

## **APPENDIX 2**

### **SUSTAINABILITY APPRAISAL SUMMARY REPORT**

### **Appraisal of Initial Options for York Northwest** **SA Summary Appraisal**

The 58 options presented in the York Northwest Issues and Options paper underwent, as part of their criteria based evaluation, high level sustainability appraisal, resulting in the production of the appended initial appraisal statement. The statement highlights key outcomes of high level appraisal against the 24 sustainability objectives approved by members in the Sustainability Appraisal Scoping Report. Undertaking the work at this stage is not a statutory requirement, and represents the councils commitment to embed sustainability principals at all iterative stages of the plan making process. A full statutory sustainability appraisal of detailed composite options will be undertaken to accompany the York Northwest Area Action Plan Preferred Options Report, and will examine in more technical detail the short, medium and long term implications of options, their cumulative effect and issues such as mitigation.

#### **Option E1 (Offices, Research & Development and light industry at York Central)**

##### Key Positive Effects

- Efficient use of brownfield land
- Potential to create public open space to act as focus for the new office area and the adjacent tourism uses
- Large workforce could be located close to major public transport hub (York Railway Station) and within walking distance of the city centre reducing the need to travel by private car
- Good access to the city centre and its facilities for the workforce should encourage walking and cycling
- Opportunity to create employment opportunities for the area which would help to maintain the local economy and retain skills
- Attractive location for businesses who want to be located close to the city centre and major transport network
- Promote investment, increase high growth business sectors, encourage Science City and potential to strengthen regional growth

##### Key Constraints and Uncertainties

- Impact of this option on the quality of the built environment and the cultural heritage of York will depend on the location, scale, design, construction and operation and is difficult to anticipate effects at this initial stage
- Risk that traffic congestion could increase in the city centre if employees cannot be encouraged to travel to work by sustainable means
- Part of the site is located in flood zone 3a (ii) – further assessment work is required using the SFRA and where appropriate mitigation measures considered
- Depending on the scale of development it may compete with the city centre office space and could lead to empty units and reduced rents in the city centre

- The biodiversity value of the site will need to be considered in evaluating any development proposal. There is potential for new development to conserve or enhance biodiversity through careful design to avoid impact of wildlife or habitat creation

#### Key opportunities and Enhancements

- Opportunity for development at this site to be ecologically pioneering and at forefront of good practice. Opportunities such as low carbon construction, live-work units and good, safe linkages to local facilities and services
- Opportunity to instigate more stringent parking requirements on new developments and encourage shared parking with other uses
- Recommended that explicit reference is made to the achievement of certain established standards in new development such as BREEAM
- Employment development at York Central should provide a range of employment opportunities to support local people in both high and low tech sectors within established and newly set up businesses
- Jobs with training and career prospects for those starting at low skills levels should be provided. Opportunities for the development of Social Enterprises that address employment and local community needs

### **Option E2 (General Industrial Uses at York Central)**

#### Key Positive Effects

- Large workforce could be located close to a major public transport hub (York Railway Station) and within walking distance of the city centre reducing the need to travel by private car
- Central location will provide good access to the city centre and its facilities and encourage walking and cycling
- Opportunity to create employment opportunities for the area which would help to maintain the local economy and retain skills
- Attractive location for businesses who want to be located close to the city centre and major transport network

#### Key Constraints and Uncertainties

- B2 uses require a higher level of land take in relation to the number of jobs and therefore would not maximise the use of this central brownfield site
- B2 uses are more likely to have a detrimental effect on the appearance of the area and the quality of the built environment. This area acts as a gateway into York City Centre and this option could adversely impact the views of the Minster and other key buildings
- Could lead to an unacceptable increase in HGV's and cars into the city centre which would exacerbate congestion and air pollution and noise levels
- Part of the site is located in flood zone 3a (ii) – further assessment work is required using the SFRA and where appropriate mitigation measures considered
- The biodiversity value of the site will need to be considered in evaluating any development proposal. There is potential for new development to conserve or enhance biodiversity through careful design to avoid impact of wildlife or habitat creation

