
	floorspace than the 25,000 sq.m specified could have a detrimental
	impact on building height, scale and massing.
15: Conserve or enhance	1
York's natural and built	The impacts of this site at this stage is unknown. This site is within the
landscape	city centre adjacent to the River, Clifford's Tower and existing retail
	units. There is an opportunity through design to ensure that any new (re)development is reflects this to compliment and enhance the existing
	urban landscape. The impact of developing a higher amount of
	floorspace than the 25,000 sq.m specified could have a detrimental
	impact on building height, scale and massing.
Key positives	Significant city centre location adjacent to existing retail and
	associated functions. This will help to capitalise on existing linkages and support the overall viability of the existing city centre retail
	function into the future;
	The central location means that there is existing access to
	sustainable transport modes within close proximity to the site;
	There are no nature conservation sites but there is an opportunity
	for the site to be innovative in increasing biodiversity in the
	riverside location to join with the regional green infrastructure
	corridor within close proximity;

	•	This is a brownfield site;
Key challenges	•	Improvements to ensure safety of pedestrians would be required, particularly at the junction of Piccadilly with Parliament Street; There are potential implications on water quality due to its straddling of the River Foss; The site is located adjacent to the City Centre AQMA. An air quality assessment will be required sue to the proximity to the AQMA and other areas of poor air quality within the City Centre;
Mitigation		

ST21: Naburn Design	ar Outlat
Site size	n/a
Location	Rural /extension to the existing Designer Outlet. Fulford Ward
Allocated for	12,000 sq.m for Leisure (D1)
Objectives	
1: To meet the diverse	0
housing needs of the	There is no significant effect on this objective.
population in a sustainable	
way.	
2: Improve the health and	0
well-being of York's	There is no significant effect on this objective.
population	
3: Improve education,	0
skills development and	There are no significant impacts on this objective.
training for an effective	
workforce	
4: Create jobs and deliver	+
growth of a sustainable,	This is a site for leisure incorporated within the existing designer outlet
low carbon and inclusive	site. It directly contributes to the employment land supply for the city.
economy	The co-location with the designer outlet will help to capitalise on
	existing linkages and extend function of this out-of-town shopping
	centre. The incorporation of leisure in this location should broaden the
	attractiveness of this destination and therefore should help in
	supporting the centres overall viability and purpose.
	The evidence base and known population increase will mean that the
	need for leisure will increase. However, the designation of leisure in this
	location would not want to have an adverse impact on existing centres
	with leisure facilities. It would be advised that a sequential assessment
	be provided prior to development to prove this no significant impact
	from the site and to promote development of existing locations first.
5: Help deliver equality	1/-
and access to all	The location of this site may require the relocation of the park and ride
	scheme. This could potentially reduce accessibility unless a bus stop
	was retained at the site and connectivity between the new park and

	ride and leisure/designer outlet included.
6: Reduce the need to travel and deliver a sustainable integrated transport network	+/- There are currently significant barriers to pedestrian access to the site due to the ring-road barrier and proximity to residential locations.
	Cycle access would also need to be improved and encouraged as part of the development. There is an existing park and ride facility at the Designer outlet which runs directly to the city centre with multiple stops along Fulford Road allowing good access by frequent transport. The development for this
	site may require the relocation of the park and ride scheme however to allow enough room for expansion. This could potentially reduce accessibility unless a bus stop was retained at the site and connectivity between the new park and ride and leisure/designer outlet included. The relocation of the park and ride may have additional benefits on capacity for capturing cars from travelling into the city centre.
7: To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	I/+ The development should incorporate climate change mitigation measures through design and layout. Where existing buildings may be renovated as part of this scheme, adaptation and sustainable building methods should still be a consideration. New development may allow the installation of on-site renewable energy technologies to mitigate impacts on climate change.
	Sustainable travel mode participation is critical to minimise negative impacts on greenhouse gas emissions. Accessibility from the park and ride and improvement to other modes of access is therefore critical.
8: Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	Currently the site contains no nature conservation designations and does not connect to any green infrastructure corridors. The site is adjacent to a community orchard and there is an opportunity for this site to integrate a scheme to increase biodiversity and connectivity to the wider natural environment.
9: Use land resources efficiently and safeguard their quality	++ The is a brownfield location and should incorporate the re-use as well as re-development the existing site.
10: Improve water efficiency and quality	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. This will depend upon implementation but has the opportunity to make a positive contribution.
11: Reduce waste generation and increase level of reuse and recycling	A leisure use will have an inevitable impact on waste generation. The 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 remediation and construction of the site should be processed according to the waste hierarchy as far as possible.
12: Improve air quality	Whilst this is not immediately adjacent to an AQMA, there is the potential for increased traffic through Fulford (area of AQ technical breach and forms part of AQMA). The impact of which would depend on nature of leisure development.
13: Minimise flood risk and reduce the impact of flooding to people and property in York	++ This site is within flood zone 1 and is at no immediate risk of flooding. However, mitigation should also be given towards surface water management through SUDs for example, to minimise impacts on the wider area.
14: Conserve or enhance York's historic environment, cultural heritage, character and setting	There should be no significant effects on heritage assets in York. However, the designation of leisure in this location would not want to have an adverse impact on existing centres with leisure facilities impacting on cultural heritage.
15: Conserve or enhance York's natural and built landscape	The impact of any development is dependent on the type of leisure facility installed. However, the effects of this are likely to be mitigated through design, particularly given the location adjacent to the existing designer outlet.
Key positives	 This is a brownfield site The leisure development will be co-located at the designer outlet increasing the sites attractiveness and viability; The site does not contain any nature conservation sites; The site is within a low flood risk zone and not at immediate risk from flooding.
Key challenges	 The designation of this location as a leisure site should not have adverse impacts on existing leisure facilities and should be proven prior to its development; Development may require the relocation of the park and ride; Major Barriers to accessibility, particularly on foot or by cycling, are the ring-road and proximity to existing residential areas; Would promote the use of the car and increase traffic flows; Whilst this is not immediately adjacent to an AQMA, there is the potential for increased traffic through Fulford (area of AQ technical breach and forms part of AQMA). The impact of which would depend on nature of leisure development; Any development or relocation o the park and ride should not impact on the adjacent community orchard;

ST22: Germany Beck	
Site size	n/a
Location	Extension to main urban Area. Fulford Ward
Allocated for	Planning permission for 700 dwellings permitted. Ref: 01/01315/OUT and 12/01802/OUTM

General	This site has outline planning permission and is included under Policy
	H2.

ST23: Derwenthorpe	
Site size	n/a
Location	Extension to main urban Area. Osbaldwick Ward
Allocated for	Outline Planning permission for 540 dwellings permitted, of which 474 are left to complete. The site is under construction. Refs: 03/02709/OUT, 12/00242/REMM, 12/01286/REMM and 12/01878/REMM.
General	This site has outline planning permission and is included under Policy H2.

ST24: York College	
Site size	n/a
Location	Main urban Area. Dringhouses and Woodthorpe Ward
Allocated for	Outline Planning permission for 360 dwellings permitted, of which 189 are left to complete. The site is under construction. Refs: 04/00777/OUT and 07/00752/REMM
General	This site has outline planning permission and is included under Policy H2.

Appendix 2: Strategic Sites Preferred Options Appraisal Draft April 2013

Cumulative Impact Appraisal

Figure 8: Indicative Cumulative Impacts of the Strategic Sites	umulativ	e Imps	icts of	the Str	ategic Sit	Sa												
Key to the appraisal matrices	ppraisal	matric	Sé								Likely effect on the SA Objective	fect on	the SA	Object	ive			
	‡					The	option i	is likely	to ha	The option is likely to have a very positive impact	ositive ir	npact						
	+					The	option i	slikely	to ha	The option is likely to have a positive impact	ve impac	ر بر						
	0					No :	ignifica	nt effe	ct/n	No significant effect / no clear link								
	į					Unc	ertain o	r insu	ficient	Uncertain or insufficient information on which to determine impact	on on wh	ich to	determ	ne imp	act			
	-					The	option i	is likely	to ha	The option is likely to have a negative impact	ive impad	:t						
						The	option i	s likely	/ to ha	The option is likely to have a very negative impact	egative i	mpact						
	_					The	option (plnos	ave a	The option could have a positive or a negative impact depending on how it is implemented	a negati	ve imp	oct dep	ending (on how it	is implen	ented	
Objectives	1	2		3	4	5	9		7	80	6	10		11	12	13	14	15
ST1: British Sugar	‡	-		_	+	‡	-	_	+	+	‡	-	+	_	_	‡	-	-
ST2: Former sports ground at Millfield lane	‡	_		خ	+	‡	-	_	+	‡	0	-	+	_	-	+	-	+
ST3: The Grainstores	++	-	+	5	+	‡	-	_	+	‡	‡	-	+	_	ځ	+	+	+
ST4: Land adj Hull Road Grimston Bar	‡	_	÷ +	_	+	‡	-		+	‡	-	-	+	_	-	+	- 1	-
ST5: York Central	‡	+		_	‡	‡	+	-	+	‡	‡	-	+	-	•	-	-	-
ST6: Land East of Grimston Bar	+	_	+	_	+		+	-	+	+		_	+	_	-	+	-	_
ST7: Land East of Metcalfe Lane	‡	_	+	-	+	+	+		+	‡		-	+	_	-	-	-	_
ST8: Land North of Monks Cross	‡	-	+	+	+	+	+	-	+	‡	•	ı	+	_	-	‡	+	_
ST9: Land North of Haxby	#	-	+	+	+	+	+	-	+	#	-	-	+	-	-	‡	+	-
ST10: Land at Moor lane Woodthorrpe	‡	_	+	+	+	+	+	-	+	ŀ		_		_	+		-	_
ST11: Land at New Lane,	‡	-	+	+	+	+	+	_	+	+	+	-	+	_	_	+	-	_

