



# York Minster Precinct Neighbourhood Plan

Sustainability Appraisal  
Incorporating Strategic Environmental Assessment  
Non- Technical Summary  
January 2020



YORK  
MINSTER

## 1. Introduction

- 1.1 The York Minster Neighbourhood Forum ('The Forum') has commenced preparation of the York Minster Precinct Neighbourhood Plan. The plan sets out the vision for the Minster Precinct to 2038 and is supported by a set of planning policies which include four high level 'blueprints' for development, referred to as project areas.
- 1.2 This document summarises the Sustainability Appraisal (SA) of the Neighbourhood Plan. A full SA Report with appendices has also been prepared.
- 1.3 This document and the full SA report will be updated following public consultation on the Pre Submission version of the Neighbourhood Plan.

## 2. What is a Sustainability Appraisal?

- 2.1 A SA has been undertaken on the Lewes Town Council Neighbourhood Plan as required by the Environmental Assessment of Plans and Programmes Regulations, 2004 (the SEA Regulations). Neighbourhood Groups use SA to evaluate Neighbourhood Plans against a set of objectives, which are developed following consultation with interested parties.
- 2.2 The aim of this evaluation is to avoid adverse environmental, social and economic impacts and to identify opportunities to improve the environmental quality of the Neighbourhood Plan area and the visitor experience of those using the space.

## 3. What is Neighbourhood Planning?

- 3.1 Neighbourhood planning is a community-led Process introduced by the Government to give communities direct power to develop a shared vision for their neighbourhood and to shape any future development.
- 3.2 Neighbourhood Plans are produced by community forum groups or parish or town councils and are policy-based, community-led plans which correspond to the Local and National Planning Policy.

## 4. York Minster Neighbourhood Plan

- 4.1 The York Minster Neighbourhood Plan will provide a flexible policy document against which Chapter can manage its limited resources appropriately to maintain both a viable and sustainable Precinct and business model, ensuring that future generations can enjoy the Minster.
- 4.2 The Vision for the York Minster Neighbourhood Plan is as follows:

*'In 3038, York Minster Precinct continues to be a welcoming and special place loved and used by the local community and visitors from around the world. It is acknowledged as a lynchpin in the cultural identity and daily life of the City of York and reaches out to engage the community in discovering God's love.'*

## 5. Objectives of the Neighbourhood Plan

- 5.1 The plan objectives have been determined through consultation and have helped to inform and shape the policies within the Neighbourhood Plan:
- To better preserve and celebrate the historic environment of York Minster.
  - To create new facilities to better improve the welcome to York Minster with improved visitor facilities.
  - To create a defined Minster Precinct which is safe and welcoming to all.
  - To create a new public realm of exemplary design quality which reflects the special character and history of the Minster Precinct.
  - To better use Chapter assets for the good of the Minster.
  - To create a dedicated museum to display the Minster's collection and create opportunities to host temporary exhibitions including touring exhibitions of national and international importance.
  - To create new flexible community space with improved facilities for learning and participation.
  - Invest in facilities to support the Minster School and its choral tradition, creating a center of excellence for music.
  - To ensure financial and environmental sustainability, sit at the heart of how we care for the Minster over the Plan period with the target of achieving Eco Gold Church status by 2025.
  - To enhance the stock of trees within the Precinct and improve the publicly accessible parts of the Precinct to support the wellbeing of our community and the people of York.

## 6. Purpose of the Sustainability Appraisal

- 6.1 The Forum is required to undertake an SA of the Local Plan to ensure that the social, economic and environmental considerations of every aspect are fed into each stage of the production of the Plan. The SA has been designed to be compliant with the requirements of the European SEA Directive.
- 6.2 The main objectives of the SA are as follows:
- Conserve and enhance the historic environment and heritage assets of the Minster Precinct as well as their unique settings
  - Protect and enhance the character and quality of the Precinct's landscape
  - Conserve and support the expressions of cultural heritage associated with the Minster Precinct.
  - Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space
  - Improve the health and wellbeing of local and York residents
  - Support York, and the City Centre in particular, as a centre for tourism and retail business.
  - Support the tourism industry in York.
  - Support the visual identity and brand of York, making York an attractive venue for business and investment.

- Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct.
- 6.3 A SA is a systematic process to promote sustainable development by assessing the extent to which a Plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
- 6.4 The process also considers the ways by which a Plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse impacts that the Plan might otherwise have. By doing so, it can help ensure that the proposals in the Plan are the most appropriate, given reasonable alternatives. Sustainability Appraisals are an iterative process, informing the development of the Plan.
- 6.5 There is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a Qualifying Body must demonstrate how its plan or order will contribute to achieving sustainable development. Government guidance advises a sustainability appraisal may be a useful approach for demonstrating how their draft plan or order meets this Basic Condition.
- 6.6 A Strategic Environmental Assessment (SEA) involves the evaluation of the environmental impact of a Plan or programme. It is a requirement, as set out in the European Directive 2001/42/EC. It has been enacted into UK Law through the Environmental Assessment of Plans and Programmes Regulations 2004.
- 6.7 The NPPG advises a Neighbourhood Plan may require an environmental assessment if it is likely to have a significant effect on the environment. Where this is the case the draft neighbourhood plan may fall within the scope of the Environmental Assessment of Plans and Programmes Regulations 2004. Guidance advises this may be the case, for example, where a Neighbourhood Plan allocates sites for development.
- 6.8 Having regard to the legislative obligations and Government guidance, HPC have resolved to undertake a Sustainability Appraisal that incorporates a Strategic Environmental Assessment. Where reference is made in this report to a Sustainability Appraisal, it includes the incorporation of a Strategic Environmental Assessment).

## 7. Scoping

- 7.1 The Scoping Report of the SA outlined baseline data on broad areas of economic, social and environmental issues. It considered the implications of other plans and documents and set out a series of Sustainability Objectives. The Scoping Report also set out the proposed methodology for undertaking the SA.
- 7.2 The Scoping Report and baseline data was subject to public consultation with statutory bodies (Historic England, Natural England and the Environment Agency) in September 2019.

## 8. Pre-Submission Sustainability Appraisal of the York Minster Neighbourhood Plan

- 8.1 The Pre-submission Sustainability Appraisal sets out:

- An appraisal of the SA (including SEA) methodology;
  - A summary of the baseline information, identification of the plans, policies and programmes that have an impact on the Neighbourhood Plan and a summary of the challenges for the future of the York Minster Precinct;
  - The Sustainability Framework- Objectives and indicators;
  - An appraisal of policy options; and
  - Next steps.
- 8.2 The purpose of this SA is to assess whether the York Minster Neighbourhood Plan may have effects on a range of sustainability topics and consider alternatives and mitigation to reduce any negative impact.

## 9. Assessment of Alternative Approaches for the York Minster Neighbourhood Plan

- 9.1 A key aim of the Neighbourhood Plan is to ensure that the high level project areas delivered within the Neighbourhood Plan area are appropriate in the context of the unique character of the Neighbourhood Plan area and provide a sustainable financial contribution for investment in the historic fabric of the Minster, whilst also meeting the needs of the wider community.
- 9.2 The York Minster Neighbourhood Plan has been prepared in conjunction with the provisions of the current and emerging City of York Local Plan. The Emerging Local Plan specifies requirements for the City Centre of York and for the conservation of heritage assets, particularly identifying the importance of York Minster and its surrounding area.
- 9.3 Given the unique nature of the Neighbourhood Plan area and its primary purpose of providing a place of communal worship, education and cultural expression, no housing need has been identified and no site allocations have been made.
- 9.4 Instead, key project areas have been identified. The process of deciding upon the 4 key areas of change which are included within the Neighbourhood Plan was undertaken by the Neighbourhood Plan Forum, who underwent a transparent process to determine which options to progress within the Neighbourhood Plan. This took account of both the physical attributes of each option, but also whether the allocation of the site would be compatible with the objectives of the Plan and the role of the community life at the Minster.
- 9.5 In preparing the Neighbourhood Plan, a range of policy areas were considered and a range of options for each policy were identified, as were key project areas. These were prepared based on the review of other relevant plans, programmes, policies, strategies and initiatives, baseline data and the overarching strategic objectives of Chapter. All Policy options were appraised, to establish their impact on the 12 sustainability objectives set out in the Sustainability Appraisal.
- 9.6 Initially, the impact of proceeding without a Neighbourhood Plan, ‘the no Neighbourhood Plan option’ was assessed within the Sustainability Appraisal. It was concluded through this assessment that a Neighbourhood Plan will have a significant positive impact on heritage assets by setting appropriate controls for any forthcoming development within the Neighbourhood Plan area, to ensure it remains in keeping with the character of the Precinct and to minimise any potential harm. It was determined that having a Neighbourhood Plan in place would be successful at guiding future development, assisting

- Chapter in achieving their goals of improving the visitor experience and without a Neighbourhood Plan for the precinct.
- 9.7 The assessment of alternative options also sought to ensure that the most suitable options were progressed through the Neighbourhood Plan.
- 9.8 The following alternatives were assessed against the Sustainability and Minster Objectives and were considered to be unsuitable and so discarded:
- Redeveloping existing properties on High Petersgate to create ticket office and café through internal modifications
  - Development of small ticket office on the lawn in front of the South Quire Aisle
  - Pursuing no action at the West Front & Queens Square area
  - Moving the educational/ museum facility off site
  - Taking no action at the Old Palace and continuing to invest in the Undercroft
  - Redeveloping Church House to accommodate the Minsters collection
  - Taking no action to the existing back of house and storage arrangements
- 9.9 The following 4 Project Areas identified within the Neighbourhood Plan have been included within the Neighbourhood Plan following a process of assessment of alternative options.
- South Piazza and College Green- Reorder the South Transept Piazza, including the creation of a permanent ticketing office, the relocation of the Constantine statue, a move to using the South Transept as the main entrance to the Minster, and the change of use of 1 Deansgate from residential to a café/ refectory.
  - West Front & Queen’s Square- Reorder Duncombe Place to create a public realm space while ensuring the security of visitors.
  - Old Palace- Designating the Old Palace for educational use, with potential sympathetic redevelopment to meet the needs for educational and dedicated museum space in the future.
  - Back of House and Storage- Redeveloping the Deanery Garages and the rear of Minster Court to create storage and first floor residential accommodation for four people. This accommodation is to be designated as affordable accommodation for the Minster community.
- 9.10 All of the options above which have been included as Project Areas within the Neighbourhood Plan were identified as most suitable when assessed against the Neighbourhood Plan Sustainability Appraisal Objectives.

## 10. Assessment of the Current Version of the York Minster Neighbourhood Plan

- 10.1 The current consultation version of the York Minster Neighbourhood Plan presents 17 planning policies for guiding development in the Neighbourhood Plan area.
- 10.2 Using the Sustainability Appraisal Framework of objectives and assessment questions developed during the earlier scoping stage of the SA, the SA process has assessed the policies put forward through the current version of the York Minster Neighbourhood Plan. The Sustainability Appraisal has presented the findings of the assessment under the following SA themes:
- Economy
  - Society

- Health and Wellbeing
  - Landscape, Cultural Heritage and Archaeology
- 10.3 The assessment has considered each of the Policies in the Neighbourhood Plan against each Sustainability Objective and the questions identified for ensuring each is achieved. The impact on each of the SA themes is then summarised.
- 10.4 Finally, the potential impact of each of the specific Project Areas and the associated parameters plans are assessed.
- 10.5 The assessment has concluded that the current version of the York Minster Neighbourhood Plan is likely to lead to **significant long term positive effects** in relation to the topic of 'economy'. The benefits identified by the Neighbourhood Plan largely relate to the focus on enhancing the visitor experience at the Minster and thus encouraging additional visitors and additional investment in the upkeep of the heritage assets. As a consequence, positive effects are also envisaged for York City Centre, with proposed facilities such as a museum and education space, access to the city walls and a Minster café likely to generate more tourism to York, and encourage movement throughout the city.
- 10.6 Some **short term minor negatives** may be a consequence of any construction work and any disruption this may cause, however it is proposed that a construction management plan should be created relating to any proposed development, to mitigate negative impacts of construction and minimise impact on tourism.
- 10.7 **Significant positive impacts** are also envisaged in relation to the topics of 'Landscape, Cultural Heritage and Archaeology' and 'Health and Wellbeing'. Throughout the plan, priority has been given to reusing existing assets or maximising the use of these assets, thus reducing the amount of new development necessary and reducing the potential environmental impact as well as visual impact on the setting of the heritage assets in the surrounding area.
- 10.8 To this point, the Neighbourhood Plan has been developed in close consultation with Historic England and in line with the 2020 York Minster Conservation Management Plan. This provides the significant benefit of minimising any potential harm to the Heritage Assets in the Neighbourhood Plan area by setting parameters which will guide any development proposals.
- 10.9 Significant positive impacts have been identified regarding access to Green Space within the Precinct. Existing Green Space is to be retained and made more accessible to the public, through the proposed creation of a zone for outdoor education and learning facilities, a small café kiosk and public realm improvements. Proposals also identify a sensory garden to be developed in existing area of open space which is underutilised. These improvements will have positive social impacts by providing space for quiet enjoyment of the Minster, social interaction and educational use. Significant positive biodiversity benefits will also be an impact of these Neighbourhood Plan Policies. Provision has been made for improved public realm within each of the Policy areas and ensuring that important views are maintained throughout the precinct.
- 10.10 At scoping stage, 'Social' impacts in the form of traffic were scoped into the assessment in consultation with York City Council. Through this assessment in light of the SEA objective to support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct, it is considered that the Neighbourhood Plan will have a **minor positive** impact on transport and access.