## Key Opportunities and Enhancements

- Opportunity for development at this site to be ecologically pioneering and at forefront of good practice. Opportunities such as low carbon construction, live-work units and good, safe linkages to local facilities and services
- Recommended that explicit reference is made to the achievement of certain established standards in new development such as BREEAM
- Employment development at York Central should provide a range of employment opportunities to support local people in both high and low tech sectors within established and newly set up businesses
- Jobs with training and career prospects for those starting at low skills levels should be provided. Opportunities for the development of Social Enterprises that address employment and local community needs
- Opportunity to instigate more stringent parking requirements on new developments and encourage shared parking with other uses

## Option E3 (Storage and Distribution Uses at York Central)

### Key Positive Effects

- Large workforce could be located close to a major public transport hub (York Railway Station) and within walking distance of the city centre reducing the need to travel by private car
- Central location will provide good access to the city centre and its facilities and encourage walking and cycling
- Opportunity to create employment opportunities for the area which would help to maintain the local economy and retain skills
- Attractive location for businesses who want to be located close to the city centre and major transport network

### Key Constraints and Uncertainties

- Likely to have detrimental effect on eco-footprint of York due to potential traffic volume, large amounts of space required and congestion and air pollution impacts
- B8 uses require a high level of land take in relation to the number of jobs and therefore would not maximise the use of this central brownfield site
- B8 uses are more likely to have a detrimental effect on the appearance of the area and the quality of the built environment. This area acts as a gateway into York City Centre and this option could adversely impact the views of the Minster and have an adverse impact on the setting of surrounding listed buildings
- Could lead to an unacceptable increase in HGV's and cars into the city centre which would exacerbate congestion and air pollution and noise levels
- Potential detrimental impact on amenity of surrounding uses particularly residential and culture/tourism uses
- Less opportunity for the creation of public open space
- Part of the site is located in flood zone 3a (ii) – further assessment work is required using the SFRA and where appropriate mitigation measures considered
- Road access to the site is unlikely to be good enough for warehousing and general industry
- High land take of B8 uses would not maximise the number of employment opportunities provided

- The biodiversity value of the site will need to be considered in evaluating any development proposal. There is potential for new development to conserve or enhance biodiversity through careful design to avoid impact of wildlife or habitat creation

#### Key Opportunities and Enhancements

- Opportunity for development at this site to be ecologically pioneering and at forefront of good practice. Opportunities such as low carbon construction, live-work units and good, safe linkages to local facilities and services
- Recommended that explicit reference is made to the achievement of certain established standards in new development such as BREEAM
- Employment development at York Central should provide a range of employment opportunities to support local people in both high and low tech sectors within established and newly set up businesses
- Jobs with training and career prospects for those starting at low skills levels should be provided. Opportunities for the development of Social Enterprises that address employment and local community needs
- Potential to link more sustainable transport such as rail freight and electronic transshipment

#### **Option E4 (Offices, Research & Development and light industry at British Sugar)**

##### Key Positive Effects

- The British Sugar Site is located within flood zone 1 (little or no risk)
- Site is located close to a residential area and could therefore be accessed by the surrounding community on foot, cycle or by public transport
- Potential of linking the site to more sustainable transport such as through the potential tram-train and/or proposed new Park and Ride
- Opportunity to create employment opportunities for the area which would help to maintain the local economy and retain skills

##### Key Constraints and Uncertainties

- The sustainability benefits of this options in relation to access to open space and key local facilities and services are dependent on whether a district or local centre is developed at British Sugar
- Risk that traffic congestion could increase in the city centre if employees cannot be encouraged to travel to work by sustainable means
- Office buildings could be out of scale with the surrounding residential area
- Unlikely to meet the needs of businesses for whom a location close to a major railway station is a priority. This could be mitigated against if a tram-train halt can be provided within the site
- The suburban location may not meet the demand for city centre office accommodation
- The biodiversity value of the site will need to be considered in evaluating any development proposal. There is potential for new development to conserve or enhance biodiversity through careful design to avoid impact of wildlife or habitat creation

## Key Opportunities and Enhancements

- Opportunity for development at this site to be ecologically pioneering and at forefront of good practice. Opportunities such as low carbon construction, live-work units and good, safe linkages to local facilities and services
- Recommended that explicit reference is made to the achievement of certain established standards in new development such as BREEAM
- Opportunity to provide B1 uses linked to a new district or local centre to maximise job opportunities and create a new community focus/heart
- Employment development at British Sugar should provide a range of employment opportunities to support local people in both high and low tech sectors within established and newly set up businesses
- Jobs with training and career prospects for those starting at low skills levels should be provided. Opportunities for the development of Social Enterprises that address employment and local community needs
- Opportunity to instigate more stringent parking requirements on new developments and encourage shared parking with other uses