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Preferred Options Appraisal	
pendix 2: Strategic Sites	

Key to the appraisal matrices	appraisal	matrices								Likely	effect	on the	Likely effect on the SA Objective	tive			
	#				The	option	is likel	y to ha\	The option is likely to have a very positive impact	oositive	impa	ιt					
	+				The	option	is likel	y to hav	The option is likely to have a positive impact	ve imp	act						
	0				No	significa	ant eff	ect / no	No significant effect / no clear link	J							
	د.				Onc	ertain (or insu	fficient	Uncertain or insufficient information on which to determine impact	on on	which	to dete	rmine im	pact			
	1				The	option	is likel	y to ha	The option is likely to have a negative impact	ive imp	act						
	-				The	option	is likel	y to hav	The option is likely to have a very negative impact	negativ	e impa	ct					
	-				The	option	could	have a	positive o	r a nega	tive ir	npact d	epending	on how i	The option could have a positive or a negative impact depending on how it is implemented	nented	
Objectives	1	2	33	4	2	9		7	∞	6		10	11	12	13	14	15
Huntington																	
ST12: Land at Manor Heath Road, Copmanthorpe	‡	-	-	+	+	'		_	‡	-	+	+	-	+	‡	-	+
ST13: Land at Moor Lane Copmanthorpe	‡	Ī	-	+	+	•		ı	‡	-	+	+	ı	‡	++	ı	+
ST14: Land to the north of Clifton Moor	‡	ı	-	+	+	•	+	+	+	-	_	+	ı	ı	#	ı	-
ST15: Holme Hill	++	ı	-	++	+	•	+	+	ı	-		+	1	ı	1	ı	5
ST16: Terry's Factory	Has exis	ing planr	Has existing planning permission.	ission.													
ST17: Nestle South	‡	-	-	+	‡	+	_	+	+	+	_	+	1	+	‡	1	-
ST18: Monks Cross	0	-	+	‡	+	+		+	+	•		-	ı	+	#	+	ı
ST19: Northminster Business Park	0	0	+	‡	0	•		+	1	-		ı	ı	+	++	+	1
ST20: Castle Piccadilly	0	-	0	‡	0	+	_	+	ı	‡		-	ı	ı		ı	ı
ST21: Naburn Designer Outlet	0	0	0	+	-	_	-	+	-	‡		_	-	-	‡	-	-
ST22: Germany Beck	Has exis	ing planr	Has existing planning permission	ission													
ST23: Derwenthorpe	Has exis	ing planr	Has existing planning permission	ission													
ST24: York College	Has exis	ing planr	Has existing planning permission	ission													

Mitigation

All sites

All of the sites will be subject to the policies set out in the Local Plan. This will help to mitigate impacts arising uncertainty of implementation at this stage. Policies that are particularly noteworthy are:

Policy SS4	Strategic Sites Development Principles		
Policy H4	Density of Residential Development		
Policy ACHM1	Balancing the Housing Market		
Policy ACHM2	Housing Mix		
Policy CF1	Community Facilities		
Policy DHE1	Design and Historic Environment		
Policy DHE2	Heritage Assets		
Policy DHE3	Landscape and Setting		
Policy DHE4	Building Heights and Views		
Policy DHE5	Streets and Spaces		
Policy GI1	Green Infrastructure		
Policy GI2	Biodiversity		
Policy GI3	Trees		
Policy GI5	New Open Space		
Policy GI6	Green Corridors		
Policy GI7	Access to Nature		
Policy FR2	Surface Water Management		
Policy CC2	Sustainable Design and Construction		
Policy EP1	Air Quality		
Policy ST1	Location and Layout of Development		

Site Specific Mitigation:

Land to the South of Moor Lane, Woodthrorpe

The site borders a SSSI (Askham Bog) to the south. It is considered one of the most botanically biodiverse sites in the region and nationally important for its invertebrate fauna. In order for Askham Bog to remain valuable as a wetland site, groundwater is essential. Development could potentially damage the hydrology of the reserve and increased human interaction as well as pets my have a serious impact on the quality of the site. There are significant concerns therefore that development of this site could have a negative impact and subsequently damage the SSSI.

Further work in needed to determine what impact this level of development would have on the site through hydrological survey and assessments prior to development of the site. This would need to present satisfactory mitigation methods for implementation to ensure the significance of the Bogg is not destroyed.

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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

Sustainability Appraisal

Economic

Environmental

Strategic Environmental

Assessment

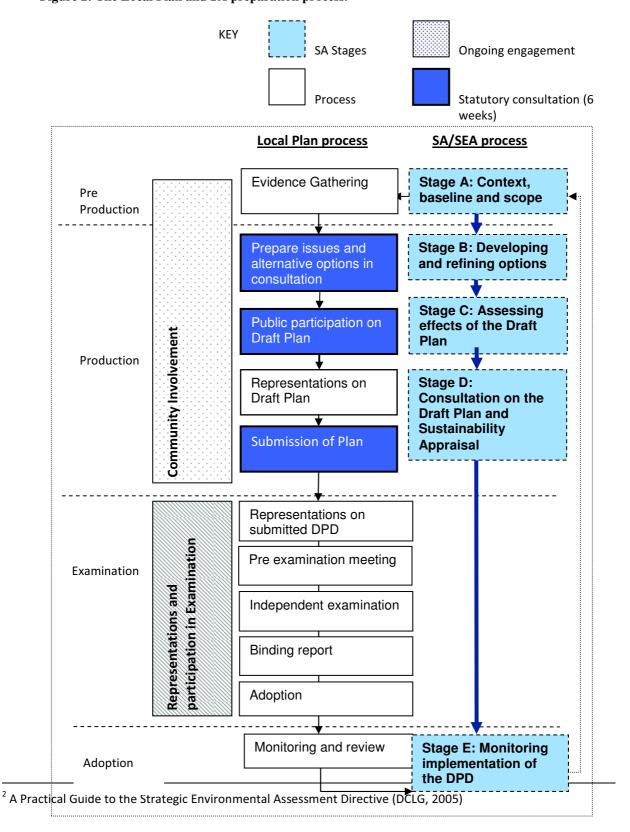
The methodology for York's SA/SEA also takes account of the Government's Plan Making Manual advice on Sustainability Appraisals¹ and incorporates requirements set out in Government's guidance on SEA².

¹ See Planning Advisory Service Website http://www.pas.gov.uk/pas/core/page.do?pageld=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:

Stag	e A: Setting the context and objectives, establishing the baseline and deciding on the scope
A1	Identifying other relevant policies, plans and programmes and sustainability objectives
	(Annex I, (a) and (e); Annex II (1) of SEA Directive)
	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.
A2	Collecting Baseline information (Annex I, (b)and (c) of SEA Directive)
	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.
А3	Identifying Sustainability Issues and problems (Annex I, (a) and (c); Annex II, (1) of SEA
	Directive)
	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.
A4	Developing the Sustainability Appraisal Framework (completion of Annex I, (f) of SEA
	Directive)
	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.
A5	Consulting on the scope of the SA/SEA (Article 5(4) of SEA Directive)
	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.