- 10.11 A potential cycling and walking route has been identified within the proposals for the Minster Yard area and it is proposed that vehicle access around Duncombe Place is improved. Access arrangements to the Minster school are to remain unchanged.
- 10.12 The interaction between vehicles and pedestrians and cyclists will be improved, particularly through the additional detail given within the Policies PA1 and PA2 on the Project areas identified at Minster Yard and College Green and the West Front and Queens Square, to place greater emphasis on pedestrian safety and priority.
- 10.13 The Neighbourhood Plan seeks to ensure that the Minster is resilient to Climate Change and sets an aim to reduce carbon emissions. This will have a positive impact in supporting proposals which promote accessibility to all parts of the Precinct and create safe environments for visitors, residents and the local community and will ensure that the Precinct remains accessible by a variety of transport modes, it will also ensure that the safety of users of the spaces in and around the precinct is of primary importance.

## 11. Next Steps

- 11.1 Following consultation on the York Minster Neighbourhood Plan, any necessary amendments will be made to the plan to reflect comments received. This Sustainability Appraisal report will be updated to reflect the changes made to the plan.
- 11.2 The Neighbourhood Plan and SA report will then be submitted to York City Council for their consideration. The Local Planning Authority will then consider whether the plan is suitable to go forward to Independent Examination in terms of meeting the legal requirements and compatibility with the emerging Local Plan.
- 11.3 This will be followed by a referendum where local registered electors will be asked to vote for or against the formal adoption of the Neighbourhood Plan. If more than 50% of those voting, vote in favour the plan will be adopted.
- 11.4 An adoption statement will be published setting out the mechanisms for monitoring the likely effects of the Neighbourhood Plan.



# York Minster Precinct Neighbourhood Plan

Sustainability Appraisal  
Incorporating Strategic Environmental Assessment  
Pre-Submission Draft  
January 2020



YORK  
MINSTER

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## 1. Introduction

- 1.0.1 Savills (UK) Ltd is commissioned to undertake the Sustainability Appraisal (SA) incorporating the requirements of Strategic Environmental Assessment (SEA) in support of the emerging York Minster Precinct Neighbourhood Plan ('the Plan'). The Plan is being prepared by the York Minster Precinct Neighbourhood Forum ('The Forum').
- 1.0.2 The Plan, once adopted will present planning policy and guidance for the Precinct area alongside the City Of York Local Plan which was approved for development management purposes in 2005 (hereafter referred to as the City of York Local Plan) and the emerging City of York Local Plan. The emerging City of York Local Plan sets out the planning policies for York over the next 15 years.
- 1.0.3 The York Minster Precinct was designated as a Neighbourhood Plan Area in March 2019. The York Minster Precinct Neighbourhood Plan is prepared alongside the emerging York Local Plan, with liaison between the Forum and relevant York City Council (YCC) Officers. The City of York Council's new Local Plan is currently in the process of Examination by Independent Planning Inspectors following submission of the Local Plan to the Secretary of State for Housing, Communities and Local Government on 25<sup>th</sup> May 2018. The York Minster Precinct Forum published the Pre-Submission Draft York Minster Precinct Neighbourhood Plan on 10<sup>th</sup> January 2020.
- 1.0.4 The SA of the York Minster Precinct Neighbourhood Plan is being undertaken incorporating SEA regulations and following guidance produced by the Department for Communities and Local Government<sup>1</sup>.
- 1.0.5 A sustainability appraisal is a mechanism for considering and communicating the impacts of an emerging plan on the environment, economy and society in order to understand and mitigate against any potential sustainability issues. It does this by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, social and economic objectives.
- 1.0.6 Sustainability appraisal is a requirement for local plans under Section 19 of the Planning and Compulsory Purchase Act 2004. While it is not formally required for Neighbourhood Plans, Neighbourhood Plans do have an obligation to show that they contribute to the achievement of sustainable development.
- 1.0.7 Strategic Environmental Assessment (SEA) is a similar tool to Sustainability Appraisal but which only considers environmental issues. SEA is undertaken to ensure that the plan is compliant with the obligations of the Environmental Assessment of Plans and Programmes Regulations 200 (The SEA Regulations), which enact in UK law the EU's Strategic Environmental Assessment Directive.
- 1.0.8 Following advice from City of York Council, it has been determined that given the emerging Neighbourhood Plan has potential economic impacts on the wider city centre, a sustainability appraisal, incorporating the requirements of SEA is the most appropriate method for assessing the sustainability impacts.
- 1.0.9 This SA utilises a framework of issues, objectives and questions, confirmed at Scoping stage, against which the Neighbourhood Plans policies and key projects are assessed.

<sup>1</sup> A Practical Guide to the Strategic Environmental Assessment; Department for Communities and Local Government, 2005

<sup>2</sup> The Environmental Assessment of Plans and Programmed Regulation; 2004

- 1.0.10 The scoping process, used to establish the topics which need additional assessment, is outlined within section X of this report. It was established through this scoping process that the following issues required assessment through the SA:
- Economy
  - Health and Wellbeing
  - Society
  - Landscape, Cultural Heritage and Archaeology
- 1.0.11 This Sustainability Appraisal assesses the policies and project areas outlined within the Neighbourhood Plan against these topics.
- 1.0.12 Through the Scoping process it was also decided that given the nature of the York Minster Precinct, 'Biodiversity', 'Fauna and Flora', 'Water and soil', 'Air quality' and 'Climate Change' were to be scoped out of the Sustainability Appraisal as any significant effects in this regard are unlikely.

### 1.1. Sustainability Appraisal and Strategic Environmental Assessment explained

- 1.1.1 Strategic Environmental Assessment (SEA) in England is a mechanism for assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental objectives, with a view to avoiding and mitigating adverse effects and maximising the positive effects. The process is mandated by the SEA Directive (Directive 2001/42/EC: Assessment of the Effects of Certain Plans and Programmes on the Environment) and is regulated by the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which transpose the SEA Directive (2001/42/EC) into national law.
- 1.1.2 The SEA Directive aims to ensure a high level of protection for the environment and to integrate the consideration of the environment into the preparation and adoption of plans, with a view to promoting sustainable development.
- 1.1.3 Sustainability Appraisals are a systematic process which must be carried out during the preparation of Local Plans. Its role is to promote sustainable development (Economic, Social and Environmental) by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
- 1.1.4 Section 19 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to carry out a sustainability appraisal of each of the proposals in a plan during its preparation. More generally, section 39 of the Act requires that the authority preparing a plan must do so 'with the objective of contributing to the achievement of sustainable development'.
- 1.1.5 The National Planning Practice Guidance (NPPG) confirms that whilst Sustainability Appraisal of Neighbourhood Plans is not a legal requirement. The Forum, as the qualifying body, must demonstrate how its plan will contribute to achieving sustainable development and a SA is a useful approach for doing this.
- 1.1.6 Sustainability appraisals incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulation 2004. Sustainability Appraisal ensures that potential environmental effects are given full consideration alongside social and economic issues.
- 1.1.7 The York Minster Precinct Neighbourhood Plan is therefore being subject to an SA incorporating the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the 'Strategic Environmental Assessment Regulations').

1.1.8 In-line with the SEA Regulations, and the National Planning Practice Guidance (NPPG), a report (known as the environmental report) must be published for consultation alongside the draft Plan (i.e. pre-submission) that assesses the likely significant effects of implementing ‘the Plan, and reasonable alternatives’. The report must then be taken into account, alongside consultation responses, when finalising the Plan.

1.1.9 More specifically, the report must answer the following three primary questions:

- **What has Plan-making / SA involved up to this point?**
  - a. Including with regards to consideration of 'reasonable alternatives'.
- **What are the SA findings at this stage?**
  - b. I.e. in relation to the draft Plan.
- **What happens next?**
  - c. What steps will be taken to finalise the Plan?
  - d. What measures are proposed to monitor Plan implementation?

1.2 This environmental report

1.2.1 This document incorporates the environmental report for the York Minster Precinct Neighbourhood Plan. Each of the three SEA questions above is answered in turn in this report.

1.2.2 Table 1 explains more about the regulatory basis<sup>2</sup> for answering certain questions within the environmental report.

| SEA Question                         |                                     | As per Schedule 2 of the regulations<br>The Report must include   |
|--------------------------------------|-------------------------------------|---|
| What is the Plan seeking to achieve? |                                     | An outline of the contents, main objectives of the Plan and relationship with other relevant Plans and programmes   |
| What's the scope of the SEA?         | What's the sustainability Context?  | Relevant environmental protection objectives, established at international or national level<br>Any existing environmental problems which are relevant to any areas of a particular environmental importance  |
|                                      | What's the sustainability baseline? | Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the Plan<br>The environmental characteristics of areas likely to be significantly affected<br>Any existing environmental problems which are relevant to the Plan including those relating to any areas of a particular environmental importance |

<sup>2</sup> Environmental Assessment of Plans and Programmes Regulations 2004

|  |  |  |
|--|--|--|
|  | What are the key issues and objectives that should be a focus? | Key environmental problems/issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment   |
| What has Plan-making/ SEA involved up to this point? |  | Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach)<br><br>The likely significant effects associated with alternatives<br><br>Outline reasons for selecting the preferred approach in-light of alternatives assessment/ a description of how environmental objectives and considerations are reflected in the draft plan |
| What are the SEA findings at this current stage?     |  | The likely significant effects associated with the draft Plan<br><br>The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the draft Plan   |
| What happens next?                                   |  | A description of the monitoring measures envisaged   |

**N.B.** The right-hand column of the table does not quote directly from the Regulations. Appendix A of this report presents supplementary information (in the form of the checklist from the SEA Directive) to further explain how/ where regulatory requirements are met within this report.

### 1.3 York Minster Precinct

- 1.3.1 York Minster and the Precinct in which it sits, have a history dating back over 2000 years. The Minster itself is Grade I and a Scheduled Ancient Monument. It is a site of pilgrimage and historic interest, drawing tourists to the City of York. The Minster Precinct extends to approximately six hectares and consists of open spaces, and a mix of properties, a number of which are Grade II\* and Grade II Listed. The Precinct is also home to significant archaeological remains. The Varied nature of the Minster Estate alongside its rich heritage make it a sensitive area which must be carefully managed.
- 1.3.2 Appendix B shows the various heritage assets throughout the neighbourhood Plan area and identified key views and archaeological excavation areas.
- 1.3.3 A search of the Defra 'Magic' ecology Maps has highlighted that there are no statutory ecological designations which relate to the Minster Precinct.
- 1.3.4 The Precinct area is located entirely within Flood Zone 1 and is therefore at a low risk of flooding.

#### 1.4 York Minster Neighbourhood Plan 'York Minster & Precinct- A sustainable Future 2020-2025'

- 1.4.1 The York Minster Neighbourhood Plan ('The Neighbourhood Plan') being developed by the Minster Precinct Neighbourhood Forum (MPNF), which is administered by the Chapter of York.
- 1.4.2 The need for a Masterplan- a comprehensive document that draws on an extensive evidence base to plan for the future care and development of an area in the medium to long term- for the Minster Precinct has long been realised. This is because, as well as being a uniquely complex and heritage- rich site, it is one in which the component areas and buildings are highly interdependent.
- 1.4.3 York Minster is the dominant feature of the Minster Precinct in architectural, social and spiritual terms. As well as being an irreplaceable heritage asset, it is a building of enormous cultural and spiritual importance. A key purpose of the Precinct Masterplan is to ensure its long- term physical and financial viability.
- 1.4.4 In order for the Masterplan to carry weight in the planning process, and to enable financial certainty for funding individual projects, it was determined that it should be embedded local planning policy. Given that York has no adopted Local Plan, it was decided to bring the Masterplan forward as a Neighbourhood Plan which, after independent inspection and a confirmatory referendum, will become part of the Local Plan for York.
- 1.4.5 The designations of the Minster Precinct as a Neighbourhood Area and of the MPNF as Neighbourhood Forum for that area were made by the Executive Member of the City of York Council for Transport and Planning on 14<sup>th</sup> March 2019.
- 1.4.6 The neighbourhood Plan area extends to approximately 6 hectares which is made up of various properties, many of which are either Grade II\* or Grade II. The minster is both Grade I listed and one of a number of Scheduled Ancient Monuments in the immediate vicinity. There are significant archaeological remains throughout the Precinct. The Minster Precinct is therefore a highly complicated and sensitive area of the city, the future care of which must be carefully planned. Heritage considerations have been of paramount importance in formulating the Policies and the 4 key areas of change in the precinct.
- 1.4.7 Figure 1.1 demonstrates how the Neighbourhood Plan area compares to the Minster Precinct area.