## Option E5 (General Industrial Uses at British Sugar)

### Key Positive Effects

- The British Sugar Site is located within flood zone 1 (little or no risk)
- Site is located close to a residential area and could therefore be accessed by the surrounding community on foot, cycle or by public transport
- Potential of linking the site to more sustainable transport such as through the potential tram-train and/or proposed new Park and Ride
- Opportunity to create employment opportunities for the area which would help to maintain the local economy and retain skills
- Potential to replace jobs lost at British Sugar plant with similar jobs

### Key Constraints and Uncertainties

- B2 uses could require a higher level of land take in relation to the number of jobs they create and not maximise the use of a brownfield site
- B2 uses are more likely to have a detrimental effect on the appearance of the area than other uses. Depending on the location within the British Sugar site this option has the potential to have a detrimental impact on the surrounding residential area
- B2 uses at British Sugar could lead to an unacceptable increase in HGV's and cars in the surrounding area which would in turn exacerbate traffic congestion and air pollution problems
- The sustainability benefits of this options in relation to access to open space and key local facilities and services are dependent on whether a district or local centre is developed at British Sugar
- Risk that traffic congestion could increase in the surrounding area if employees cannot be encouraged to travel to work by sustainable means
- British Sugar may be less attractive for businesses wanting to locate close to the city centre
- The biodiversity value of the site will need to be considered in evaluating any development proposal. There is potential for new development to conserve or enhance biodiversity through careful design to avoid impact of wildlife or habitat creation

## Key Opportunities and Enhancements

- Opportunity for development at this site to be ecologically pioneering and at forefront of good practice. Opportunities such as low carbon construction, live-work units and good, safe linkages to local facilities and services
- Recommended that explicit reference is made to the achievement of certain established standards in new development such as BREEAM
- Employment development at British Sugar should provide a range of employment opportunities to support local people in both high and low tech sectors within established and newly set up businesses
- Jobs with training and career prospects for those starting at low skills levels should be provided. Opportunities for the development of Social Enterprises that address employment and local community needs
- Potential to complement existing and proposed uses at York Business Park

## Option E6 (Storage and Distribution Uses at British Sugar)

### Key Positive Effects

- The British Sugar Site is located within flood zone 1 (little or no risk)
- Site is located close to a residential area and could therefore be accessed by the surrounding community on foot, cycle or by public transport
- Potential of linking the site to more sustainable transport such as through the potential tram-train and/or proposed new Park and Ride
- Potential to distribute goods via rail using the Freight Avoidance Line
- Opportunity to create employment opportunities for the area which would help to maintain the local economy and retain skills
- Potential to replace jobs lost at British Sugar plant with similar jobs

### Key Constraints and Uncertainties

- Likely to have detrimental effect on eco-footprint of York due to potential traffic volume, large amounts of space required and congestion and air pollution impacts
- B8 uses require a high level of land take in relation to the number of jobs and therefore would not maximise the use of this brownfield site
- B8 uses are more likely to have a detrimental effect on the appearance of the area and the quality of the built environment.
- Could lead to an unacceptable increase in HGV's and cars in the surrounding area which would exacerbate congestion and air pollution and noise levels
- Potential detrimental impact on amenity of surrounding uses particularly residential
- Less opportunity for the creation of public open space
- High land take of B8 uses would not maximise the number of employment opportunities provided
- The biodiversity value of the site will need to be considered in evaluating any development proposal.

### Key Opportunities and Enhancements

- Recommended that explicit reference is made to the achievement of certain established standards in new development such as BREEAM

- Employment development at British Sugar should provide a range of employment opportunities to support local people in both high and low tech sectors within established and newly set up businesses
- Jobs with training and career prospects for those starting at low skills levels should be provided. Opportunities for the development of Social Enterprises that address employment and local community needs
- Potential to complement existing and proposed uses at York Business Park
- Potential to distribute goods via rail using the Freight Avoidance Line