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)

Sustainability Appraisal Outcomes | Draft April 2013

Figure 3: SA Framework of Objectives

Environment		>		
Social	>	<u> </u>	>	>
Economic	>		>	>
	 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. 	 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 opportu; nities (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. 	 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; 	 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
Sustainability Framework Objective	To meet the diverse housing needs of the population in a sustainable way.	Improve the health and well- being of York's population	Improve education, skills development and training for an effective workforce	Create jobs and deliver growth of a sustainable, low carbon and inclusive economy
Objective Number	Н	2	8	4
oiqoT A32	noitaluqoq	Human health	ь\И	ь\И

	>	>	>	✓	/
>	>	>			
>	>				
 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. 	 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. 	 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; 	 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. 	 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. 	Conserve water resources and quality;Improve the quality of rivers and groundwaters;
S	70		r t		
Help deliver equality and access to all	Reduce the need to travel and deliver a sustainable integrated transport network	To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	Use land resources efficiently and safeguard their quality	Improve water efficiency and quality
ω	9	7	∞	6	10
e/u	Air / Climatic estors	climatic factors	Biodiversity /Flora / Fauna	Soil/ lainetam stessa	Water

>	>	>	>	>
	>	>	>	>
			>	>
Promote reduction, re-use, recovery and recycling of waste Promote and increase resource efficiency	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.	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).	Preserve or enhance the special character and setting of the historic city; Promote or enhance local culture; Preserve or enhance designated and non-designated heritage assets and their setting; Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper	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
		(i)		
Reduce waste generation and increase level of reuse and recycling	Improve air quality	Minimise flood risk and reduce the impact of flooding to people and property in York	Conserve or enhance York's historic environment, cultural heritage, character and setting	Protect and enhance York's natural and built landscape
11	12	13	14	15
laireteM stessa	erotosf oitsmilo \ viA htleeH nsmuH\	Human Health/ climatic factors \ Water	larutluD \egatireH eqassbnad	Cultural heritage\ desebned

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
1	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

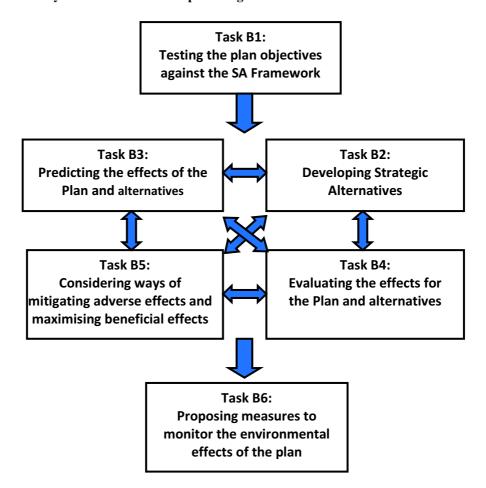
The testing of alternatives forms stage Stages B of the SA/SEA methodology set out in Figure 2. Figure 4 summarises the methodology and Figure 4 the interrelationships to consider for stage B.

Figure 4: Developing and refining alternatives and assessing effects

Stage	B: Developing and refining alternatives and assessing effects
B1	Testing the plan objectives against the SA Framework (Annex I, (f))
	This allows potential synergies and inconsistencies between the plan's objectives and the SA
	objectives to be identified.
B2	Developing Strategic Alternatives (Annex I (f))
	The purpose of this task is to help define and develop strategic options.
В3	Predicting the effects of the Plan and alternatives (Article 5 (1); Annex I (f) and (h))
	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.
B4	Evaluating the effects for the Plan and alternatives (Annex 1, (f) and (h); Annex II, (2))
	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.
B5	Considering ways of mitigating adverse effects and maximising beneficial effects (Annex I,
	(g))
	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.
В6	Proposing measures to monitor the environmental effects of the plan (Article 10)
	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
خ	Uncertain or insufficient information
-	Incompatible
1	Very incompatible
-	Compatible or incompatible depending on implementation

					_	LOCAL PLAN VISION (OBJECTIVES)	ON (OBJECTIVE	S)	
SAC	SA OBJECTIVES			Create Jobs	Get York	Build	Built	Natural	Natural
				and Grow	Moving	Strong	Environ-	Environ-	Resources
				the		Commun-	ment	ment	and
				Economy		ities			Environ-
									mental
									Protection
1	To meet the diverse	•	Deliver homes to meet the needs of the population in terms of quantity, quality;	0	0	‡	_	ı	_
	housing needs of the	•	Promote improvements to the existing and future housing stock;						
	population in a	•	Locate sites in areas of known housing need;						
	sustainable way.	•	Deliver community facilities for the needs of the population;						
		•	Deliver pitches required for Gypsies and Travellers and Show people.						
2	Improve the health	•	Avoid locating development where environmental circumstances could negatively	+	+	‡	0	‡	‡
	and well-being of		impact on people's health;						
	York's population.	•	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.						
3	Improve education,	•	Provide good education and training opportunities for all;	‡	0	‡	0	0	0
	skills development	•	Support existing higher and further educational establishments for continued success;						
	and training for an	•	Provide good quality employment opportunities available to all.						
	effective workforce.								
4	Create jobs and	•	Help deliver conditions for business success and investment;	‡	‡	+	_	_	_
	deliver growth of a	•	Deliver a flexible and relevant workforce for the future;						
	sustainable, low	•	Deliver and promote stable economic growth;						
	carbon and inclusive	•	Enhance the city centre and its opportunities for business and leisure;						

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)1	LOCAL PLAN VISION (OBJECTIVES)	ON (OBJECTIVE	S)	
SAC	SA OBJECTIVES		Create Jobs and Grow the Economy	Get York Moving	Build Strong Commun- ities	Built Environ- ment	Natural Environ- ment	Natural Resources and Environ- mental Protection
	economy.	 Provide the appropriate infrastructure for economic growth; Support existing employment drivers; Promote a low carbon economy. 						
5	Help deliver equality and access to all.	 Address existing imbalances of equality, deprivation and exclusion across the city; Provide accessible services and facilities for the local population; Provide affordable housing to meet demand; Help reduce homelessness; Promote the safety and security for people and/or property. 	+	++	‡	0	0	0
9	Reduce the need to travel and deliver a sustainable integrated transport network.	 Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car; Deliver transport infrastructure which supports sustainable travel options; Promote sustainable forms of travel; Improve congestion. 	‡	++	‡	+	+	+
7	To minimise grees that cause climate change and deliver a managed response to its effects.	 Reduce or mitigate greenhouse gas emissions from all sources; Plan or implement adaptation measures for the likely effects of climate change; Provide and develop energy from renewable, low and zero carbon technologies; Promote sustainable design and building materials that manage the future risks and consequences of climate change; Adhere to the principles of the energy hierarchy. 		+	1	+	+	‡
∞	Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment.	 Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs; Protect and enhance locally important nature conservation sites (SINCs); Create new areas or site of bio-diversity / geodiversity value; Improve connectivity of green infrastructure and the natural environment; Provide opportunities for people to access the natural environment. 	_	0	-	0	‡	‡
6	Use land resources efficiently and safeguard their quality.	 Re-use previously developed land; Prevent pollution contaminating the land and remediate any existing contamination; Safeguard soil quality, including the best and most versatile agricultural land; Protect or enhance allotments; Safeguard mineral resources and encourage their efficient use. 	-	0	-		‡	++
10	Improve water efficiency and quality.	 Conserve water resources and quality; Improve the quality of rivers and groundwaters. 	-	0	-	0	‡	++
11	Reduce waste generation and increase level of reuse	 Promote reduction, re-use, recovery and recycling of waste; Promote and increase resource efficiency. 	_	0		0	0	‡

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					ונ	LOCAL PLAN VISION (OBJECTIVES)	ON (OBJECTIVE	(S)	
SAC	SA OBJECTIVES			Create Jobs	Get York	Build	Built	Natural	Natural
				and Grow	Moving	Strong	Environ-	Environ-	Resources
				the Economy		Commun- ities	ment	ment	and Environ- mental
	and recycling								Protection
12	Improve air quality.	Reduce all emissions to air from current activities:		_	‡	_	0	0	‡
		Minimise and mitigate emissions to air from new dev	new development (including reducing						
		 transport emissions through low emission technologies and theis); Support the development of city wide low emission infrastructure; 	s and Tuels); frastructure:						
		Improve air quality in AQMAs and prevent new designations;	ations;						
		Avoid locating development where it could negatively impact on air quality;	impact on air quality;						
		Avoid locating development in areas of existing poor an quality where it could result in negative impacts on the health of future occupants/users;	in quality where it could result in ters;						
13	Minimise flood risk	 Profilote sustainable and integrated transport network to minimise the use of the car. Reduce risk of flooding: 	א נס וווווווווווזפ נוופ מזפ סו נוופ כפן.	_	0	_	0	‡	‡
	and reduce the impact	 Ensure development location and design does not negatively impact on flood risk; 	atively impact on flood risk;						
	of flooding to people and property in York.	 Deliver or incorporate through design sustainable urban drainage systems (SuDs). 	an drainage systems (SuDs).						
17	Conserve or enhance	• Dracarya or anhanca the creatist character and cotting of the historic city.	of the historic city:		c	++	++	c	U
	York's historic)			•)
	environment, cultural	 Preserve or enhance designated and non-designated heritage assets and their setting; 	neritage assets and their setting;						
	heritage, character and setting.	 Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper. 	to the 6 Principle Characteristics						
15	Protect and enhance	Preserve or enhance the landscape including areas of landscape value	landscape value	_	0		‡	‡	‡
	York's natural and	 Protect or enhance geologically important sites; 							
	built landscape.	 Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Tonic Paner 	and rural landscape and in line						
Conf	Conflicts	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	A objectives have been identified t	his primarily rel	ates to the ne	ed for growth o	n the one hand	and the need t	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 onew housing and economic development, which may be incompatible with SA objectives 7, 10 and 11.	ctives that relate to job creation an ompatible with SA objectives 7, 10	id building stron, and 11.	g communities	s are likely to lea	ad to increased	resource use as	sociated with
		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	tion of the Local Plan objectives wit	thin the policies	and proposals	of the Plan itse	If. This particul	arly reflects un	certainties
		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.	housing development and the pote	ential for both a	dverse and po	sitive impacts o	n the built and ı	natural environ	ment
Syne	Synergies	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.	the Local Plan objectives include SA avel and enhancing transport infra:	A objective 2 (he structure.	alth) and SA ol	bjective 6 (trans	sport) which ref	lects the emph	asis of these
		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.	insport and building strong commuist those Plan objectives relating to covering environmental issues as w	nities were iden the protection rell as health.	tified as havin _t and enhancen	g a strong positi nent of the built	ive relationship and natural en	with the socio- vironment and	economic SA resource use
Sum	Summary	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.	objectives. No very incompatible ok ocal Plan objectives.	bjectives have b	een identified	during the asse:	ssment and all c	of the SA object	ives were