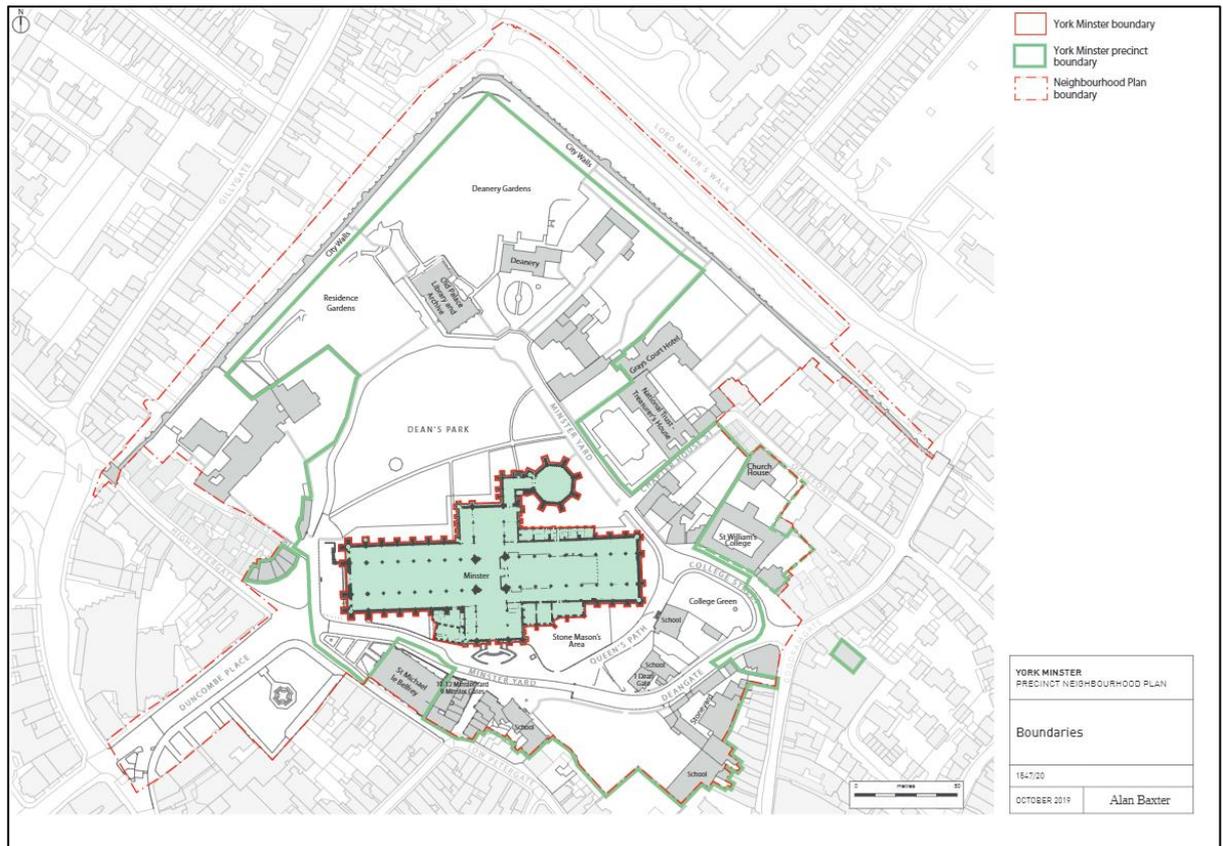


Figure 1.1 York Minster Precinct and Neighbourhood Plan Area

## 1.5 What is the Scope of the Report?

- 1.5.1 This section sets out the scope of the SA, i.e. the issues / objectives that should be a focus of (and provide a broad methodological framework for) SA.
- 1.5.2 The SEA Regulations require that: “When deciding on the scope and level of detail of the information that must be included in the [environmental] Report, the responsible authority shall consult the consultation bodies [Natural England, Historic England and the Environment Agency] by reason of their specific environmental responsibilities, [the consultation bodies] are likely to be concerned by the environmental effects of implementing plans”.
- 1.5.3 A Scoping Report was issued for consultation in August 2019 (Appendix C). All comments received on the scope have been taken into account and are reflected in the current SA scope where applicable.
- 1.5.4 A summary of responses received to the Scoping Report is set out below, full responses have been included at Appendix D.

| Consultee            | Summary of Comments  | How comments have been addressed   |
|----------------------|--|--|
| Natural England      | No comments  | N/A  |
| City of York Council | The SA should consider the implications of changes as well as access to and from the precinct for the purposes of visiting, working and business, including where they adjoin the Neighbourhood area.  | Highways and Access impacts taken into account and 'Society' scoped in as an assessment topic  |
| Historic England     | On the whole, the Scoping report provides the basis for the development of an appropriate framework for assessing the significant effects the Plan might have upon the environment. Suggests amendments to the scoping report to ensure that it fully considers all aspects of the historic environment. | The scoping report has been amended to incorporate the suggested amendments received from Historic England and SA undertaken accordingly.<br><br>Amendments were made to the wording of the scoping report to 'envisage development' rather than 'bring forward development' |

### **Key Objectives**

- 1.5.5 The following table sets out the sustainability objectives established through a comprehensive SA Scoping process that considered the aims and objectives of a range of plans, policies and programmes and took the available baseline information relating to the area into full consideration. The unique nature of the Neighbourhood Plan area meant that the response of Statutory Consultees, in particular Historic England, was fundamental to establishing the SA Objectives to ensure that the impact of the draft plan could be fully assessed and addressed.
- 1.5.6 All available baseline information regarding the plan area and identification of the sustainability issues of the plan area were also taken into account in determining the below SA Objectives.
- 1.5.7 The below table sets out the Sustainability Appraisal Topics and Objectives which will be used to assess the Neighbourhood Plan Policies and Project Areas, to identify and effects and suggest mitigation to minimise any impacts. These objectives have been derived through the comprehensive scoping process that considered the potential sustainability issues within the Minster Precinct Area, having regard to the baseline information available.
- 1.5.8 Many of the 'Environmental' issues have been scoped out of this report following this consultation process. It was agreed through consultation with various stakeholders, that given the nature of the York Minster Precinct, 'Biodiversity', 'Fauna and Flora', 'Water and soil', 'Air quality' and 'Climate Change' should not be assessed within the Sustainability Appraisal as any significant effects in this regard are unlikely.

| SA Topic                                     | SA Objective   | Will this Neighbourhood Plan help to:   |
|--|--|---|
| Landscape, Cultural Heritage and Archaeology | Conserve and enhance the historic environment and heritage assets of the Minster Precinct as well as their unique settings | Provide for the long-term conservation and enhancement of the heritage assets in the Precinct?  |
|  |  | Provide for the long-term conservation and enhancement of the setting of these assets in the form of a distinctive Precinct?  |
|  |  | Support physical and intellectual access for all to, and interpretation and enhancement of, the historic environment?   |
|  |  | Ensure that any development is proportional and sympathetic to the setting?   |
|  |  | Provide for the identification and assessment of previously unidentified heritage assets, for designation and/ or inclusion within the Neighbourhood Plan and non-designated heritage assets?   |
|  | Protect and enhance the character and quality of the Precinct's landscape  | Provide for the conservation and enhancement of the Precincts landscape?  |
|  |  | Support interpretation and understanding of the Precinct?   |
|  |  | Enhance or reveal the key aspects and qualities of the historic environment, including the distinct skyline of the Precinct and the surrounding historic townscape, ensuring the visual dominance of the Minster both in and beyond the precinct? |
|  | Conserve and support the expressions of cultural heritage associated with the Minster Precinct.                            | Aid in interpretation of the significance and history of the Precinct?  |
|  |  | Support the function of the Precinct as a venue for cultural expression?  |
| Health and Wellbeing                         | Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space          | Provide or maintain access to amenity, learning and community facilities for use by different age groups and social groups?   |
|  |  | Maintain or enhance the quality of life of existing residents?  |
|  |  | Preserve the important open, natural amenity and green spaces present in the Precinct and their distinct characters?  |
|  |  | Promote social interaction between different people and groups?   |
|  | Improve the health and wellbeing of local and York residents   | Promote accessibility to the Minster Precinct, community facilities and main features of interest?  |
|  |  | Encourage healthy lifestyles?   |
|  |  | Preserve the safety and security of Precinct residents and users?   |
|  |  | Minimise all types of pollution and their effects on Precinct residents and users?  |
| Economy                                      |  | Contribute to the viability and vitality of York City Centre?   |

|         |  |   |
|---------|--|---|
|         | Support York, and the City Centre in particular, as a centre for tourism and retail business.                    | Create or reorder public realm spaces which serve to attract and retain visitors, encouraging knock-on positive impacts for local businesses? |
|         | Support the tourism industry in York.  | Support the Minster Precinct as a site of economic activity, including the minsters role as a key tourist attraction and draw?                |
|         | Support the visual identity and brand of York, making York an attractive venue for business and investment.      | Contribute to the visual identity and brand of the wider city?  |
| Society | Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct. | Encourage walking and cycling?  |
|         |  | Allow access for residents, businesses and users of the Minster School?   |
|         |  | Reduce conflicts between different classes of transport users?  |
|         |  | Support the transport network for York?   |

1.5.9 It is important to emphasise that the Plan will be strategic in nature, omitting detail to enable flexibility at the planning application stage. The strategic nature of the Plan is reflected in the scope of the SA.

## 1.6 Planning Policy Context

1.6.1 The Neighbourhood Plan is prepared in the context of adopted and emerging planning policy at a national and local level, as outlined below. In line with NPPF Paragraph 30, once adopted, policies within the Neighbourhood Plan will become a material planning consideration in the determination of planning applications in the York Minster Precinct Area. These Policies will take precedence over non-strategic policies in a local plan covering the neighbourhood area.

### *City of York Local Plan*

1.6.2 The York Minster Precinct Neighbourhood Plan is being prepared in the context of the emerging City of York Local Plan which, when adopted will provide a framework for the planning and delivery of future development across the City of York.

1.6.3 The emerging City of York Local Plan will provide a framework to guide and promote development, and to protect the quality of York's unique historic, natural and built environment. The Local Plan will set strategic priorities for the whole city and will form the basis for planning decisions for a 15-year period and beyond.

1.6.4 The Local Plan Publication Draft ('the emerging Local Plan') being submitted to the Secretary of State for Inspection and Regulation 19 Consultation on 25<sup>th</sup> May 2018. This draft is currently being assessed by an independent inspector to confirm its compliance with the National Planning Policy Framework (NPPF).

1.6.5 Following instruction from the Inspectors, consultation was held on the Proposed Modifications to the Local Plan between 10 June and 22 July 2019. A date for finalisation of the Local Plan examination has not yet been announced.

1.6.6 Local Plans provide an overarching strategic framework to guide development, rather than detailed, low- level regulations. Neighbourhood Plans must be in general conformity with

the strategic policies of an adopted or emerging Local Plan, and serve to ensure that the needs and wants of those with the closest relationship with a neighbourhood- those who live and work in it- guide the micro-level planning policy of that area.

- 1.6.7 The development of the Neighbourhood Plan has proceeded in close consultation with City of York Council, to ensure that it forms a complementary document to the existing Local Plan and the new Local Plan Publication Draft.
- 1.6.8 The current Local Plan makes no specific mention of the Minster Precinct. However, the emerging Local Plan (Policy SS3) places the city centre as the ‘economic, social and cultural heart of York’ and recognises the importance of the Minster, stating:
- ‘York Minster Central Precinct is approximately 8 hectares in size. The Minster is still the pre-eminent structure in the City of York today and it continues to play a significant role in the religious, social and cultural life of the city. The Council will work with the Minster authorities, as appropriate, to future plan for its development and better reveal the significance of its special character and appearance’*
- 1.6.9 The inclusion of the Precinct in this Policy is in line with the objectives of the Neighbourhood Plan, and means that any development proposals within or adjacent to the Precinct would need to demonstrate how they consider, support or impact on the Precinct as part of a planning application.
- 1.6.10 The Minster Precinct is depicted on the Local Plan’s City Centre Policies Map (As outlined in figure 1.2 below). It should be noted that this varies slightly from the Neighbourhood Area boundary as approved by the Council in March 2019, due to the addition of Duncombe Place to the Neighbourhood Area.
- 1.6.11 The emerging Local Plan does not allocate any development sites in the Minster Precinct.