## **Option H1 (Higher density closer to the centre and medium density at the fringe)**

### Key Positive Effects

- Provision of higher density housing close to the city centre, a major public transport node and existing services is an efficient use of brownfield land
- Providing higher density housing adjacent to a major public transport hub promotes sustainability in line with national guidance
- The creation of high quality open space throughout the development is important. The objective should be to maximise open space provision and continuous area of green infrastructure/green corridors to promote wildlife and biodiversity
- New residents would be located close to a major public transport hub (York Railway Station) and within walking distance of the city centre reducing the need to travel by private car
- The central location of this development will provide good access to the city centre and the facilities it offers and encourage walking and cycling
- Potential for mixed densities and housing types to be promoted including the provision of affordable housing and easily accessible associated services and facilities to allow the development of a diverse and vibrant community

### Key Constraints and Uncertainties

- To create high density dwellings it may be necessary to have relatively tall buildings which could have a detrimental impact on views of the Minster, listed buildings and the character and setting of the area
- The biodiversity value of the site will need to be considered in evaluating any development proposal. There is potential for new development to conserve or enhance biodiversity through careful design to avoid impact of wildlife or habitat creation
- Focusing development in existing urban areas is a generally accepted means of helping to reduce the need to travel by car however, a significant proportion of new householders will inevitably own cars and the number of car journeys in the area is likely to increase which could exacerbate congestion, air pollution and noise levels
- Part of the site is located in flood zone 3a (ii) – further assessment work is required using the SFRA and where appropriate mitigation measures considered
- There is a heightened importance of linkages to green space at higher densities
- Potential to create a mix of dwelling types but by focusing high density housing at York Central and medium density at British Sugar it may be more difficult to create balanced communities
- May be difficult to integrate the large number of dwellings with office development near the city centre



## Key Opportunities and Enhancements

- Creation of a sustainable community should be an overarching theme for the development of the area. Greater specificity is required in respect of requirements such as sustainable construction standards, energy generation, environmental improvements and flood risk management. Development of this site should be ecologically pioneering and at the forefront of good practice
- Opportunity to instigate more stringent parking requirements on new developments and encourage shared parking with other uses
- New residential development provides an opportunity to promote sustainable design and construction although this would depend on rigorous implementation. It is recommended that explicit reference is made to the achievement of certain established standards such as the Code for Sustainable Homes
- A Green Infrastructure strategy should be incorporated into the development
- It will be important to ensure that new development is accompanied by an appropriate level of supporting infrastructure including health care facilities and other community facilities

## **Option H2 (Higher density included within a mix of uses, close to public transport interchanges with medium density further away)**

### Key Positive Effects

- Provision of higher density housing close to the city centre, a major public transport node and existing services is an efficient use of brownfield land
- Providing higher density housing adjacent to a major public transport hub promotes sustainability in line with national guidance
- The creation of high quality open space throughout the development is important. The objective should be to maximise open space provision and continuous area of green infrastructure/green corridors to promote wildlife and biodiversity
- New residents would be located close to a major public transport hub (York Railway Station) and within walking distance of the city centre reducing the need to travel by private car
- The central location of this development will provide good access to the city centre and the facilities it offers and encourage walking and cycling
- Potential for mixed densities and housing types to be promoted including the provision of affordable housing and easily accessible associated services and facilities to allow the development of a diverse and vibrant community

### Key Constraints and Uncertainties

- To create high density dwellings it may be necessary to have relatively tall buildings which could have a detrimental impact on views of the Minster, listed buildings and the character and setting of the area
- The biodiversity value of the site will need to be considered in evaluating any development proposal. There is potential for new development to conserve or enhance biodiversity through careful design to avoid impact of wildlife or habitat creation
- Focusing development in existing urban areas is a generally accepted means of helping to reduce the need to travel by car however, a significant proportion of new householders will inevitably own cars and the number of car journeys

in the area is likely to increase which could exacerbate congestion, air pollution and noise levels

- Part of the site is located in flood zone 3a (ii) – further assessment work is required using the SFRA and where appropriate mitigation measures considered
- There is a heightened importance of linkages to green space at higher densities
- Potential to create a mix of dwelling types but by focusing high density housing at York Central and medium density at British Sugar it may be more difficult to create balanced communities

#### Key Opportunities and Enhancements

- Creation of a sustainable community should be an overarching theme for the development of the area. Greater specificity is required in respect of requirements such as sustainable construction standards, energy generation, environmental improvements and flood risk management. Development of this site should be ecologically pioneering and at the forefront of good practice
- Opportunity to instigate more stringent parking requirements on new developments and encourage shared parking with other uses
- New residential development provides an opportunity to promote sustainable design and construction although this would depend on rigorous implementation. It is recommended that explicit reference is made to the achievement of certain established standards such as the Code for Sustainable Homes
- A Green Infrastructure strategy should be incorporated into the development
- It will be important to ensure that new development is accompanied by an appropriate level of supporting infrastructure including health care facilities and other community facilities