		07	CAL PLAN VISI	LOCAL PLAN VISION (OBJECTIVES)		
SA OBJECTIVES	Create Jobs Get York and Grow Moving the Economy	Get York Moving	Build Strong Commun- ities	Built Environ- ment	Natural Environ- ment	Natural Resources and Environ- mental

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	oroach
	Key to the appraisal matrices	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
	3	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 impact
		The option could have a positive or a negative impact depending on how it is implemented
NB:	NB: Text in BOLD represents the preferred Approach	

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Sustainability Appraisal Outcomes

Local Plan Preferred	Alternatives						nS	stainabilit	y Apprais	Sustainability Appraisal Objective	ve					
	Option No. chosen	1	2	3	4	5	6	7	8	6	10	11	12	13	14	15
Section 4: Sustainable development																
Sustainable development	2	+	‡	+	+	+	‡	+	+	‡	0	0	+	‡	‡	‡
Section 5: Spatial Strategy																
York Sub Area	2	‡	+	+	+	+	+	- +	‡	+	0	0	- +	+	++	+
Drivers of Growth	2	See sections 8-10	ns 8-10													
Factor of Growth	2	‡	+	+	‡	‡	+	- +	+	- +	ė	خ	- +	0	+	+
Spatial distribution	1	‡	+	+	‡	‡	+	+		+	ė	ė	- +	0	+	+
Strategic Site Development Principles	2	+	+	+	+	+	+	+	+	0	+	+	+	+	+	+
The role of York's Greenbelt	1	+	0	0	+	+	+	+	+	#	0	0	+	خ	+	
Safeguarded Land	2	+	+	+	+	+	+ ۶	+ ?	+	+	0	0	ا خ	خ	+	Р
Section 6: York City Centre																'aç
York City Centre	2	‡	+	‡	+	+	‡	+	+	+	+	+	+	+	‡	ge
Section 7: York Central																86
York Central	2	+	+	+	+	+	+	+	+	#	++	ż	+	+	++	\$9 ‡
Section 8: Economy																
Employment Growth	2	0	۲.	‡	‡	+	+	-	5	5			,	0	خ	5
Employment Sites	N/a	See sites assessment	ssessme	ıt												
Economic Growth in the Health and Social Care Sectors	2	+	+	+	+	خ	?	?	5	?	?	5	خ.	د .	خ	ć
Loss of Employment Land	3	+	0	+	+	+	0	0	0	+	?	5	خ	خ	5	5
Business and Industrial Uses within Residential Areas	2	+	+	0	-	+	+	+	+	+	+	+	+	+	+	+
Retail 9: Retail																
Retail Hierarchy	н	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0

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1	Local Plan Preferred	Alternatives Option						Sns	Sustainability Appraisal Objective	/ Appraisa	l Objectiv	a	_	_	_	_	
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Appraisal Outcomes	
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Student Accommodation 3 Houses in Multiple 3 Occupation 12: Affordable	1	,	۲												
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	+	0	+	+	+	‡	+	+	0	0	0	0	0	0	0
tion 12: Affordable	+	0	0	0	+	0	0	0	0	0	0	0	0	0	0
Silis															
Affordable Housing Target 4	‡	+	0	‡	+	0	0	0	0	0	0	0	0	0	0
Varying Affordable Housing 2 Targets	‡	0	0	+	‡	0	0	0	د.	0	0	0	0	0	0
Affordable Housing 3 Requirements	خ	0	0	÷	+	0	0	0	0	0	0	0	0	0	0
Section 13: Community Facilities															
Required Contributions 1	‡	‡	0	‡	‡	-	0	0	0	0	0	0	0	0	F
Provision and Accessibility 2 Generic Approach	+	-	0	‡	+	+	1	0	0	0	0	0	0	0	Page
Provision and Accessibility 3 Specific Approach	‡	+	0	‡	+	+	-	0	0	0	0	0	0	0	e 87
Protection of Existing 3 Community Facilities	‡	+	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	+	‡	+	+	1	0	0	0	0	0	0	0	0
Provision of skills and 2 training opportunities	0	0	‡	+	0	0	0	0	0	0	0	0	0	0	0
Section 15: Universities															
Form and location of 3 University development	0	0	‡	+	0	‡	0	0	0	0	0	0	0	0	+
Section 16: Design and the Historic															

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Sustainability Appraisal Objective	6	0		0	‡	‡	0		÷ +	+	+		+	0		0	0	0	
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Alternatives	Option No. chosen	2		4	2	3	2		2	3	8		4	7		m	2	1	
Local Plan Preferred	Policy Approach	Design and the Historic Environment	Section 17: Green Infrastructure	Biodiversity	Green Infrastructure	Openspace	New Openspace	Section 18: Green Belt	Approach to development in the green Belt	Approach to Exception sites in the Green Belt	Approach to Major Developed Sites in the Green Belt	Section 19: Flood Risk Management	Approach to new development	Flood mitigation measures	Section 20: Climate Change	Renewable and low carbon energy development	Code for Sustainable Homes	Building Regulations and Carbon Savings	Section 21: Environmental Protection

	15	0		+		0	0		Page	873	} •	د.		+		0	0
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	13	0		+		0	0	+	+	0	0	0		0		+	‡
	12	#		+		+	+	+	+	ı	+	+		ı		-	‡
	11	0		+		0	+	-	+	0	0	0		0		?	0
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s	1	0		0		0	0	+	+	0	0	0		+		-	‡
Alternatives	Option No. chosen	2		3		3	8	2	8	2	2	2		2		2	2
Local Plan Preferred	Policy Approach	Environmental protection Measures	Section 22: Waste and Minerals	Waste and Minerals development	Section 23: Transport	Location, layout and accessibility	Sustainable modes of transport	Providing Transport capacity to accommodate growth	Determining areas for development and associated transport needs	Demand Management – car parking	Demand Management – Travel planning	Transport Infrastructure to mitigate local impacts of development	Section 24: Communications Infrastructure	Communications Infrastructure	Section 25: Infrastructure and Developer Contributions	Infrastructure	Developer Contributions

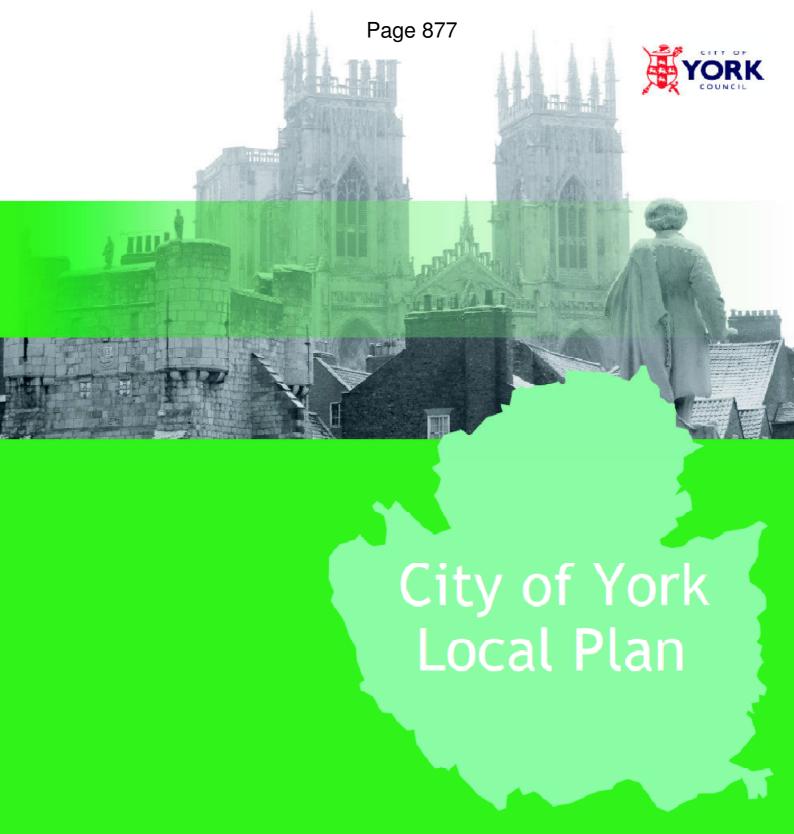
Site Appraisal - Assessment of Preferred Sites