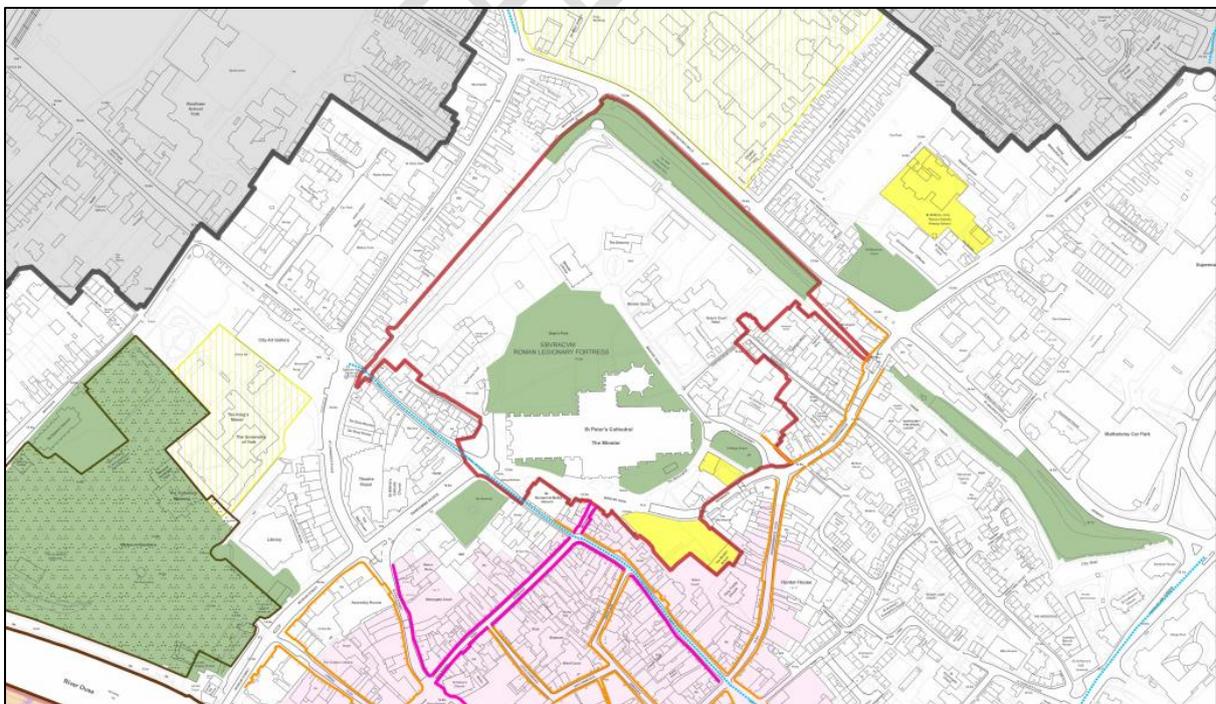


Figure 1.2 York Local Plan Policies Map extract (As submitted)

**National Planning Policy Framework (NPPF)**

- 1.6.12 The National Planning Policy Framework (NPPF) is the single most relevant document for guiding the development of Planning Policy Documents. Most recently updated in 2019, the document sets out the governments planning policies and how these are expected to be applied. It provides a broad, high-level framework for the creation of Local and Neighbourhood Plans, as well as guidance on how decisions should be made within the planning system. Most importantly, paragraph 11 of the NPPF sets out a 'presumption in favour of development' which should guide all plans and decisions.
- 1.6.13 At paragraph 29, the NPPF seeks to give communities the power to develop a shared vision for their area to shape, direct and help to deliver sustainable development.
- 1.6.14 Paragraph 13 of the NPPF specifies that Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

**Regional Spatial Strategy (RSS)**

- 1.6.15 Regional Spatial Strategies (RSS's), were introduced in 2004 to provide regional level planning frameworks for the regions of England outside of London. These documents bridged the gap between nationally-determined aspirations and local planning policies.
- 1.6.16 Whilst the use of Regional Spatial Strategies was largely revoked under the Localism Act 2011, The York Green Belt policies, outlined within the Yorkshire and Humber RSS, were 'saved' and continue to identify the general extent of York's Green Belt to 6 miles from the city centre. The location of the Minster Precinct means that the areas is not subject to these policies.

## 2. The process so far

- 2.0.1 This section of the report covers the identification, description and evaluation of the significant effects of reasonable alternatives. On reviewing the Plan and evidence base, reasonable alternatives have been identified for the four main projects included within the Neighbourhood plan.
- 2.0.2 Four geographical areas of intervention have been identified across the Precinct, the level and nature of proposed intervention within these geographical areas has been assessed below.

### 2.1 Reasonable Alternatives

- 2.1.1 The draft York Minster Neighbourhood Plan is centred on the delivery of 4 key areas of change. These areas have been developed to fulfil the aims and objectives of the Neighbourhood Plan, conserve the historic environment and ensure a positive visitor environment, which in turn will ensure the long term future of the Minster and heritage assets within the Precinct.
- 2.1.2 This section of the report covers the identification, description and evaluation of the significant effects of reasonable alternatives. On reviewing the Plan and evidence base, reasonable alternatives have been identified for the 4 key areas of change. Given the nature of the Neighbourhood Plan area, no housing need has been identified and no site allocations have been made.
- 2.1.3 The process of deciding upon the 4 key areas of change which are included within the Neighbourhood Plan was undertaken by the Neighbourhood Plan Forum, who went through a transparent process to determine which options to progress within the Neighbourhood Plan. This took account of both the physical attributes of each option, but also whether the allocation of the site would be compatible with the objectives of the Plan and the role of the community in life at the Minster.
- 2.1.4 The Minster sits within a precinct extending to approximately 6 hectares which is made up of various properties, many of which are either Grade II\* or Grade II. The minster is both Grade I listed and one of a number of Scheduled Ancient Monuments in the immediate vicinity. There are significant archaeological remains throughout the Precinct. The Minster Precinct is therefore a highly complicated and sensitive area of the city, the future care of which must be carefully planned. Heritage considerations have been of paramount importance in formulating the Policies and the 4 key areas of change in the precinct.
- 2.1.5 The Minster receives no ongoing Government funding or central Church of England financial support. The responsibility for caring for the building and its precinct falls with Chapter which relies on the generosity of various funding bodies and paying visitors. Ensuring a viable and sustainable business to underpin the care of the Minster is a key aim of the draft York Minster Neighbourhood Plan and has been driving element of the identified key areas of change.
- 2.1.6 The 4 clearly delineated areas of change have been identified and presented through the Neighbourhood Plan. These areas have been chosen as the most appropriate and sensitive following numerous consultations with various stakeholders.
- 2.1.7 The Neighbourhood Plan has been developed to provide a flexible document against which Chapter can manage its limited resources appropriately to maintain both a viable and sustainable precinct and business model for future generations to enjoy the Minster. The

following challenges for the Minster precinct have been important in deciding upon the 4 key projects identified within the Neighbourhood Plan:

- Maintaining high numbers of visitors is essential to funding fabric repairs of York Minster. It is necessary to provide the necessary facilities to support the visitor department. The North West doors cannot continue to accommodate the level of visitors and as such ticketing needs to be taken out of the minster.
- Unlike many cathedrals, York Minster has no dedicated café to offer refreshments to visitors. An appetite for such facilities has been raised by the community on numerous occasions.
- York Minster does not benefit from a purpose built, fit for purpose space within which to exhibit their collection or share with other museums on a reciprocal basis. Exhibitions are primarily held in the undercroft which is unsuitable in the long-term given the high humidity levels associated with damp.
- The Minster has no dedicated community space which the Canon Pastor can use for youth groups, community meetings and other such events.
- Measures to ensure the safety of visitors to the Minster are necessary, following advice from the Counter Terrorism Unit.
- Additional teaching space has been identified as a requirement by the school and learning team.

2.1.8 This chapter of the SA assesses the 4 key projects included within the neighbourhood plan against reasonable alternatives.

***Assessment of the 'no Neighbourhood Plan' Option***

2.1.9 Given the unique nature of the York Minster Precinct and the clear requirement to maximise the potential of the various assets across the estate to ensure the long term sustainability of the heritage asset, the development of a Neighbourhood Plan has been identified as the most appropriate mechanism for guiding development in the Precinct. This document will set out a clear framework for development to ensure all proposals enhance the Minster Precinct.

2.1.10 In light of the Local Plan position of York, a Neighbourhood Plan for the Minster Precinct is considered to be the most appropriate method of ensuring development proposals align with the long term goal of protecting the heritage assets in the Minster Precinct.

2.1.11 The 'no plan' option was considered at the same time that the draft Plan policies were assessed. It is evident that given the Neighbourhood Plan was developed to ensure the Minster and the Precinct it sits in is protected in the long term, to proceed without a Neighbourhood Plan would result in neutral or negative effects, particularly in a longer term context.

2.1.12 The project areas and the potential development within will ensure that the visitor experience is enhanced and will result in much needed economic input to the Minster to be invested in fabric repairs.

2.1.13 The opportunities identified for the project areas will change the way in which the public and visitors to the Minster interact with the Heritage Asset, they aim to mitigate against the current issues caused by a significant number of visitors to the existing ticketing area within the Minster building, by moving ticketing facilities off site.

2.1.14 There are a number of controls within the plan which aim to ensure that planning applications made relating to the Minster or any other asset within the Precinct area, are

fully evidenced with relevant technical documents and are determined with the input of suitably qualified professionals.

- 2.1.15 It is therefore clear that given the benefits which can be derived from a Neighbourhood Plan in terms of directing and controlling necessary development in the Precinct, proceeding without a Neighbourhood plan was discounted as an option early in the process.
- 2.1.16 It is clear that some development is necessary to accommodate and encourage more visitors to York Minster and to the Wider Precinct and to improve the Minster and its surrounding buildings as a community facility for worship and learning. Without a Neighbourhood Plan to clearly identify opportunities and project areas there would be a risk that there would be no development proposals and business in the precinct would continue as normal. This could result in damage to the fabric of the building given the number and concentration of visitors to the existing ticketing facilities within the precinct.
- 2.1.17 Without a Neighbourhood Plan for the precinct there would also be a significant risk that sufficient money could not be made to undertake the constant repairs and running costs in the long term, resulting in the Minster falling into disrepair.
- 2.1.18 The York Minster Precinct Neighbourhood Plan also provides an opportunity for the community to share in and shape the wider vision for the precinct in a way that would not be possible if development was proposed on a project by project basis.

#### **Assessment of the 4 Key Project Areas**

- 2.1.19 It has always been Chapters intention to minimise the need to develop new buildings by making the best use of existing assets, maximising their potential both to support operational needs, mission and income generating opportunities. Equally, it is fundamental to Chapter that the significance of the historic environment is respected and celebrated. Each of the four key project areas is taken in turn and reasonable alternatives assessed, with an account of the preferred option provided.