#### **Option H3 (64% houses and 34% flats in line with SHMA)**

##### Key Positive Effects

- Will help to meet the housing need identified in the Strategic Housing Market Assessment
- Potential to create a vibrant, mixed community
- Potential for mixed densities and housing types to be promoted including the provision of affordable housing and easily accessible associated services and facilities to allow the development of a diverse and vibrant community

##### Key Constraints and Uncertainties

- Impact of this option on the quality of the built environment and the cultural heritage of York will depend on the location, scale, design, construction and operation and is difficult to anticipate effects at this initial stage
- The biodiversity value of the site will need to be considered in evaluating any development proposal. There is potential for new development to conserve or enhance biodiversity through careful design to avoid impact of wildlife or habitat creation
- Part of the site is located in flood zone 3a (ii) – further assessment work is required using the SFRA and where appropriate mitigation measures considered

- There is a heightened importance of linkages to green space at higher densities

#### Key Opportunities and Enhancements

- Opportunity to provide housing in line with SHMA and to provide a good balance of family housing

### **Option H4 (Greater % of house and lower % of flats than SHMA)**

#### Key Positive Effects

- Will help to meet the need for more family housing
- Potential to create a vibrant, mixed community
- The creation of high quality open space throughout the development is important. The objective should be to maximise open space provision and continuous area of green infrastructure/green corridors to promote wildlife and biodiversity
- Potential for mixed densities and housing types (i.e. detached, semi-detached, terraces) to be promoted including the provision of affordable housing and easily accessible associated services and facilities to allow the development of a diverse and vibrant community

#### Key Constraints and Uncertainties

- A higher proportion of houses than in the SHMA is likely to reduce the overall density and the total number of dwellings provided at York Northwest. This could reduce the sites contribution to meeting York's housing needs and is potentially a less efficient use of a key brownfield site
- More apartments may be needed to ensure scheme viability
- Impact of this option on the quality of the built environment and the cultural heritage of York will depend on the location, scale, design, construction and operation and is difficult to anticipate effects at this initial stage
- The biodiversity value of the site will need to be considered in evaluating any development proposal. There is potential for new development to conserve or enhance biodiversity through careful design to avoid impact of wildlife or habitat creation
- Part of the site is located in flood zone 3a (ii) – further assessment work is required using the SFRA and where appropriate mitigation measures considered

#### Key Opportunities and Enhancements

- Opportunity to provide housing in line with SHMA and to provide a good balance of family housing

### **Option H5 (Greater % flats than set out in SHMA)**

#### Key Positive Effects

- Opportunity to maximise the extent of residential development on brownfield land close to the city centre
- Opportunity to create mixed use developments with commercial uses on the ground floor and apartments on the upper floor

## Key Constraints and Uncertainties

- Unlikely to meet the identified need for housing in the SHMA
- Greater provision of apartments would reduce the opportunity to create family homes with private gardens
- High density apartments could have a detrimental impact on the surrounding setting and character of the area and on key views of the Minster and other key buildings
- More apartments potentially means more people which could lead to greater pressure on services, community facilities and transport infrastructure
- Impact of this option on the quality of the built environment and the cultural heritage of York will depend on the location, scale, design, construction and operation and is difficult to anticipate effects at this initial stage
- The biodiversity value of the site will need to be considered in evaluating any development proposal. There is potential for new development to conserve or enhance biodiversity through careful design to avoid impact of wildlife or habitat creation
- Part of the site is located in flood zone 3a (ii) – further assessment work is required using the SFRA and where appropriate mitigation measures considered

## Key Opportunities and Enhancements

- Could generate higher land values and opportunities for greater cross subsidy of non-commercial facilities