Figure 7: Indicative Cumulative Impacts of the Preferred Strategic Sites Key to the appraisal matrices	umulative appraisal m	Impac natrices	ets of tl	he Pre	ferred St	rategic	Sites				Likely ef	fect on	the S	Likely effect on the SA Objective	<u>«</u>			
	‡					The	optior	ı is like	ly to h	The option is likely to have a very positive impact	positive ir	npact						
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Objectives	1	7	,	8	4	2	9		7	∞	6	10		11	12	13	14	15
ST1: British Sugar	++	_			+	‡			+	+	‡	_	+	_	-	‡	-	-
ST2: Former sports ground at Millfield lane	++	-		خ	+	‡			+	‡	0	-	+	_	ı	+	-	+
ST3: The Grainstores	‡	+		خ	+	‡			+	‡	‡	_	+	_	ځ	+	+	+
ST4: Land adj Hull Road Grimston Bar	‡	+	٠.	_	+	‡	_		+	‡	;	_	+	_	_	+	-	-
ST5: York Central	+	+			‡	‡	+	•	+	‡	‡	-	+	_	-	-	-	-
ST6: Land East of Grimston Bar	+	+		-	+		+		+	+	÷	-	+	_	-	+	-	-
ST7: Land East of Metcalfe Lane	‡	+			+	+	+	-	+	‡	,	_	+	_	-	-	-	-
ST8: Land North of Monks Cross	‡	-	<u>-</u>	+	+	+	+	•	+	‡	٠	_	+	_	_	‡	+	-
ST9: Land North of Haxby	++	+	_	+	+	+	+	•	+	‡	-	-	+	_	-	‡	+	-
ST10: Land at Moor lane Woodthorrpe	‡	+	_	+	+	+	+	-	+	ŀ	٠	_		_	+		-	-
ST11: Land at New Lane, Huntington	‡	-	-	+	+	+	+		+	+	+	-	+	_	_	+	-	-

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Figure 7: Indicative Cumulative Impacts of the Preferred Strategic Sites	Jumulativ	e Impacts	s of the Pr	eferred St	rategic S	ites											
Key to the appraisal matrices	appraisal ı	matrices							_	ikely ef	fect on	the SA	Likely effect on the SA Objective	/e			
	#				The	option is	likely t	The option is likely to have a very positive impact	very pc	sitive ir	npact						
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					The	option is	likely t	The option is likely to have a very negative impact	very ne	gative	mpact						
	_				The	option co	ould ha	ve a posit	tive or a	a negati	/e imp	ct depo	ending o	The option could have a positive or a negative impact depending on how it is implemented	is implen	nented	
Objectives	Т	2	3	4	5	9	7		∞	6	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	++	ı	ı	++	+	+		+	-	-	-	+	-	-	1	ı	?
ST16: Terry's Factory	Has exist	ing planr	Has existing planning permission.	ission.													
ST17: Nestle South	++	+	ı	- +	##	+		+	+	+	-	+	1	+	++	ı	1
ST18: Monks Cross	0	ı	+	++	+	+	-	+	+	•	1		-	+	++	+	1
ST19: Northminster Business Park	0	0	+	+	0	-	_	+	_	1	-		_	+	‡	+	-
ST20: Castle Piccadilly	0	-	0	++	0	+	_	+		‡	-			-	-	-	1
ST21: Naburn Designer Outlet	0	0	0	+	-	-	-	+	_	‡	-		_	_	‡	-	-
ST22: Germany Beck	Has exist	ing planr	Has existing planning permission	ission													
ST23: Derwenthorpe	Has exist	ing planr	Has existing planning permission	ission													
ST24: York College	Has exist	ing plant	Has existing planning permission	ission													

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Heritage Impact Appraisal

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One Introduction

- 1.1 A 'heritage assets' approach is important at a site specific level to provide guidance about the sensitivity of a particular location, the overall pattern and profile of monuments and buildings, and indeed of other features such as historic parks and gardens. Whilst it is important to adopt such a heritage asset approach at this level, it cannot describe the significance and sensitivity of the wider historic environment, nor what elements of the city's character we should strive to protect or hope to strengthen. As such, in order to develop a sound basis for informed decision making a Heritage Impact Appraisal has been undertaken by officers from the Design, Conservation and Sustainable Development Team and the Integrated Strategy Unit.
- 1.2 The purpose of this Heritage Impact Appraisal is to assess whether the strategic sites and polices of the City of York Local Plan Preferred Options will conserve or enhance the special characteristics of the city. The Heritage Topic Paper (April 2013) considers existing evidence relating to the City of York's historic environment and how the evidence is translated into the Council's understanding of the city's special qualities and its complex 2000 year history. This evidence and understanding has then been used to identify six principle characteristics of the historic environment that help define the special qualities of York, providing a detailed explanation of each characteristic.
- 1.3 The historic and natural environment policy framework for the city is established by the Heritage Topic Paper and the six principle characteristics identified within in it, alongside the design and historic environment policies within the City of York Local Plan Preferred Options. These form the basis of this Heritage Impact Assessment.

Two Impact Appraisal

2.1 The traffic light colour coding set out below has been used in this Heritage Impact Appraisal. It is designed to give an indication of the potential impact of the Local Plan's sites and policies. A grey colour code has also been added to indicate a neutral impact.

Impact Key



Positive: Potential for positive benefit through enhancement as well as adding value.



Minor: Potential for harm to historic character and significances but identified policy framework in place to provide mitigation.



Serious: Highly likely to cause significant harm leading to loss of historic character or substantial harm to its significance.



Neutral: Negligible impact and negligible benefit

Sites

- 2.2 As part of the Council's desire to generate development opportunities within the City of York, the Council wrote to and emailed nearly 2,000 contacts from our Local Plan and Strategic Housing Land Availability Assessment database asking people to submit sites, which they thought had potential for development over the Plan period. The consultation ran for 6 weeks in autumn 2012 and generated around 300 individual site submissions from a variety of landowners, agents, developers and members of the public. These sites were then assessed along with others we previously knew about from the 2008 call for sites, Strategic Housing Land Availability Assessment and Employment Land Review, which were not resubmitted as well as outstanding planning permissions. In total, 723 parcels of land were considered.
- 2.3 As part of determining the most sustainable site allocations the sites were subject to a sustainable location assessment which is presented in the *Sustainability Appraisal* (2013) (SA) and the *Site Selection Technical Paper* (2013). The methodology took into consideration all three aspects of sustainability (economic, social and environmental) in determining the best location for development. This was a desktop assessment using GIS based data to accurately determine the sites location relative to the criteria. The assessment followed a four stage criteria methodology to sieve out the most sustainable sites for consideration. All the sites were also subject to a supplementary assessment of environmental considerations to understand more about key assets or issues within the vicinity. This included assessing areas important to York's historic character and setting alongside York's heritage assets.

- 2.4 At the end of the four stage criteria methodology 156 sites were left which were then subject to consideration by specialist officers, including those in the Design and Conservation team, who provided comments on strategic sites (those over 5ha). As such, those sites considered to be highly likely to cause significant harm leading to loss of historic character or substantial harm to its significance (red in the colour coding system set out above) were removed from the site selection process as unsuitable sites. Through this process some site areas were also reduced to ensure that only suitable site areas were given further consideration in the selection process.
- 2.5 Conservation and enhancement of the historic and natural environment has therefore been a key component of the site selection process. This has ensured that the Local Plan only includes sites that have the potential for positive benefit through enhancement as well as adding value (green in the colour coding system), or sites that have the potential for harm to historic character and significances but the identified historic and natural environment policy framework in place will provide mitigation (amber in the colour coding system). Whilst exact, detailed mitigation is unknown at this stage it is considered that the use of detailed masterplanning, design briefs and/or design codes etc. (that implement the heritage policies set out in Section 16 of the Local Plan) to inform the development of the identified allocations will ensure that significant harm leading to loss of historic character or substantial harm to its significance can be avoided.

Policies

2.6 Each policy in the City of York Local Plan Preferred Options document has been assessed against the historic and natural environment policy framework as established by the Heritage Topic Paper and the six principle characteristics identified within in it, alongside the design and historic environment policies within the Local Plan Preferred Options. This assessment is presented in the tables overleaf.