#### Area 1- South Piazza and College Green

##### **What alternatives have been discarded, and why?**

| Alternative   | Reasoned Justification  | Suitability |
|---|---|-------------|
| Redeveloping existing properties on High Petersgate to create ticket office and café through internal modifications | <ul style="list-style-type: none"> <li>- Consultation feedback requested visitor facilities be kept away from Dean's Park</li> <li>- Insufficient space to meet requirement</li> <li>- Complicated nature and significance of Grade II listed properties</li> <li>- Buildings let on existing commercial basis</li> </ul> |             |
| Development of small ticket office on the lawn in front of the South Quire Aisle                                    | <ul style="list-style-type: none"> <li>- Concern raised at public consultation stage</li> <li>- Potential impact on setting of Grade I and Grade II assets</li> <li>- Potential archaeological impact</li> </ul>  |             |

**What alternatives have been progressed, and why?**

| Alternative   | Reasoned Justification   | Suitability |
|---|--|-------------|
| Reorder the South Transept Piazza, including the creation of a permanent ticket office, the relocation of the Constantine statue and the change of use of 1 Deansgate from residential to a café/refectory. | <ul style="list-style-type: none"> <li>- Moves the visitor facilities from inside the Minster to de-clutter the building, facilitate improved welcome for visitors and support the Visitor Experience Team in managing the large numbers of visitors to York Minster.</li> <li>- Re-use of existing assets</li> <li>- Provision of a café to generate income to reinvest in the fabric of the cathedral</li> <li>- Improvement to public realm and setting of the Minster</li> </ul> |             |

## Area 2- West Front &amp; Queens Square

**What alternatives have been discarded, and why?**

| Alternative | Reasoned Justification   | Suitability |
|-------------|--|-------------|
| No Action   | <ul style="list-style-type: none"> <li>- Risk to safety and security of visitors as advised by Counter Terrorism Unit</li> </ul> |             |

**What alternatives have been progressed, and why?**

| Alternative  | Reasoned Justification  | Suitability |
|--|---|-------------|
| Creation of a new public square for civic and ceremonial use | <ul style="list-style-type: none"> <li>- Significant improvements to public realm</li> <li>- Safety and security of visitors</li> <li>- Priority given to pedestrians and cyclists</li> <li>- Rationalisation of vehicular access to residential and commercial uses in the precinct</li> <li>- Opportunity to design the area to reflect the history of the site and its important setting adjacent to the West Front of York Minster</li> </ul> |             |

## Area 3- Old Palace

**What alternatives have been discarded, and why?**

| Alternative   | Reasoned Justification  | Suitability |
|---|---|-------------|
| Move the educational/museum facility off site           | <ul style="list-style-type: none"> <li>- Loss of educational and community facility</li> <li>- Likely impact to Minsters income</li> <li>- Potential heritage impact</li> </ul>   |             |
| Take no action and continue to invest in the Undercroft | <ul style="list-style-type: none"> <li>- This is not an economically viable solution</li> <li>- Environment unsuitable for use</li> <li>- Potential harm caused to historic artefacts through storage in unsuitable conditions</li> </ul> |             |
| Redevelop Church House to accommodate the collection    | <ul style="list-style-type: none"> <li>- Potential amenity impact on existing residences</li> <li>- Does not make best use of existing assets</li> <li>- Site divorced from Precinct</li> </ul>   |             |

**What alternatives have been progressed, and why?**

| Alternative  | Reasoned Justification   | Suitability |
|--|--|-------------|
| Demolition of the late C20th accretions around the old Bishops Palace and replace with purpose built, multi-functional space over 20,000 sq. ft. | <ul style="list-style-type: none"> <li>- Potential to enhance the setting of a listed building</li> <li>- New build to specification required to house historic artefacts</li> </ul> |             |

## Area 4- Back of House and Storage

**What alternatives have been discarded, and why?**

| Alternative | Reasoned Justification  | Suitability |
|-------------|---|-------------|
| No Action   | <ul style="list-style-type: none"> <li>- The unique heritage considerations require storage for an assortment of stone from the Minster which forms part of the inventory and collection. Storage is also required for objects needed to support the day to day running of the minster such as chairs, chapel furniture, flower urns, school sports equipment etc. The existing situation does not represent the best use of the asset. Facilities to support the care of the historic fabric.</li> </ul> |             |

**What alternatives have been progressed, and why?**

| Alternative  | Reasoned Justification   | Suitability |
|--|--|-------------|
| Develop the final two bays at the East End of the North Quire Aisle which benefits from lapsed consent granted by CFCE in 2014.  | <ul style="list-style-type: none"> <li>- Provide much needed storage to accommodate the extensive assortment of stone from the Minster which forms part of the inventory and collection, as well as the large scaffold requirement which includes poles, boards and clips.</li> <li>- Positive landscape impact by removing the temporary storage space from the Residents Garden next to the Old Palace.</li> </ul> |             |
| Redevelop underutilised space to the rear of the Deanery and Minster Court which will provide significant storage space, enabling the removal of the temporary storage | <ul style="list-style-type: none"> <li>- Ensure the best use of the limited land available within the precinct</li> <li>- Landscape improvement through removal of temporary storage</li> </ul>  |             |

|   |  |  |
|---|--|--|
| from the Residents Garden next to the Old Palace  |  |  |
| Provision of Affordable Housing   | <ul style="list-style-type: none"> <li>- Significant social benefit derived from providing affordable housing for the Minster Community, particularly apprentices.</li> <li>- Makes an important contribution to affordable housing provision in York City Centre, in an area where living costs are high.</li> <li>- Provision of Affordable housing in this location does not impact the public realm, given that this area of the estate is private.</li> </ul> |  |
| Continued use of St Williams College as Offices for the Chapter of York, meeting and conference space | <ul style="list-style-type: none"> <li>- Meeting the charitable objectives of St William's College.</li> <li>- Brings a vacant Grade I listed building back into use.</li> </ul>   |  |

2.1.20 On reviewing the Plan and evidence base, reasonable alternatives have been identified for the main project areas identified the Neighbourhood plan. Through assessing options for the Minster Precinct, 4 key project areas have been identified, which identify future growth and development opportunities which will support the sustainability of the Minster Precinct:

1. South Piazza and College Green- Reorder the South Transept Piazza, including the creation of a permanent ticketing office, the relocation of the Constantine statue, a move to using the South Transept as the main entrance to the Minster, and the change of use of 1 Deansgate from residential to a café/ refectory.
2. West Front & Queen's Square- Reorder Duncombe Place to create a public realm space while ensuring the security of visitors.
3. Old Palace- Designating the Old Palace for educational use, with potential sympathetic redevelopment to meet the needs for educational and dedicated museum space in the future.
4. Back of House and Storage- Redeveloping the Deanery Garages and the rear of Minster Court to create storage and first floor residential accommodation for four people. This accommodation is to be designated as affordable accommodation for the Minster community.

### 3 Vision and Key Projects

3.0.1 Over the period 2020-2035, the policies within the Neighbourhood plan will be applied (alongside those of the adopted City of York Plan) when determining planning applications within the York Minster Precinct Neighbourhood Plan area, the extent of which is outlined at Figure 1.1.

3.0.2 The Vision for the Precinct area has been developed through community consultation and stakeholder engagement:

*'In 2038, York Minster Precinct continues to be a welcoming and special place loved and used by the local community and visitors from around the world. It is acknowledged as a lynchpin in the cultural identity and daily life of the City of York and reaches out to engage the community in discovering God's love'*

3.0.3 The Neighbourhood Plan aims to accomplish this by achieving the following high level objectives:

- 1) Promoting the social, economic and environmental wellbeing of the Minster Precinct Neighbourhood Area.
- 2) Planning for the long term financial and physical maintenance of York Minster and its Precinct.
- 3) Identifying ways, in consultation with relevant authorities and organisations, of involving the whole community in the preparation of the Plan; and to gather, analyse and present the views and opinions in such a way as to ensure that the Plan is as comprehensive and inclusive as reasonably possible.
- 4) Working in partnership with the City of York Council in the preparation and plan submission of the Neighbourhood Plan, and ensuring that the Neighbourhood Plan conforms to local and national planning policies.

3.0.4 These objectives were initially developed in consultation with Chapter and are based upon a thorough awareness of the working of the Minster Precinct Area and an assessment of all reasonable alternatives as outlined within section 2 of this report.

3.0.5 These objectives were initially assessed against the SA objectives, this assessment seeks to identify any synergies or inconsistencies between Neighbourhood Plan objectives and the SA objectives which were determined following consultation with stakeholders at Scoping Stage.

| Sustainability Appraisal Framework<br>Neighbourhood Plan Objective- Promoting the social, economic and environmental wellbeing of the Minster Precinct Neighbourhood Area |                        |   |
|---|------------------------|---|
| SA Objective  | Synergy/ Inconsistency | Synergies/ Inconsistencies identified   |
| Conserve and enhance the historic environment and heritage assets of the  | Synergy                | Much of the social, economic and environmental wellbeing of the Minster Precinct Neighbourhood Area is derived from the rich historic environment, which generates a significant economic |

|   |         |   |
|---|---------|---|
| Minster Precinct as well as their unique settings   |         | benefit for the Minster. The Neighbourhood Plan Objective and SA Objectives align as the conservation and enhancement of the historic environment will result in the promotion of the social, economic and environmental wellbeing of the Minster Precinct Neighbourhood Plan Area. |
| Protect and enhance the character and quality of the Precinct's landscape   | Synergy | Both the Neighbourhood Plan Objectives and the SA Objectives seek to enhance the environmental wellbeing of the Precinct. This will be partially achieved through landscape improvements.   |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct.                   | Synergy | Both objectives of the Neighbourhood Plan and SA seek to improve social wellbeing.  |
| Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space | Synergy | In seeking to cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space, the SA objective will be achieved.   |
| Improve the health and wellbeing of local and York residents  | Synergy | These objectives are closely aligned to improve the wellbeing of users of the Minster Precinct  |
| Support York, and the City Centre in particular, as a centre for tourism and retail business.                     | Synergy | The SA Objective seeks to improve the economic and environmental wellbeing of the Minster Precinct, which is likely to have a positive impact on tourism and retail businesses within York  |
| Support the tourism industry in York.   | Synergy | The SA Objective seeks to improve the economic and environmental wellbeing of the Minster Precinct, which is likely to have a positive impact on tourism and retail businesses within York  |
| Support the visual identity and brand of York, making York an attractive venue for business and investment.       | Synergy | The SA Objective seeks to improve the economic and environmental wellbeing of the Minster Precinct, which is likely increase visitors to the Precinct and to York, having a positive impact on business and investment in York.   |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct.  | Synergy | This SA objective will contribute to the wellbeing of users of the Precinct, this includes sustainable and appropriate access.  |

| Sustainability Appraisal Framework<br>Neighbourhood Plan Objective- Planning for the long term financial and physical maintenance of York Minster and its Precinct. |                        |   |
|---|------------------------|---|
| SA Objective  | Synergy/ Inconsistency | Synergies/ Inconsistencies identified   |
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct as well as their unique settings  | Synergy                | The heritage assets within the Minster Precinct is a major draw encouraging tourism to both the Precinct itself and to York more widely. The conservation and enhancement of these assets and their settings is likely to generate additional visitors and ensure the generation of additional investment in the Minster and its maintenance. |
| Protect and enhance the character and quality of the Precinct's landscape   | Synergy                | Both objectives seek to enhance the landscape of the Minster Precinct, through additional financial investment.   |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct.   | Synergy                | The support of expressions of cultural heritage will assist in achieving the aim of generating finances for the long term financial and physical maintenance of the Minster and its Precinct.   |
| Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space   | Synergy                | This SA objective helps to achieve the aim of planning for the long term financial and physical maintenance of the Precinct.  |
| Improve the health and wellbeing of local and York residents  | Synergy                | The SA objective of helping to achieve the health and wellbeing of local residents will assist in directing investment to areas in which it is most beneficial to residents and users of the Precinct   |
| Support York, and the City Centre in particular, as a centre for tourism and retail business.   | Synergy                | These objectives align and will work together to generate and direct additional investment  |
| Support the tourism industry in York.   | Synergy                | The heritage assets within the Minster Precinct is a major draw encouraging tourism to both the Precinct itself and to York more widely. The conservation and enhancement of these assets and their settings is likely to generate additional visitors and ensure the   |

|  |         |   |
|--|---------|---|
|  |         | generation of additional investment in the Minster and its maintenance.   |
| Support the visual identity and brand of York, making York an attractive venue for business and investment.      | Synergy | The Minster Precinct and the heritage assets within it make a significant contribution to the character of York. Their maintenance and enhancement will ensure that York remains an attractive venue for business and investment                    |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct. | Synergy | Ensuring sustainable access to and from the Minster Precinct will ensure it remains a popular destination.<br><br>This SA objective will also assist in directing future investment to maintain and improve the heritage assets and their settings. |

#### Sustainability Appraisal Framework

**Neighbourhood Plan Objective- Identifying ways, in consultation with relevant authorities and organisations, of involving the whole community in the preparation of the Plan; and to gather, analyse and present the views and opinions in such a way as to ensure that the Plan is as comprehensive and inclusive as reasonably possible.**

| SA Objective   | Synergy/ Inconsistency | Synergies/ Inconsistencies identified  |
|--|------------------------|--|
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct as well as their unique settings | Synergy                | This Neighbourhood Plan objective will ensure that the Plan will be developed in close consultation with Historic England, meaning that the proposals within will be developed with the conservation and enhancement of the heritage assets as the primary objective |
| Protect and enhance the character and quality of the Precinct's landscape  | Synergy                | This Neighbourhood Plan objective will ensure that Historic England, Natural England and the community are involved in the Plan from the outset, allowing the highly valued landscape to be properly considered  |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct.                            | Synergy                | The Minster is first and foremost a place of Worship. It is therefore fundamental to ensure that the needs of the community are met to accommodate worshippers.  |
| Cater for the needs of residents, visitors and community groups in terms of access to                                      | Synergy                | The Minster is first and foremost a place of Worship. It is therefore fundamental to ensure that the needs of the community are met to accommodate worshippers. This Neighbourhood Plan  |