## **Option S1 (New district centre at British Sugar and smaller scale facilities at York Central)**

### Key Positive Effects

- New district centre would provide a range of social, community and other shopping and service facilities which meet the needs of future and existing residents and employees and avoid over-burdening existing services
- The British Sugar Site is located within flood zone 1 (little or no risk)
- The new centre could function as a community heart/focus
- Would provide new local shopping facilities to address the deficiencies in existing facilities for residents in the surrounding area
- Opportunity to reduce the need to travel outside the area to shopping facilities and the potential to locate new facilities in close proximity to new rail halt or public transport interchange
- Could provide employment opportunities in the local area for different skill sectors

### Key Constraints and Uncertainties

- Risk that traffic congestion could increase at the British Sugar site due to increased trips
- The scale, nature and location of facilities is key to reducing the impact on traffic congestion and not substantially increasing car trips
- Depending on the scale of facilities this option could have a detrimental impact on the vitality and viability of Acomb District Centre and other small shops in the surrounding area

## Key Opportunities and Enhancements

- Opportunity to instigate more stringent parking requirements on new developments and encourage shared parking with other uses

### **Option S2 (New district centre at York Central and smaller scale facilities at British Sugar)**

#### Key Positive Effects

- New district centre would provide a range of social, community and other shopping and service facilities which meet the needs of future and existing residents and employees and avoid over-burdening existing services
- Could be integrated with or form part of a Central Business District
- Would help to meet the identified convenience goods deficiency in the city centre
- Easily accessible by public transport
- The new centre could function as a community heart/focus
- Opportunity to reduce the need to travel outside the area to shopping facilities
- Could provide employment opportunities in the local area for different skill sectors

#### Key Constraints and Uncertainties

- Potential to increase vehicular traffic entering the city centre
- The scale, nature and location of facilities is key to reducing the impact on traffic congestion and not substantially increasing car trips
- Depending on the scale of facilities this option could have a detrimental impact on the vitality and viability of the city centre and Acomb District Centre and other small shops in the surrounding area
- Part of the site is located in flood zone 3a (ii) – further assessment work is required using the SFRA and where appropriate mitigation measures considered

## Key Opportunities and Enhancements

- Opportunity to instigate more stringent parking requirements on new developments and encourage shared parking with other uses

### **Option S3 (Provision of 2 local centres at York Central & British Sugar)**

#### Key Positive Effects

- New district centre would provide a range of social, community and other shopping and service facilities which meet the needs of future and existing residents and employees and avoid over-burdening existing services
- Could be integrated with or form part of a Central Business District
- Would help to meet the identified convenience goods deficiency in the city centre
- Easily accessible by public transport
- The new centre could function as a community heart/focus
- Opportunity to reduce the need to travel outside the area to shopping facilities
- Could provide employment opportunities in the local area for different skill sectors

### Key Constraints and Uncertainties

- Potential to increase vehicular traffic entering the city centre
- The scale, nature and location of facilities is key to reducing the impact on traffic congestion and not substantially increasing car trips
- Depending on the scale of facilities this option could have a detrimental impact on the vitality and viability of the city centre and Acomb District Centre and other small shops in the surrounding area
- Part of the site is located in flood zone 3a (ii) – further assessment work is required using the SFRA and where appropriate mitigation measures considered

### Key Opportunities and Enhancement

- Opportunity to instigate more stringent parking requirements on new developments and encourage shared parking with other uses

## **Option S4 (Provision of small scale centres in a number of small clusters across the site)**

### Key Positive Effects

- Residents and employees would have easy access to local retail, services and facilities
- Would encourage people to travel to facilities using sustainable modes and encourage walking and cycling
- Smaller scale facilities are unlikely to generate significant additional car trips and there is less likelihood of additional traffic movements
- Creation of mixed use communities with residential areas mixed with retail, community and service uses
- Could provide employment opportunities in the local area for different skill sectors

### Key Constraints and Uncertainties

- Small clusters of shops across the site would not create a community focus/heart
- Likely that the small scale of the clusters would be insufficient to provide for the main shopping/service needs of residents and would serve a top-up shopping role. Residents would still need to travel outside the area for their main food shopping
- Could have a detrimental impact on other existing small shops in the surrounding area
- Could be less commercially viable
- Part of the site is located in flood zone 3a (ii) – further assessment work is required using the SFRA and where appropriate mitigation measures considered

### Key Opportunities and Enhancements

- Opportunity to instigate more stringent parking requirements on new developments and encourage shared parking with other uses