Sustainable Development

Policy	Impact Appraisal	Comments	Mitigation
Policy SD1:		The historic and natural environment is	None required
Sustainable		appropriately referenced in the policy	
Development			

Spatial Strategy

Policy	Impact Appraisal	Comments	Mitigation
Policy SS1: York		The historic and natural environment is	None required
Sub Area		appropriately referenced in the policy.	
Policy SS2:		The historic and natural environment is	None required
Delivering		appropriately referenced in the policy.	
Sustainable			
Growth for York			
Policy SS3: Spatial		There is potential for harm to historic	Detailed masterplanning, the use of design
Distribution		character and significances through the	briefs and/or design codes etc. to inform the
		development of the identified allocations as	development of the identified allocations.
		details of future development is not known	This should implement the heritage policies
		at this stage.	set out in Section 16 of the Local Plan.
Policy SS4:		The historic and natural environment is	None required
Strategic Sites		appropriately referenced in the policy.	
Development			
Principles			
Policy SS5: The		The historic and natural environment is	None required
Role of York's		appropriately referenced in the policy.	
Green Belt			
Policy SS6:		There is potential for harm to historic	Detailed masterplanning, the use of design
Safeguarded Land		character and significances through the	briefs and/or design codes etc. to inform the

Policy	Impact Appraisal	Comments	Mitigation
		development of the identified safeguarded	development of the identified allocations.
		land as the details of future development is	This should implement the heritage policies
		not known at this stage.	set out in Section 16 of the Local Plan. Any
			development for temporary uses should also
			take into account the heritage policies.

York City Centre

Policy	Impact Appraisal	Comments	Mitigation
Policy YCC1: York		There is potential for harm to historic	Detailed masterplanning, the use of design
City Centre		character and significances through the	briefs and/or design codes etc. to inform the
		development of York City Centre, including	development of the identified allocations.
		the identified allocations, as details of future	This should implement the heritage policies
		development is not known at this stage.	set out in Section 16 of the Local Plan.

York Central

Policy	Impact Appraisal	Comments	Mitigation
Policy YC1: York		There is potential for harm to historic	Detailed masterplanning, the use of design
Central Special		character and significances through the	briefs and/or design codes etc. to inform the
Policy Area		development of York Central Special Policy	development of the identified allocations.
		Area, including the identified allocations, as	This should implement the heritage policies
		details of future development is not known	set out in Section 16 of the Local Plan.
		at this stage.	

Economy

Policy	Appraisal	Comments	Mitigation
Policy EMP1: Strategic		There is potential for harm to historic character and significances through the	Detailed masterplanning, the use of design briefs and/or design codes etc. to inform the
Employment Locations		development of the strategic employment locations, as details of future development is	development of the identified allocations. This should implement the heritage policies
		not known at this stage.	set out in Section 16 of the Local Plan.
Policy EMP2:		There is potential for harm to historic	Detailed masterplanning, the use of design
Provision of		character and significances through the	briefs and/or design codes etc. to inform the
Employment Land		development of the indentified allocations,	development of the identified allocations.
		as details of future development is not	This should implement the heritage policies
		known at this stage.	set out in Section 16 of the Local Plan.
Policy EMP3:		There is potential for harm to historic	Detailed masterplanning, the use of design
Economic Growth		character and significances, as details of	briefs and/or design codes etc. to inform the
in the Health and		future development of health and social care	development of the identified allocations.
Social Care		uses is not known at this stage.	This should implement the heritage policies
Sectors			set out in Section 16 of the Local Plan.
Policy EMP4: Loss		The Policy ensures that historic and natural	None required.
of Employment		environment policy framework is taken into	
Land		account.	
Policy EMP5:		Proposals will only be permitted where they	None required.
Business and		will not significantly harm the amenity of the	
Industrial Uses		surrounding area and the appearance of	
within Residential		existing buildings will be approved. This	
Areas		ensures that historic and natural	
		environment policy framework is taken into	
		account.	

Retail

Policy	Impact Appraisal	Comments	Mitigation
Policy R1: Retail Hierarchy		The Policy seeks to maintain and ensure the viability of the city centre, district and local centres. Main town uses will be directed to these centres which promotes local distinctiveness.	None required
Policy R2: District Centres, Local Centres and Neighbourhood Parades		The policy seeks to enhance the function, vitality and viability of the district and local centres and neighbourhood shopping parades This promotes local distinctiveness. Further development in there locations will be considered acceptable if it does not have a significant detrimental impact upon local residents or the historic and natural environment which ensures that historic and natural environment policy framework is taken into account.	None required.
Policy R3: York City Centre Retail		There is potential for harm to historic character and significances through the development of the identified city centre retail allocations as details are not known at this stage.	Through detailed masterplanning/design briefs/design codes etc for allocations and the implementation of the heritage policies set out in Section 16 of the Local Plan.
Policy R4: Out of Centre Retailing		There is potential for harm to historic character and significances through the development of the indentified out of centre retail locations as details of future development is not known at this stage.	Through detailed masterplanning/design briefs/design codes etc for allocations and the implementation of the heritage policies set out in Section 16 of the Local Plan.

Housing Growth and Distribution

lents Mitigation	he allocated sites have already on initial assessment which pract on the historic and natural and any unsuitable sites ruled is still potential for harm to historic and significances through the	ent of the indentified allocations, of future development is not his stage.	makes reference to the need for None required. to meet the requirements of the	Plan which ensures environment policy consideration.	sites have already Detailed masterplanning, the use of design assessment which briefs and/or design codes etc. to inform the		<i></i>	and significances through the set of the indentified allocations,	of future development is not his stage.	makes reference to the need for to meet the requirements of	as sucn tnis ensures tural environment
ict Comments	Although to been through to been through included ir environme out, there is character?	development of the indentified allocations, as details of future development is not known at this stage.	The policy makes reference to the need for proposals to meet the requirements of the	relevant policies in the Plan which ensures the historic and natural environment policy framework is taken into consideration.	Although the allocated sites have already been through an initial assessment which	included impact on the historic and natural environment, and any unsuitable sites ruled	out, there is still potenti	character and significances through the development of the indentified allocations,	as details of future deve	The policy makes reference to the need for proposals to meet the requirements of	Section 16 in the plan, as such this ensures that the historic and natural environment
Impact Appraisal											
Policy	Policy H1: The Scale of Housing Growth		Policy H2: Existing Housing	Commitments	Policy H3: Housing Land Allocations					Policy H4: Density of Residential	Development

Aiding choice in the Housing Market

Policy	Impact Appraisal	Comments	Mitigation
Policy ACHM1:		No impact or enhancement opportunities.	None required.
Balancing the Housing Market			
Policy ACHM2: Housing Mix		No impact or enhancement opportunities.	None required.
Policy ACHM3:		There is the potential for harm to historic	Detailed masterplanning, the use of design
Gypsy, Traveller		character and significances through the	briefs and/or design codes etc. to inform the
Allocations		as details of future development are not	This should implement the heritage policies
		known at this stage.	set out in Section 16 of the Local Plan.
Policy ACHM4:			Detailed masterplanning, the use of design
Sites for Gypsies,		Gypsies, Travellers and Showpeople are not	briefs and/or design codes etc. to inform the
Travellers and		known at this stage there is potential for	development of the identified allocations.
Showpeople		harm to historic character and significances.	This should implement the heritage policies
			set out in Section 16 of the Local Plan.
Policy ACHM5:		As details of any future student housing	Detailed masterplanning, the use of design
Student House		such there is the potential for harm to	development of any student acommodation.
		historic character and significances.	This should implement the heritage policies
			set out in Section 16 of the Local Plan.
Policy ACHM6:Houses in		The policy ensures that further HMO change of use must not have a detrimental impact	None required.
Multiple		on the historic environment and that	
Occupation		particularly attention should be paid to the impact of further change of use in	

Policy	Impact Appraisal	Comments	Mitigation
		conservation areas, as such this ensure that	
		the historic and natural environment policy	
		framework is taken into consideration.	

Affordable Housing

Policy	Impact Appraisal	Comments	Mitigation
Policy AH1: Affordable Housing		No impact or enhancement opportunities.	None required.