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| facilities and shared space  |         | objective will also ensure that the views of all people who use the Precinct are taken into account and the plan reflects the views of all.  |
| Improve the health and wellbeing of local and York residents   | Synergy | Allowing the community to shape the plan, as outlined within the Neighbourhood Plan Objective, will ensure that the SA objective is met.   |
| Support York, and the City Centre in particular, as a centre for tourism and retail business.                    | Synergy | These objectives align to ensure that the visitor experience is enhanced through the plan, this is likely to have a positive impact on the function of York and a centre for tourism and business.     |
| Support the tourism industry in York.  | Synergy | These objectives align to ensure that the visitor experience is enhanced through the plan, this is likely to have a positive impact on the function of York and a centre for tourism and business.     |
| Support the visual identity and brand of York, making York an attractive venue for business and investment.      | Synergy | The consultation between various stakeholders will ensure that the character of the Minster Precinct in the context of York is properly understood.  |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct. | Synergy | These objectives align to ensure that the requirements of residents, workers, businesses and visitors are understood and can be incorporated into forthcoming proposals to support sustainable access. |

#### Sustainability Appraisal Framework

**Neighbourhood Plan Objective- Working in partnership with the City of York Council in the preparation and plan submission of the Neighbourhood Plan, and ensuring that the Neighbourhood Plan conforms to local and national planning policies.**

| SA Objective   | Synergy/ Inconsistency | Synergies/ Inconsistencies identified   |
|--|------------------------|---|
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct as well as their unique settings | Synergy                | This SA objective aligns with Policies SS3 'York City Centre', D1 'Placemaking', D2 'Landscape and Setting', D3 'Cultural Provision', D4 'Conservation Areas', D5 'Listed Buildings', D6 'Archaeology', D8 'Historic Parks and Gardens', and D10 'York City Walls' of the emerging City of York Local Plan, and Paragraph 185 of the National Planning Policy Framework (NPPF). |

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| Protect and enhance the character and quality of the Precinct's landscape   | Synergy | This SA objective aligns with Policies SS3 'York City Centre', D1 'Placemaking', D2 'Landscape and Setting', D4 'Conservation Areas', D5 'Listed Buildings', D6 'Archaeology', D8 'Historic Parks and Gardens', and D10 'York City Walls' of the emerging City of York Local Plan, and Paragraph 20 (d) of the National Planning Policy Framework (NPPF).                       |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct.                   | Synergy | This SA objective aligns with Policies SS3 'York City Centre', D1 'Placemaking', D2 'Landscape and Setting', D3 'Cultural Provision', D4 'Conservation Areas', D5 'Listed Buildings', D6 'Archaeology', D8 'Historic Parks and Gardens', and D10 'York City Walls' of the emerging City of York Local Plan, and Paragraph 185 of the National Planning Policy Framework (NPPF). |
| Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space | Synergy | This SA objective aligns with Policies SS3 'York City Centre', D1 'Placemaking', D2 'Landscape and Setting', HW1 'Protecting Existing Facilities' D8 'Historic Parks and Gardens', and D10 of the emerging City of York Local Plan, and Paragraph 20 (c) and Paragraph 91 and 92 of the National Planning Policy Framework (NPPF).  |
| Improve the health and wellbeing of local and York residents  | Synergy | This SA objective aligns with Policies SS3 'York City Centre', D1 'Placemaking', D2 'Landscape and Setting', HW1 'Protecting Existing Facilities' and HW7 'Healthy Places', of the emerging City of York Local Plan, and Paragraph 20 (c) and Paragraph 91 and 92 of the National Planning Policy Framework (NPPF).   |
| Support York, and the City Centre in particular, as a centre for tourism and retail business.                     | Synergy | This SA objective aligns with Policies SS3 'York City Centre' and 'EC4 'Tourism', of the emerging City of York Local Plan.  |
| Support the tourism industry in York.   | Synergy | This SA objective aligns with Policies SS3 'York City Centre' and 'EC4 'Tourism', of the emerging City of York Local Plan.  |
| Support the visual identity and brand of York, making York an attractive venue for                                | Synergy | This SA objective aligns with Policies SS3 'York City Centre', D1 'Placemaking', D2 'Landscape and Setting', D3 'Cultural Provision', D4 'Conservation Areas', D5   |

|  |         |  |
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| business and investment.   |         | 'Listed Buildings', D6 'Archaeology', D8 'Historic Parks and Gardens', and D10 'York City Walls' of the emerging City of York Local Plan, and Paragraph 185 of the National Planning Policy Framework (NPPF).  |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct. | Synergy | This SA objective aligns with Policies SS3 'York City Centre', D1 'Placemaking', T1 'Sustainable Access' and HW7 'Healthy Places', of the emerging City of York Local Plan, and Paragraph 20 (c) and Paragraph 91 and 92 of the National Planning Policy Framework (NPPF). |

3.0.6 All of the high level objectives align with the objectives of the Sustainability Appraisal. This assessment has allowed for the Neighbourhood Plan objectives to be expanded, ensuring they are clear and concise, whilst achieving the aims of the SA.

3.0.7 The Neighbourhood Plan Objectives, as included with the Neighbourhood Plan are:

- To better preserve and celebrate the historic environment of York Minster.
- To create new facilities to better improve the welcome to York Minster with improved visitor facilities.
- To create a defined Minster Precinct which is safe and welcoming to all.
- To create new public realm of exemplary design quality which reflects the special character and history of the Minster Precinct.
- To better use Chapter assets for the good of the Minster.
- To create a dedicated museum to display the Minster's collection and create opportunities to host temporary exhibitions including touring exhibitions of national and international importance.
- To create new flexible community space with improved facilities for learning and participation.
- Invest in facilities to support the Minster School and its choral tradition, creating a centre of excellence for music.
- To ensure financial and environmental sustainability, sit at the heart of how we care for the Minster over the Plan period with the target of achieving Eco Gold Church status by 2025.
- To enhance the stock of trees within the Precinct and improve the publicly accessible parts of the Precinct to support the wellbeing of our community and the people of York

3.0.8 These objectives have helped inform and shape the policies set out in Section 4.

3.0.9 The key principles which guide the Neighbourhood Plan objectives are as follows:

- 1) Foster Chapter's mission to welcome everyone to share God's love by maximising and improving disabled access to all parts of the Precinct.
- 2) Where possible, to reuse existing buildings and assets to achieve their best potential use.

- 3) Any new development is to be sympathetic and in keeping with the rich heritage and setting of the Precinct.
- 4) Take a holistic, 'Precinct-wide' view that includes consideration of cumulative and synergistic effects.
- 5) Respect the fabric and setting of heritage assets and the Precinct as a whole.
- 6) Develop policies based on a solid evidence base, including the York Minster Conservation Management Plan, visitor information, archaeological and historic data and existing conservation appraisals.
- 7) Plan for future needs and wider social, economic, environmental and cultural changes, such as climate change.

3.0.10 The Neighbourhood Plan sets out a number of project areas and a framework for each of these, which are outlined as key projects within the Neighbourhood Plan. These projects have been assessed against reasonable alternatives in Section 2 of this report and were determined to be most suitable. The Project areas outlined within the Neighbourhood Plan are as follows:

***Area 1- 'South Piazza and College Green' (Neighbourhood Plan Policy PA1)***

3.0.11 The focus of the busy, visitor experience facilities will be focussed at the south. The main visitor entrance will be moved to the South Transept and Chapter will use its existing properties to redevelop into a new ticket office with limited new build at 1 Deangate to create a café.

**Policy PA1 – South Piazza & College Green**

Development at the South Transept will be supported in accordance with the parameters plan:

- A. Zone for built development of maximum 1 storey to accommodate Minster visitor facilities (such as café, toilets, exhibition space). To be visible across South Piazza for intuitive visitor orientation, while retaining and enhancing views to the Minster and Red House/St William's College.
- B. Zone for built development of maximum 2 storey to accommodate Minster visitor facilities. Development should retain 1 Deangate if feasible. Ground floor to:
  - i. Accommodate necessary commercial and school refuse storage, while providing an appropriate built frontage to the school grounds.
  - ii. maintain an access route (via an archway) to enable controlled vehicle access to school grounds, accommodate a turning circle for refuse collection vehicles, and provide flexibility for use as a pedestrian and cycling route if required.
- C. Potential reconfiguration of public / private boundary to enhance the setting of the Minster, remove redundant highways alignments, and provide usable outdoor spaces for visitors and the Minster School. Reconfiguration to:
  - i. Re-provide and/or enhance the area dedicated to school amenity space;
  - ii. provide outdoor seating for the proposed Minster café (zones A & B)
  - iii. remove redundant highways carriageway

- iv. maintain the potential for a public pedestrian and cycling access along Deangate, and
  - v. create a clear definition between public and private space.
- D. Zone for reconfigured stone mason's working area (indicative boundary) of around 800 sq. Boundary to be secure, but with appropriate fencing to allow for visitor engagement with stone mason work.
- E. Queen's Path to be realigned for improved pedestrian access and enhanced views towards Red House and St William's College. Path to incorporate flexibility for a cycle route of minimum 2.5m and emergency vehicle access. Statue of Constantine to be relocated to the west of the South Door.
- F. Deangate to maintain access to Stone yard, School (via archway) and servicing to Minster visitor facilities. On road cycling route to be maintained if required.
- G. No build zone to maintain / strengthen view between historic school building frontage and the Minster.
- H. Opportunity to improve and reconfigure College Green to provide greater usable public space, an enhanced pedestrian and cycling route and enhanced setting of the Minster, while maintaining access for essential vehicles.

#### **Area 2- 'West Front and Queen Square' (Neighbourhood Plan Policy PA2)**

- 3.0.12 A new civic and ceremonial space will be created for the city and named in honour of the Queen to mark her Platinum Jubilee in 2022. The Chapter of York will place a statue of the Queen in an empty niche at the West Front and Her Majesty has approved the proposal and will ultimately select the design of the statue which will be carved by the Minster's masons. The City will lead design and procurement.
- 3.0.13 Detailed proposals for Queen's Square will be brought forward by way of a Design Competition with public consultation playing an important part in the selection of the preferred design. As the first public square created in York in 200 years, this will be a community led scheme. The successful architect will need to consider the many issues which need to be carefully incorporated into any design solution, namely:
- Restricted access along Duncombe Place must be maintained for the Theatre Royal, St Wilfrid's Church, Dean Court Hotel (drop off and pick up), The Pureycust, York Minster, St Michael-le-Belfrey, Duncombe Court, and Grays Solicitors. The scheme must make adequate provision for the taxi rank (including late night capacity) and provide a sufficient turning circle for the National Railway Museum train.
  - Due regard must be given to the existing trees within any design.
  - Design proposals should take account of the perception of the historic Roman route from Bootham to Petergate.
  - This is an extremely sensitive area and any detail design will need to be developed in close consultation with Historic England.

**Policy PA2 – West Front & Queen’s Square**

Development at the West Front & Queen’s Square will be supported in accordance with the parameters plan:

- A. A new public square will be created for civic and ceremonial use.
- B. New design of this space should accommodate vehicular access to the existing residential and commercial uses, and necessary security measures to be agreed in consultation with City of York Council.
- C. Tree to be removed to open views to the West Front. (Compensatory trees to be planted within the Precinct).
- D. Relocated Statue of Constantine, and South African War memorial to be incorporated in the design of the new square and surrounding public realm.

**Area 3- ‘Old Palace’ (Neighbourhood Plan Policy PA3)**

- 3.0.14 Chapter has been very clear that it wishes to invest in education and learning, which are fundamental to the Minster’s Mission. To do this it requires a building of exceptional quality and flexibility that enables collections and learning to be used together. The proposal is to demolish the late C20th accretions around the old Bishop’s Palace and replace these with a purpose built, multi-functional space over 20,000 sq. ft.

**Policy PA3 – Old Palace**

Development at the Old Palace will be supported in accordance with the parameters plan:

D Zones A – D to become a centre for learning and education with space to exhibit the Minster’s artefacts. It will have multifunctional space for use by the Minster School, visiting schools, community groups and for adult learning and include: music hub and teaching space, learning, office, exhibition space, stores and conservation studio, library.

- A. Old Palace to be retained and enhanced with expanded public access as part of the learning and education centre.
- B. Reconfiguration or redevelopment of existing twentieth century extensions to the Old Palace.
- C. Primary zone for new development footprint, which will be required to respond appropriately to the setting of the Old Palace, Minster and City Walls and key views.
- D. Zone for outdoor education and learning facilities and additional new built footprint subject to assessment of impact on views towards the Minster and high quality trees.
- E. Enhanced public realm providing access to the Old Palace learning and education centre, sensory garden and city walls.
- F. Controlled visitor access to city walls.