## **Option S5 (Provision of comparison goods retailing around the station)**

### Key Positive Effects

- The site is close enough to the city centre to encourage some linked trips and is easily accessible by public transport
- Could help to meet the city-wide need for comparison goods floorspace close to the existing city centre, within or adjacent to a CBD rather than on a less accessible out of centre site

### Key Constraints and Uncertainties

- There is a risk that traffic congestion could increase in the city centre due to increased trips to the city centre and exacerbate existing air quality problems in the area
- Part of the site is located in flood zone 3a (ii) – further assessment work is required using the SFRA and where appropriate mitigation measures considered
  
- Depending on the scale and nature of the development this option could have a detrimental impact on the vitality and viability of the city centre

### Key Opportunities and Enhancements

- Opportunity to instigate more stringent parking requirements on new developments and encourage shared parking with other uses
- Opportunities for enhanced linkages with the city centre to encourage linked trips
- Could maximise commercial opportunities for the Railway Station and could be provided in association with new accommodation for the creative industry and speciality retailers, particularly those linked to the NRM

## **Option C1 (Develop a cultural area around the NRM)**

### Key Positive Effects

- Could provide a physical and visual link between the NRM and other tourist attractions in the city centre
- Could stimulate investment to make Marble Arch safer and more attractive and create a more attractive gateway to the city centre
- Could enhance the attraction of the NRM and the city centre which has potential to promote the growth of the local and regional economy
- Cultural Quarter would be easily accessible by public transport due to the proximity of the Railway Station and bus routes and within easy walking distance of the city centre
- Opportunities for job creation through new tourist and accommodation facilities

### Key Constraints and Uncertainties

- Potential to create additional vehicle movements in the area unless sustainable modes of transport are encouraged

- Part of the site is located in flood zone 3a (ii) – further assessment work is required using the SFRA and where appropriate mitigation measures considered

#### Key Opportunities and Enhancements

- Could be promoted as an exemplar for sustainable tourism, enhancing the existing tourist attractions such as the NRM and seeking to develop new attractions and hotel accommodation
- Existing pedestrian and cycle access to the NRM is poor so offers the opportunity to create a safer and more attractive route to the city centre, potential to create a new pedestrian/cycle access across the river to improve links with the city centre
- Potential to enhance access to open space and leisure facilities. A high quality public realm and a number of attractive public spaces could be created to complement and support tourism and cultural initiatives

### **Option C2 (Develop cultural and tourist facilities around key transport nodes within York Northwest)**

#### Key Positive Effects

- Opportunities for job creation through new tourist and accommodation facilities
- Opportunities for some linked trips between new tourist/cultural facilities and the NRM
- Attractions/facilities close to the Railway Station and potential rail halt would be highly accessible by public transport and could build on the strengths of York's rail services
- Could stimulate investment to make Marble Arch safer and more attractive and create a more attractive gateway to the city

#### Key Constraints and Uncertainties

- Could detract from the city centre viability and its attraction as a compact visitor centre
- Unlikely to result in linked trips as more detached from other tourism and cultural facilities particularly at the British Sugar end of the site
- Tourist facilities in a predominantly residential area (British Sugar) could adversely impact upon residential amenity
- Existing pedestrian and cycle access to the NRM is poor

#### Key Opportunities and Enhancements

- Could be promoted as an exemplar for sustainable tourism, enhancing the existing tourist attractions such as the NRM and seeking to develop new attractions and hotel accommodation
- Existing pedestrian and cycle access to the NRM is poor so offers the opportunity to create a safer and more attractive route to the city centre, potential to create a new pedestrian/cycle access across the river to improve links with the city centre



- Potential to enhance access to open space and leisure facilities. A high quality public realm and a number of attractive public spaces could be created to complement and support tourism and cultural initiatives

### **Option C3 (Provide site for high quality 4\* or 5\* hotel at York Central)**

#### Key Positive Effects

- Would complement existing tourist uses (NRM) and proposals to create a CBD
- Would provide a high quality hotel within walking distance of the city centre
- Would have excellent links to public transport which would encourage visitors to arrive by public transport
- Opportunities for job creation through new tourist and accommodation facilities
- Opportunity to improve business and conference tourism

#### Key Constraints and Uncertainties

- The provision of a potentially tall building near the historic centre could have an adverse impact on the character and setting of the city
- Likely to increase the number of cars into the city centre which will increase traffic congestion and air pollution, although its location close to the Railway Station could mitigate this through offering visitors the opportunity to arrive at the hotel by public transport and to be able to access the city centre and other tourist attractions by foot