Community Facilities

Policy	Impact Appraisal	Comments	Mitigation
Policy CF1: Community Facilities		No impact or enhancement opportunities.	None required.
Policy CF2: Built Sports Facilities		No impact or enhancement opportunities.	None required.
Policy CF3: Childcare Provision		No impact or enhancement opportunities.	None required.
Policy CF4: Healthcare and		No impact or enhancement opportunities.	None required.
Emergency Services			

Education, Skills and Training

Policy	Impact Appraisal	Comments	Mitigation
Policy EST1:		No impact or enhancement opportunities.	None required.
Preschool, Primary			
and Secondary			
Education			
Policy EST2:		No impact or enhancement opportunities.	None required.
Further and Higher			
Education			
Policy EST3:		No impact or enhancement opportunities.	None required.
Community			
Access to Sports			
and Cultural			
Facilities on			
Education Sites			
Policy EST4:		No impact or enhancement opportunities.	None required.
Targeted			
Recruitment and			
Training			

Universities

Comments	or enhancement opportunities. None required.	This policy is based on existing planning None required. Sermission parameters at Heslington West and natural
Impact Appraisal	No impact or e	This policy is based on existing permission parameters at Hesling and as such. historic and natural
Policy _A	Policy U1: University of York Campuses	Policy U2:Heslington West

Policy	Impact Appraisal	Comments	Mitigation
		environment considerations have been	
		taken into account.	
Policy U3:		This policy is based on existing planning	None required.
Heslington East		permission parameters at Heslington East	
		and as such historic and natural	
		environment considerations have been	
		taken into account.	
Policy U4: Lord		The policy states that the design of any	None required.
Mayor's Walk		proposal for development and	
		redevelopment at the campus should take	
		into account the sensitive location of the	
		campus, including it's listed buildings. As	
		such historic and natural environment	
		considerations have been taken into	
		account.	
Policy U5: York St.		Whilst the sites are considered suitable in	Detailed masterplanning, the use of design
John University		principle in historic and natural environment	briefs and/or design codes etc. to inform the
Allocations		terms there is still potential for harm to	development of any student acommodation.
		historic character and significances through	This should implement the heritage policies
		the development itself.	set out in Section 16 of the Local Plan.

Design and the Historic Environment

Policy	Impact Appraisal	Comments	Mitigation
Policy DHE1: Design and Historic Environment		The historic and natural environment is appropriately referenced in the policy.	None required.

Policy	Impact Appraisal	Comments	Mitigation
Policy DHE2:		The historic and natural environment is	None required.
Heritage Assets		appropriately referenced in the policy.	-
Policy DHE3:		I he historic and natural environment is	None required.
Landscape and Setting		appropriately referenced in the policy.	
Policy DHE4:		The historic and natural environment is	None required.
Building Heights		appropriately referenced in the policy.	
Policy DHE5:		The historic and natural environment is	None required.
Streets and		appropriately referenced in the policy.	-
Spaces			
Policy DHE6:		The historic and natural environment is	None required.
Conservation		appropriately referenced in the policy.	
Areas			
Policy DHE7:		The historic and natural environment is	None required.
Listed Buildings		appropriately referenced in the policy.	
Policy DHE8:		The historic and natural environment is	None required.
Shopfronts in		appropriately referenced in the policy.	
Historic Locations			
Policy DHE9:		The historic and natural environment is	None required.
Advertisements in		appropriately referenced in the policy.	
Historic Locations			
Policy DHE10:		The historic and natural environment is	None required.
Security Shutters		appropriately referenced in the policy.	
in Historic			
Locations			
Policy DHE11:		The historic and natural environment is	None required.
York City Walls		appropriately referenced in the policy.	
and St Marys			
ADDEY WAIIS			

Policy	Impact Appraisal	Comments	Mitigation
Policy DHE12:		The historic and natural environment is	None required.
Archaeology		appropriately referenced in the policy.	
Policy DHE13:		The historic and natural environment is	None required.
Historic Parks and		appropriately referenced in the policy	
Policy DHF14: City		The historic and natural environment is	None required
of York Historic			
Environment			
Record			

Green Infrastructure

Policy	Impact Appraisal	Comments	Mitigation
Policy GI1: Green Infrastructure		The historic and natural environment is appropriately referenced in the policy.	None required.
Policy GI2: Biodiversity		The historic and natural environment is appropriately referenced in the policy.	None required.
Policy GI3: Trees		The historic and natural environment is appropriately referenced in the policy.	None required.
Policy GI4: Open Space and Playing Pitches		The historic and natural environment is appropriately referenced in the policy.	None required.
Policy GI5: New Open Space		The historic and natural environment is appropriately referenced in the policy.	None required.
Policy GI6: Green Corridors		The historic and natural environment is appropriately referenced in the policy.	None required.

Comments	ic and natural environment is None required.	tely referenced in the policy.
pact praisal	The historic ar	appropriately i
lm App		
Policy	Policy GI7: Access	to Nature

Green Belt

Policy	Impact Appraisal	Comments	Mitigation
Policy GB1: Development in		The historic and natural environment is appropriately referenced in the policy.	None required.
the Green Belt			
Policy GB2:		This policy seeks to protecting the scale and	None required.
Development in Settlements		size of villages and as such historic and natural environment considerations have	
"Washed Over" by the Green Belt		been taken into account.	
Policy GB3: Reuse of Buildings		The historic and natural environment is appropriately referenced in the policy.	None required.
Policy GB4: "Exception" Sites		This policy seeks to protecting the scale and size of villages and as such historic and	None required.
for Affordable		natural environment considerations have	
Housing in the Green Belt		been taken into account.	
Policy GB5: Major Developed Sites in		This policy seeks limited development at mainr developed sites within the Green Belt	None required.
the Green Belt		provided development does not prejudice	
		the Green Belt's openness or its purposes.	

Flood Risk Management

Policy	Impact Appraisal	Comments	Mitigation
Policy FR1: Flood Risk		No impact or enhancement opportunities.	None required.
Policy FR2:		Context is important in relating to each	Assessment required on a case by case
Surface Water		individual proposal for surface water	basis to explore impact on the historic and
Management		management. There may be the potential for natural environment.	natural environment.
		potential for harm to historic character and	
		significances through the development.	
Policy FR3:		Context is important in relating to each	Assessment required on a case by case
Ground Water		individual proposal for surface water	basis to explore impact on the historic and
Management		ential for	natural environment.
		potential for harm to historic character and	
		significances through the development.	

Climate Change

Policy	Impact Appraisal	Comments	Mitigation
Policy CC1:		The historic and natural environment is	None required.
Supporting		appropriately referenced in the policy.	
Renewable and			
Low Carbon			
Energy Generation			
Policy CC2:		The historic and natural environment is	None required.
Sustainable		appropriately referenced in the policy.	
Design and			
Construction			

Environmental Quality

Policy	Impact Appraisal	Comments	Mitigation
Policy EQ1: Air Quality		The policy will improve the public's enjoyment of the historic and natural environment and its setting through better air quality; it also has the potential to reduce damage to the fabric of historic buildings from emissions.	None required.
Policy EQ2: Managing Environmental Quality		The policy requires that environmental impacts arising from development proposals are fully assessed which has the potential to enhance and improve the historic and natural environment and public's enjoyment of it.	None required.
Policy EQ3: Land Contamination		There may be the potential for potential for harm to historic character and significances through the remediation of contaminated land and impacts on archaeology.	Surveys where appropriate and archaeological recording as set out in Section 16 of the Local Plan.

Waste and Minerals

Policy	Impact Appraisal	Comments	Mitigation
Policy WM1: Sustainable Waste Management		Through this policy planning permission for waste facilities in appropriate sustainable locations will only be granted where it would not give rise to significant adverse impacts	None required.

Mitigation		None required.
Comments	on the historic and natural environment in accordance with other relevant policies in the plan. As such the historic and natural environment is appropriately referenced.	Proposals for minerals development will only be permitted if they do not result in unacceptable adverse impacts on the historic or natural environment, thereby appropriately referencing the historic and natural environment.
Impact Appraisal		
Policy		Policy WM2: Safeguarding Mineral Resources and Local Amenity

Transport

Policy	Impact Appraisal	Comments	Mitigation
Policy T1: Location and Layout of Development		This policy has the potential to enhance and improve the city's historic character and significances but lacks specific reference to the importance of good design and the contribution of local character and there may be the potential for potential for harm to historic character and significances through this development.	Will need detailed design briefs and/or design codes etc. To inform the development of strategic public transport infrastructure. This should implement the heritage policies set out in Section 16 of the Local Plan.
Policy T2: Strategic Public Transport Improvements		This policy supports the implementation of strategic public transport infrastructure which has the potential to enhance and improve the historic and natural environment attacks.	Detailed masterplanning, the use of design briefs and/or design codes etc. to inform the development of strategic public transport infrastructure. This should implement the

Policy	Impact Appraisal	Comments	Mitigation
		and the public's enjoyment of it. However there may be the potential for potential for harm to historic character and significances through this development.	heritage policies set out in Section 16 of the Local Plan.
Policy T3: York Railway Station and Associated Operational Facilities		Any proposals to enhance the Listed Grade II* station that are sympathetic to its heritage, particularly those that improve the visual amenity at the station and its environs, to meet the demands of the modern rail customer will be support through this policy. As such the historic and natural environment is appropriately referenced.	None required.
Policy T4: Strategic Highway Network Capacity Improvements		No impact or enhancement opportunities	None required.
Policy T5: Strategic Cycle and Pedestrian Network Links and Improvements		This policy seeks to continue to develop a comprehensive network of safe and accessible strategic cycle and pedestrian routes, principally to connect residential areas with employment areas and retail areas as well as other facilities and services which has the potential to enhance and improve the public's enjoyment of the historic and natural environment. However there may be the potential for potential for harm to historic character and significances through this development.	Detailed masterplanning, the use of design briefs and/or design codes etc. to inform the development of strategic cycle and pedestrian network links and improvements. This should implement the heritage policies set out in Section 16 of the Local Plan.