- G. Proposed new publicly accessible sensory garden. A small café kiosk could open in the summer months. Healthy mature trees and The War Memorial to the Second Division are to be incorporated into the overall design. Poor quality trees to be replaced.
- H. Retention of garden storage use with enhanced screening and separation from proposed sensory garden.
- I. Reduction in extent of Deanery Gardens to accommodate new learning and education centre, while retaining existing healthy mature trees.

#### **Area 4 – Back of House & Storage**

- 3.0.15 There are limited opportunities to increase much needed storage at York Minster. We have an extensive assortment of stone from the Minster which forms part of the inventory and collection. We have a large scaffold requirement including poles, boards and clips. In addition to the fabric works, we have a requirement for the storage of objects needed to support the day to day running of the minster such as chairs, chapel furniture, flower urns, school sport equipment etc. Having reviewed options as part of the masterplan process we proposed to:
- Develop the final two bays at the East End of the North Quire Aisle benefits from a lapsed consent granted by CFCE in 2014.
  - Redevelop underutilised space to the rear of the Deanery and Minster Court, which will provide significant storage space that will enable us to remove the temporary storage from the Resident’s Garden next to the Old Palace. ,
  - This area will also include affordable housing. The private nature of this part of our estate which provides the homes of the Dean and Canons is not suitable for market housing (other properties in the Precinct are let on short-term lets). The charitable objectives of the Trustees of St William’s College limit the use of this building. The existing use will be maintained as offices for the Chapter of York, meeting and conference space.
- 3.0.16 We recognise the significance and sensitivity of the location and its setting. We are undertaking analysis of this as part of the project, and this will inform design parameters which will be set out in the Neighbourhood Plan to guide future design development.

#### **Policy PA4- Own Use Properties**

- A. Existing garages and rear garden space to be redeveloped to provide storage on the ground floor and Minster staff housing on the first floor.
- B. Church House to be reconfigured and extended to accommodate residential uses, following the relocation of Minster offices to St William’s College.
- C. Chapter House cat park surface and boundaries to be enhanced.
- D. Consented scheme for additional back of house space for Minster staff and volunteers to be implemented.

## 4 Assessment

4.0.1 The aim of this part of the report is to present an assessment of the ('pre-submission') Plan, and also to present 'conclusions at the current stage'.

### 4.1 Methodology

4.1.1 The assessment is structured around the four SEA topics which were established through scoping:

- Economy
- Society
- Health and Wellbeing
- Landscape, Cultural Heritage and Archaeology

4.1.2 For each topic a range of sustainability objectives (as identified through scoping) are listed. Taken together, the topics and objectives provide a methodological 'framework' for assessing the Plan's likely significant effects.

4.1.3 The assessment takes account of the criteria presented within Schedule 2 of the SEA Regulations<sup>3</sup>. For example, account is taken of the potential for timescale and the reversibility of effects to impact significance.

4.1.4 Cumulative effects are also considered, i.e. the potential for the Plan to impact on the baseline in combination with other plans, or unplanned activity.

4.1.5 Every effort is made to identify and evaluate effects accurately; however, this is inherently challenging given uncertainty regarding the 'on the ground' implications of policy. The ability to predict effects accurately is also limited by understanding of the baseline. The appraisal of the policies are therefore set out within a table that sets out the 'broad implications' for the SEA topics, taking into account the objectives - it is important to note that these symbols are not used to indicate significant effects.

| Significance colour/ Symbol | Definitions of Significance   |
|-----------------------------|---|
| ++<br>Significant Positive  | Policy or option supports the achievement of this objective and all of the sub objectives and could result in a potentially significant beneficial effect |
| +<br>Minor Positive         | Policy or option supports the achievement of this objective although it may have only a minor beneficial effect   |
| -<br>Minor Negative         | Policy or option appears to conflict with the achievement of this objective and may result in minor negative effects                                      |
| --<br>Significant Negative  | Policy or option works against the achievement of this objective and may result in significant negative effects.  |
| 0<br>Neutral                | Policy or option has no impact or effect and is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant          |
| ?<br>Uncertain              | Uncertain or insufficient information on which to determine the appraisal at this stage.  |
| X<br>No link to topic       |   |

<sup>3</sup> Environmental Assessment of Plans and Programmes Regulations 2004

4.1.6 In addition to this, other factors which require consideration include the following:

- The timescale over which effects will take place
- Whether the effects are permanent or temporary
- What geographical area the effects will take place over
- The likelihood or probability of the effects occurring

4.1.7 This appraisal assesses the proposed policies within the Draft Neighbourhood Plan for their likely effects against the SEA topics identified through scoping. This assessment has been undertaken for each policy against the objectives identified for each SEA topic. The impact on each of the SA topics is then summarised prior to an assessment of each of the proposals outlined in Policies PA1, PA2, PA3 and PA4.

## 4.2 Neighbourhood Plan Policies

### Policy A1: Sustainable Development

| Sustainability Appraisal Framework   |   |                      |   |   |   |      |  |  |
|--|---|----------------------|---|---|---|------|--|--|
| Policy A1: Sustainable Development   |   |                      |   |   |   |      |  |  |
| Key to table:<br>T (Timescale) – Over what timescale are effects likely to occur? Short Term, ST (0-5 years); Medium Term, MT (5-10 years); Long Term, LT (10+ years)<br>P (Permanence) – Are effects likely to be permanent or temporary (Permanent, P; Temporary, T)<br>G (Geographical area) – Over what geographical area are the effects likely to occur? (Precinct area, A; York boundaries, Y; further abroad, B)<br>L (Likelihood) – what is the likelihood or probability of effects occurring (Likely, L; Unlikely, U) |   |                      |   |   |   |      |  |  |
| SA Objective   | Nature of Effect  | Assessment of effect |   |   |   |      | Justification and Evidence   | Suggested mitigation and enhancement measures  |
|  |   | T                    | P | G | L | Sig. |  |  |
| Support York, and the City Centre in particular, as a centre for tourism and retail business   | Additional economic activity in the Precinct and across York, achieved through the promotion of York Minster as a Tourist destination and the consequent increase in visitor numbers to the Minster and surrounding businesses. | MT                   | P | Y | L | ++   | This Policy places the objective for ensuring the Minster is financially sustainable, at the forefront of the plan and the determination of any forthcoming applications. This will have short term impacts on the development which come forwards, as well as long term impacts in ensuring the long term running and restoration of the Minster and the wider Precinct. Policy A1 supports proposals which sustain the visitor experience. This will have a positive economic impact by encouraging more visitors to the Minster, generating additional income through existing and new revenue streams. | Policy A1 is an introductory policy which sets out the themes which will be expanded through the Neighbourhood Plan. This Policy sets out key components which any development proposal should seek to achieve but does not provide any additional detail in terms of how these objectives could be incorporated, nor does it reference any additional documents which may be of use when determining parameters of development. There are no suggested mitigation and enhancement measures suggested for this Policy on the basis |
| Support the Tourism industry in York   | Encourage additional visitors to  | MT                   | P | A | L | ++   | York Minster is a key tourist attraction in York, the improvements set out within  |  |

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|   | generate additional income for the Minster  |    |   |   |   |  |   | Policy A1 will encourage additional visitors to the Minster and will ensure the Minster Precinct is visited more frequently by repeat visitors, who travel to the Minster to enjoy the green space and community facilities. This will generate additional income for the Minster, to re- invest in its upkeep and running.   | that details have been included at later Neighbourhood Plan Policies.<br><br>This Policy has the immediate impact of guiding applications that come forward for development in the precinct areas. The effects of this will be medium to long term. |
| Support the Tourism industry in York  | Generate additional visitors to attractions and Tourist facilities across York  | MT | P | Y | L |  | + | Given the large number of international and national visitors to York Minster, who do not live locally, it is likely that the additional visitors to the Minster will also have a positive economic impact on hotels, restaurants and other tourist attractions in the area.  |   |
| Support the visual identity and brand of York, making York an attractive venue for business and investment        | Seeks to ensure that all proposals conserve and enhance the historic environment and landscape character This will ensure York continues to be a tourist destination, and continues to benefit from outside investment. | LT | P | A | L |  | + | Policy A1 sets objectives to preserve and enhance natural and historic environment, this will ensure that all proposals are in keeping with the character of the Precinct and of York more widely. This policy supports proposals which sustain the visitor experience. This will encourage additional and repeat visitors to the Minster, businesses in the surrounding area (Retail and cafes/ restaurants in particular) will benefit from additional foot traffic. Likely to have a neutral impact on B1 (business) uses in the surrounding area in this regard.<br><br>Policy commits support to development proposals which contribute to local distinctiveness through high quality design and public realm as well as proposals which contribute positively to the health and wellbeing of the community and wider city |   |
| Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space | Support development proposals which seek offer community access to open and green space   | ST | P | Y | L |  | + | Policy A1 sets the objective to offer accessible green space and open space. Both of these elements of this policy will have a significant positive impact in terms of access to shared space and facilities.   |   |
| Cater for the needs of residents, visitors and  | Support health and wellbeing  | ST | P | Y | L |  | + | The support of provision of accessible green space and community space and facilities will benefit the health and   |   |

|   |   |    |   |   |   |    |   |   |
|---|---|----|---|---|---|----|---|---|
| community groups in terms of access to facilities and shared space                |   |    |   |   |   |    | wellbeing of residents of the precinct area by providing a space for recreation or quiet reflection and social interaction, both of which have been recognised to benefit mental and physical health  |   |
| Support the Tourism Industry in York  | Additional economic input into the running and upkeep of the Minster and the wider city | ST | P | Y | L | ++ | Policy A1 commits to support proposals which sustain the visitor experience. York Minster is one of the most frequented tourist attractions in within York. A commitment to enhance the visitor experience in York is likely to have a significant positive impact on tourism both to the Minster but also to the wider city, from national and international visitors.   |   |
| Minimise all types of pollution and their effects on Precinct residents and users | Improving the environment of the Minster Precinct Environmental                         | LT | P | A | L | +  | <p>This policy seeks to incorporate as many sustainability features as financially viable to do so. It is likely that viability assessments will be undertaken should additional sustainability features be requested as part of development proposals.</p> <p>The Policy outlines an environmental objective to improve biodiversity, minimise waste and pollution and reduce the carbon footprint of the Minster over the plan period. This will have a positive impact on health and wellbeing of residents in the Precinct area in the long term. The impacts of this environmental objective are likely to be broader than impacting just the Precinct. It is likely that positive impacts will be experienced in the City of York more widely.</p> <p>The incorporation of sustainability features will ensure that the development will also contribute to the reduction of pollution in the Longer term.</p> <p>Policy A1 specifies that renewable energy features and PV cells should be utilised where appropriate.</p> <p>Identification of sustainability measures such as this at this early stage will increase the likelihood of the Minster meeting its sustainability aspirations.</p> | The Minster seeks to achieve Eco Gold Church Status by 2025. Neighbourhood Plan Policies can be utilised to achieve this in light of potential development likely to come forward in the coming years. The Neighbourhood Plan and the Environment Policy should align and support one another as far as possible. |

|   |   |    |   |   |   |    |   |  |
|---|---|----|---|---|---|----|---|--|
|   |   |    |   |   |   |    | The York Minster Environment Policy informs this element of the Policy.<br>Reducing pollution within the Minster Precinct will have a positive impact on the quality of life of existing residents  |  |
| Minimise all types of pollution and their effects on Precinct residents and users   | Improve health and wellbeing of Precinct residents, employees and visitors  | MT | P | A | L | +  | Policy A1 gives support to proposals which meet a number of criteria. Support is given to those proposals which contributes positively to health and wellbeing of the community   | An environmental management plan could be developed for the Precinct to specify measures which could be utilised to make a positive impact on health and wellbeing. This would provide additional guidance to be utilised during the preparation of any development proposals.   |
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct, as well as their unique settings | Provision for the long term conservation and enhancement of Heritage and Archaeology assets in the Precinct and support access to and interpretation of these assets. | ST | P | A | L | +  | Policy A1 is a high level policy seeking to ensure sustainable development in the precinct. It sets the focus for the Neighbourhood Plan from the outset as providing an improvement of the Visitor experience whilst also seeking to ensure that new development conserves and enhances the historic environment of the Precinct area. | The 2020 York Minster Conservation Management Plan is referred to throughout the Neighbourhood Plan and should be specified within Policy A1 to ensure that the significance of heritage assets across the estate are considered and identified, and can therefore impacts can be mitigated and improvements enhanced. |
| Protect and enhance the character and quality of the Precincts landscape  | Provision for the conservation and enhancement of the landscape of the Precinct   | ST | P | Y | L | ++ | Again, this policy sets out a high level framework and sets the aspiration for all development proposals to conserve or enhance landscape proposals in the Precinct Area.   |  |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct                              | Support the cultural expression of the Minster Precinct   |    |   |   |   | 0  | This policy in itself is unlikely to have any impact upon the expression of cultural heritage.  |  |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct?            | Offers improved community access to the Minster Precinct  | LT | P | Y | L | +  | Policy A1 sets a social objective to offer community access and a safe, welcoming precinct. The policy focusses on improving access to ensure the safety of visitors. Matters of access are dealt with in more detail within later Neighbourhood Plan Policies.   |  |