#### Key Opportunities and Enhancements

- Opportunities for job creation through new tourist and accommodation facilities

### **Option C4 (Provide site for high quality 4\* or 5\* hotel at British Sugar)**

#### Key Positive Effects

- Opportunities for job creation through new tourist and accommodation facilities
- Opportunity to improve business and conference tourism

#### Key Constraints and Uncertainties

- This option has poor linkages to the city centre and is not in close enough proximity to existing tourist attractions, therefore it is unlikely to be attractive to potential users and would increase journey lengths and trips
- Less accessible by public transport
- Likely that many guests would use their cars on a daily basis to travel into the city centre
- Unlikely to be as attractive to a 4\*/5 star\* hotel operator than a city centre site
- Could have impact on the amenity of existing residential occupiers depending on the location of the hotel

## Key Opportunities and Enhancements

- Opportunities for job creation through new tourist and accommodation facilities

## **Option C5 (Develop new pedestrian and cycle bridge link across river to city)**

### Key Positive Effects

- Option could provide a more attractive link between the NRM/Railway Station and Museum Gardens/City Centre
- Will enhance York's pedestrian and cycle network which may encourage use
- Will integrate York Central with the city centre

### Key Constraints and Uncertainties

- May have impact on flooding and river flow rates depending on bridge design – would need to make sure that flood risk was not increased and that the existing flood storage area was not reduced and flood flow routes are not compromised
- Erection of a bridge would potentially result in the loss of open space on the northern bank of the river

### Key Opportunities and Enhancements

- If well-designed bridge then could act as an attraction in itself
- Could create an opportunity to create a new cultural trail
- Opportunity should be considered to review lighting and pedestrian facilities along the riverside to enhance safety and increase riverside activity in the daytime and evening

## **Option 01 (Location of Community Stadium – Adjacent to railway station)**

### Key Positive Effects

- Option gives opportunity to encourage visitors to travel by train to limit vehicle movements in the centre
- Potential to create good pedestrian links with the city centre

### Key Constraints and Uncertainties

- Could increase congestion and worsen pollution – if large numbers of supporters travelled to the site by car
- Option would take up centrally located brownfield land which could be better used for residential or commercial uses
- Likely to be significant visual impact due to scale of stadium required – may have adverse impact on the character of the surrounding area
- Option could cause noise and disturbance to existing and future residents

### Key Opportunities and Enhancements

- Opportunity for dual use of community facilities by schools as playing fields

- Could increase opportunities for youth training and development
- Opportunity for potential conference facilities and ancillary facilities such as hotel and restaurants which would create job opportunities

## **Option 02 (Location of Community Stadium – Northern end of British Sugar Site)**

### Key Positive Effects

- Potential for good public transport links via the possible railway halt and links to the proposed Park and Ride

### Key Constraints and Uncertainties

- Potential for significant traffic generation if large numbers of supporters travelled to the site by car
- Could increase cross city traffic on the A1237 and key radial routes
- Likely to be significant visual impact due to scale of stadium required – may have adverse impact on the character of the surrounding area
- Option could cause noise and disturbance to existing and future residents

### Key Opportunities and Enhancements

- Opportunity for dual use of community facilities by schools as playing fields
- Could increase opportunities for youth training and development
- Opportunity for potential conference facilities and ancillary facilities such as hotel and restaurants which would create job opportunities

## **Option 03 (Location of Community Stadium – Linked to possible new District Centre in the vicinity of a rail halt on the British Sugar Site)**

### Key Positive Effects

- Potential for good public transport links via the possible railway halt and links to the proposed Park and Ride
- Could be linked to other facilities in the district centre

### Key Constraints and Uncertainties

- Potential for significant traffic generation if large numbers of supporters travelled to the site by car and could create traffic congestion within the district centre and surrounding area
- Could increase cross city traffic on the A1237 and key radial routes
- Likely to be significant visual impact due to scale of stadium required – may have adverse impact on the character of the surrounding area
- Option could cause noise and disturbance to existing and future residents
- May discourage use of the district centre by local residents

### Key Opportunities and Enhancements

- Opportunity for dual use of community facilities by schools as playing fields
- Could increase opportunities for youth training and development
- Opportunity for potential conference facilities and ancillary facilities such as hotel and restaurants which would create job opportunities.