Policy	Impact Appraisal	Comments	Mitigation
Policy T6: Development at or Near Public Transport Corridors, Interchanges and Facilities		This policy refers to higher density, mixeduse development being permitted in locations close to existing or proposed public transport interchanges or facilities provided that the development does not have an adverse impact on the character, historic and natural environment and amenity of the area in the vicinity of the development. As such the historic and natural environment is appropriately referenced.	None required.
Policy T7: Demand Management		No impact or enhancement opportunities	None required.
Policy T8: Minimising and Accommodating Generating Trips		No impact or enhancement opportunities	None required.
Policy T9: Access Restrictions to More Polluting Vehicles		The policy will improve the public's enjoyment of the historic and natural environment and its setting through better air quality; it also has the potential to reduce damage to the fabric of historic buildings from emissions.	None required.
Policy T10: Protection for Residential Areas		This policy has the potential to enhance and improve the city's historic character and significances but lacks specific reference to the importance of good design and the contribution of local character and there may	Detailed masterplanning, the use of design briefs and/or design codes etc. to inform the development of the identified allocations. This should implement the heritage policies set out in Section 16 of the Local Plan.

Policy	Impact Appraisal	Comments	Mitigation
		be the potential for potential for harm to historic character and significances through this development.	
Policy T11: City Centre Accessibility		This policy will support city centre proposals that reduce congestion, improve the journey time reliability of public transport and enhance the historic and natural environment, streetscape, safety and general environment of the city centre. As such the historic and natural environment is appropriately referenced.	None required.
Policy T12: Safeguarded Routes and Sites		There is potential for harm to historic character and significances through the development of the identified safeguarded land as the details of future development is not known at this stage.	Detailed masterplanning, the use of design briefs and/or design codes etc. to inform the development of the identified allocations. This should implement the heritage policies set out in Section 16 of the Local Plan.

Communications Infrastructure

Policy	Impact Appraisal	Comments	Miti	Aitigation
Policy CI1: Communications Infrastructure		This policy has the potential to enhance and None required. improve the historic and natural environment, through controlling communications infrastructure development.	None required.	

Infrastructure and Developer Contributions

Policy	Impact Appraisal	Comments	Mitigation
Policy IDC1:		This policy has the potential to enhance and None required.	None required.
Infrastructure and		improve the historic and natural environment	
Developer		and the public's enjoyment of it by seeking	
Contributions		developer contributions to enhance the	
		public realm.	

Three Conclusion

- 3.1 The City of York Local Plan Preferred Options document is based on the Council's ambitious economic and housing growth agenda. However, as set out in section two above, there are no strategic allocations or policies of the Plan that have been identified to have a serious impact on the historic and natural environment i.e. that are highly likely to cause significant harm leading to loss of historic character or substantial harm to its significance. Despite the ambitious growth agenda of the Local Plan, the majority of its policies are considered to have the potential for positive benefit to the city's historic and natural environment through enhancement as well as adding value.
- 3.2 The impact appraisal has identified that where details of future development is unknown at this stage (allocations and safeguarded land) there is the potential for harm to historic character and significances. In these instances, mitigation through detailed masterplanning, the use of design briefs and/or design codes etc. should be implemented to inform future development. This should apply the historic and natural environment policy framework as established by the *Heritage Topic Paper (2013)* and the six principle characteristics identified within in it, alongside the design and historic environment policies within the City of York Local Plan Preferred Options. Through this mitigation it is recognised that the creation of new places offers the opportunity to deliver a new era of architecture, representing a new layer of development of which the city can be proud.
- 3.3 For an assessment of the cumulative impacts of the strategic sites and preferred policy approaches in the Local Plan on the historic and natural environment please see the *Sustainability Appraisal (2013)*.

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Community Impact Assessment (CIA)

1	Name and Job Title of person completing assessment	Claire Beech, Development Officer
2	Name of service, policy, function or criteria being assessed	City of York Local Plan
3	What are the main objectives or aims of the service/policy/function/criteria?	The Local Plan is a strategy for the future development of the City of York area. It will set out the opportunities for development in the City of York area and include clear policies on what will or will not be permitted and where.
		The vision is that: In the City of York area over the next fifteen years the Local Plan will deliver sustainable patterns and forms of development. These will support the delivery of the city's economic and social ambitions, whilst conserving and enhancing its unique historic and natural environmental assets.
		The plan will ensure that the vision and outcomes are delivered in a way that recognises the challenges of climate change, protects residents from environmental impacts and promotes social inclusivity.
		The vision and outcomes are based on the following interconnected priorities: Create Jobs and Grow the Economy; Get York Moving; Build Strong Communities; and Protect the Environment.

		The broad priorities of social inclusion and sustainability cut across all four of these themes.
4	Date	05 April 2012

	Stage	1: Initial So	creening	
5				
Community of Interest/Identity		of evidence e or positiv	that there is or is I e impact:	ikely to be a
microst/identity	St	aff	Customer	s/Public
	Positive	Negative	Positive	Negative
Race			North Yorkshire Gypsy and Traveller Accommodation Assessment (2008)	
Religion / Spirituality /Belief				
Gender				
Disability			EIA Fair (6/6/2007): Local Development Framework (LDF)	EIA Fair (6/6/2007): Local Development Framework (LDF)
			Workshop with York Blind and Partially Sighted Society on Local Development Framework (27/04/2010)	

Sexual Orientation	
Age	EIA Fair (21/3/2011): Housing Strategy and Older People's Housing Strategy
Pregnancy/maternity	
Gender Reassignment	
Marriage and Civil Partnership	
Carers of older and disabled people	

_					
	Sta	age 2: Full Impact Assessment			
6		communities be affected by the proposed or reviewed on/criteria? Record negative and positive effects			
A1	Public/customers – positive effects	Evidence including the North Yorkshire Gypsy and Traveller Accommodation Assessment (2008) identify need for 63 gypsy and traveller pitches. The draft plan will have a positive impact on this community group through the allocation of sites to meet this identified need. Disability and Age Consultations on the Local Development Framework (LDF) identified issues with the design of housing, with respondents at EIA fairs and at a workshop with the York Blind and Partially Sighted Society (YBPSS) highlighting the need for new homes to be better designed for older people and those with disabilities. The draft plan will have a positive impact on these groups through requiring all new homes to be built to the Lifetime Homes Standard and take into account Building for Life Recommendations. In addition all strategic housing			

		sites (over 5 hectares) will be expected to undertake an assessment of need for appropriate accommodation for those with severe learning disabilities, physical disabilities and dementia and integrate this provision within the development.
A2	Public/customers – negative effects	Disability Respondents to LDF consultation at the EIA fair and at a workshop with the York Blind and Partially Sighted Society (YBPSS) highlighted the challenges many people in this group face when using public transport. In seeking to facilitate a shift from the car to sustainable forms of travel such as walking, cycling and public transport, the Local Plan may have a negative effect on those who rely on car transport for accessibility.
B1	Staff – positive effects	
B2	Staff – negative effects	
7	Can any negative ef	fects be justified?

The potential negative impacts of pursuing a shift from the car to sustainable transport can be justified due to the overall benefits of reducing congestion; improving air quality; achieving low carbon lifestyles; improving the public realm, particularly in the city centre; and achieving greater access to services and facilities for many communities.

8 What changes will you make to the service/policy/function/criteria as result of information in parts 5 & 6 above?

9

Evidence documents and information gained through consultations such as those identified in 5 have informed the development of the Local Plan. For example, seeking to address the housing needs of specific groups including the elderly, and Gypsies and Travellers; and including design standards such as the Lifetime Homes Standard.

What arrangements will you put in place to monitor impact, positive and

negative, of the proposed service/policy/function/criteria on individuals from the communities?

The Local Plan is still a draft document and we will continue to engage with communities (in accordance with the Statement of Community Involvement) as the policies develop.

The implementation of policies contained in the Local Plan will be formally monitored as required by legislation. This will include monitoring the delivery of Lifetime Homes/Building for Life design standards; and the delivery of sites to meet the housing needs of particular groups including the elderly, and Gypsies and Travellers.

- List below actions you will take to **address any unjustified impact and promote equality of outcome** for staff, customers and the public from the communities. The action could relate to:
 - Procedures
 - Service delivery
 - Training
 - Improvement projects

Action	Lead	When by?
N/A		
11 Date CIA completed		

Author: C Beech

Position: Development Officer

Date: 05/04/13

12 | Signed off by

I am satisfied that this service/policy/function has been successfully impact assessed.

Name: Martin Grainger

Position: Head of Integrated Strategy

Date: 11/04/13

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