## Policy A2: Achieving Sustainable Development

| Sustainability Appraisal Framework   |   |                      |   |   |   |      |  |  |
|--|---|----------------------|---|---|---|------|--|--|
| Policy A2: Achieving Sustainable Development   |   |                      |   |   |   |      |  |  |
| Key to table:<br>T (Timescale) – Over what timescale are effects likely to occur? Short Term, ST (0-5 years); Medium Term, MT (5-10 years); Long Term, LT (10+ years)<br>P (Permanence) – Are effects likely to be permanent or temporary (Permanent, P; Temporary, T)<br>G (Geographical area) – Over what geographical area are the effects likely to occur? (Precinct area, A; York boundaries, Y; further abroad, B)<br>L (Likelihood) – what is the likelihood or probability of effects occurring (Likely, L; Unlikely, U) |   |                      |   |   |   |      |  |  |
| SA Objective   | Nature of Effect  | Assessment of effect |   |   |   |      | Justification and Evidence   | Suggested mitigation and enhancement measures  |
|  |   | T                    | P | G | L | Sig. |  |  |
| Support York, and the City Centre in particular, as a centre for tourism and retail business   | Contribute to the viability and vitality of York City Centre  | MT                   | P | Y | L | +    | Policy A2 requires any development proposals to be made in collaboration with key stakeholders relating to both the Minster and Neighbourhood Forum, as well as the city of York. This will ensure that the Vitality and vibrancy of the City of York will also be taken into account when assessing the possible impacts of development proposals. Proposals will also be required to comply with other materials in the Development Plan, ensuring that development proposals within the Minster Precinct also achieves the aims of the City Council.  | This policy is likely to be effective in ensuring that development proposals within the Neighbourhood Plan area are compliant with Local Plan policies and are fully informed, incorporating a number of criteria specified through the Local Plan Policies and explanatory text. This will also ensure that any development proposals within the York Minster Precinct respond well to the character of the surrounding area. |
| Support the Tourism industry in York   | Support the Minster Precinct as a tourist attraction and draw | MT                   | P | Y | L | +    | This policy required that any proposals also comply with development plan documents. The Submission Draft Local Plan for York identifies York Minster as a key visitor attraction in York, which welcomes around 6.9 million visitors per annum. The Local Plan is supportive of development for tourism within the City Centre, meaning these Local Plan and Neighbourhood Plan polices are aligned. No conflicts between these policies are foreseen and together these policies will serve to support the tourism industry in York. Policy EC4 of the Local Plan also reinforces this support for tourism in the City Centre. |  |

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| Support the visual identity and brand of York, making York an attractive venue for business and investment        | Contribute to the visual identity and brand of the wider city                              | ST | P | Y | L | + | The emerging Local Plan requires sustainable design techniques to conserve and enhance the environment (Policy DP2) and high quality design at Policy DP3. Policy SS3 relates to proposals within the City Centre and requires well designed places, with streets to be designed around place and quality rather than vehicle movement. Policy D1 relates to Place making and seeks to ensure that all development proposals enhance York's special qualities. Policy A2 of the Neighbourhood Plan requires development proposals within the Minster Precinct to comply with policies in the Development Plan. In the context of the policies above, this will ensure that development proposals within the Minster Precinct support the visual identity of York City Centre more widely, and are determined in the same way as other York City Centre development proposals. |
| Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space | Protection and enhancement of Existing community facilities and creation of new facilities | ST | P | Y | L | + | Policy A2 requires development proposals within the Minster Area to comply with other material Development Policies, as such any proposals within the York Minster Precinct will be required to comply with policies HW1 'Protecting Existing Facilities' which seeks to resist the loss of existing community facilities and HW2 'New Community Facilities' which supports proposals which include new community facilities, and provide additional detail on requirements for such facilities. In this context, Policy A1 makes performs well against the SA objective of catering for the needs of residents, visitors and community groups in terms of access to facilities and shared space.   |
| Minimise all types of pollution and their effects on Precinct   | Environmental improvement  | MT | P | A | L | + | Local Plan Policies ENV1 to ENV5 relating to environmental controls and Policy WM1 relating to waste management will be utilised in the determination of planning   |

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| residents and users   |   |    |   |   |   |   | applications in the Minster Precinct. Each of these Local Plan Policies seek to ensure that Pollution is minimised and there is a positive impact on the environment and will in turn ensure that proposals within the York Minster Precinct have a positive impact in minimising all types of pollution and their effects on Precinct residents and visitors.   |  |
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct, as well as their unique settings | Conservation and enhancement of historic environment in the Precinct  | ST | P | A | L | + | Policy D4 and D5 of the emerging Local Plan require the preservation of conservation areas, listed buildings and retention of Key Views. Policy D5 does not support harm to elements of a Listed Building which contribute to its significance. Neighbourhood Plan policy A2 requires proposals to take these and other Local Plan Policies into account during the determination of any planning application which come forward. This additional layer of scrutiny will ensure that the heritage assets within the Minster Precinct are taken into full consideration in any proposals for development. |  |
| Protect and enhance the character and quality of the Precincts landscape  | Take full account of landscape issues to ensure that proposals within the Neighbourhood Plan area take these into full effect in developing proposals for the area. | ST | P | A | L | + | Policy D2 of the emerging Plan sets out a number of criteria that development proposals should achieve. Neighbourhood Plan policy A2 requires proposals to take this and other Local Plan Policies into account during the determination of any planning application which come forward. This creates some specific criteria which should be taken into consideration.   |  |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct                              | Support the function of the Precinct as a venue for cultural expression   | ST | P | Y | L | + | Policy D3 of the emerging Neighbourhood Plan seeks to ensure that cultural wellbeing is considered and the special qualities of York's cultural character is sustained and enhanced. This aligns with the vision of the Neighbourhood Plan which identifies the Minster as a 'lynchpin in the cultural identity and daily life in the City of York'. Policy A2 of the Neighbourhood Plan requires that development proposals take Development  |  |

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|  |   |    |   |   |   |   | Plan policies into account. This will have a positive impact in supporting the expressions of cultural heritage associated with the Minster Precinct. The function of the Precinct as a venue for cultural expression will also be supported in the long term through the support for community facilities expressed within emerging Local Plan policies HW1 'Protecting Existing Facilities' which seeks to resist the loss of existing community facilities and HW2 'New Community Facilities' which supports proposals which include new community facilities.  |  |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct? | Support sustainable access by encouraging walking and cycling, reducing conflict between different classes of transport uses and support the transport network of York. | ST | P | Y | L | + | Emerging Local Plan Policy SS3 supports proposals that support accessibility, particularly prioritising pedestrian and cycle movement and emerging Local Plan Policy T1 'Sustainable Access' supports development which provides safe, suitable and attractive access for all users and maximises the use of sustainable modes of transport. Policy T1 of the emerging plan provides significant guidance on the requirements of development proposals. Again, given that Policy A2 of the neighbourhood plan requires that development proposals are considered in the context of the Local Plan, it is expected that Policy A2 will have a positive impact on the objective to support sustainable access for residents, workers, businesses and visitors. Referring to emerging Local Plan Policies will ensure that proposals consider the wider transport network of York and likely result in minimising any potential impact of proposals on the wider highway network. |  |

Policy A3: The Spatial Plan

### Sustainability Appraisal Framework

#### Policy A3: The Spatial Plan

Key to table:

T (Timescale) – Over what timescale are effects likely to occur? Short Term, ST (0-5 years); Medium Term,

MT (5-10 years); Long Term, LT (10+ years)

P (Permanence) – Are effects likely to be permanent or temporary (Permanent, P; Temporary, T)

G (Geographical area) – Over what geographical area are the effects likely to occur? (Precinct area, A; York

boundaries, Y; further abroad, B)

L (Likelihood) – what is the likelihood or probability of effects occurring (Likely, L; Unlikely, U)

| SA Objective  | Nature of Effect               | Assessment of effect |   |   |   |      | Justification and Evidence   | Suggested mitigation and enhancement measures |
|---|--------------------------------|----------------------|---|---|---|------|--|---|
|   |                                | T                    | P | G | L | Sig. |  |   |
| Support York, and the City Centre in particular, as a centre for tourism and retail business                      |                                |                      |   |   |   | 0    | Much of the detail within this policy is expanded upon at policies relating to the 4 project areas (Policies PA1, PA2, PA3 and PA4). The Project areas have therefore been assessed against the Sustainability Appraisal Objectives included within the table relating to the specific policy. |   |
| Support the visual identity and brand of York, making York an attractive venue for business and investment        |                                |                      |   |   |   | 0    |  |   |
| Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space |                                |                      |   |   |   | 0    |  |   |
| Minimise all types of pollution and their effects on Precinct residents and users                                 |                                |                      |   |   |   | 0    |  |   |
| Conserve and enhance the  | Positive impact by considering | MT                   | P | A | L | +    | This neighbourhood Plan Policy outlines the approach of the  |   |

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| historic environment and heritage assets of the Minster Precinct, as well as their unique settings               | the historic environment                   |  |  |  |  |   | neighbourhood plan to identify 4 project areas within which future development should be directed to meet the needs of the Minster. This approach will have a significant positive impact on the historic environment of the Precinct by identifying the most suitable areas for development, in the context of the numerous heritage assets in the area. This policy also have a positive impact by identifying the interventions necessary for the aims of Chapter and the Minster to be met. |  |
| Protect and enhance the character and quality of the Precincts landscape   | Minimising impacts on green infrastructure |  |  |  |  | 0 |   |  |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct                   |  |  |  |  |  | 0 |   |  |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct? |  |  |  |  |  | 0 |   |  |

Policy A4: Design Excellence

**Sustainability Appraisal Framework****Policy A4: Design Excellence**

Key to table:

T (Timescale) – Over what timescale are effects likely to occur? Short Term, ST (0-5 years); Medium Term, MT (5-10 years); Long Term, LT (10+ years)

P (Permanence) – Are effects likely to be permanent or temporary (Permanent, P; Temporary, T)

G (Geographical area) – Over what geographical area are the effects likely to occur? (Precinct area, A; York boundaries, Y; further abroad, B)

L (Likelihood) – what is the likelihood or probability of effects occurring (Likely, L; Unlikely, U)

| SA Objective   | Nature of Effect  | Assessment of effect |   |   |   |      | Justification and Evidence   | Suggested mitigation and enhancement measures |
|--|---|----------------------|---|---|---|------|--|---|
|  |   | T                    | P | G | L | Sig. |  |   |
| Support York, and the City Centre in particular, as a centre for tourism and retail business               | Positive impact on ensuring the character of York remains strong.         | MT                   | P | Y | L | +    | Neighbourhood Plan Policy A4 seeks to ensure that development proposals in the area are of innovative design and utilise materials which reflect the character of the surrounding area. Given the Precinct is already a significant tourist draw, this will ensure that there are no negative impacts arising from new development, and that the heritage assets are not negatively impacted by any new development.   |   |
| Support the visual identity and brand of York, making York an attractive venue for business and investment | Positive contribution to the visual identity and brand of the wider city. | MT                   | P | Y | L | +    | Neighbourhood Plan Policy A4 refers to Local Plan Policy SS3 which sets criteria for development within York City Centre. Reference to Planning Policy relating to wider development within the City centre will ensure that development proposals within the City Centre support the visual identity of the city more widely.<br>This neighbourhood Plan Policy also seeks to ensure that development proposals within the Minster Precinct reinforces the distinctive character of the Precinct by having regard to scale, height, density, layout, appearance and materials of the surrounding precinct. This will have a significant positive impact on supporting the visual identity and brand of the wider area and will in turn ensure the area remains an attractive venue for business investment, particularly given the potential for this policy to maintain or |   |

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|   |   |    |   |   |   |    | increase the footfall of the surrounding area.   |  |
| Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space           |   |    |   |   |   | 0  |  |  |
| Minimise all types of pollution and their effects on Precinct residents and users   | Reduce energy in any new development proposals          | LT | P | B | L | ++ | Neighbourhood Plan Policy A4 seeks to ensure that the highest practicable energy efficiency is achieved by any new development proposals, and seeks to use low-embodied carbon building materials and reduce water demand. This will have a significant positive impact when assessed against the Sustainability Appraisal objective to minimise all types of pollution. This will also ensure that development within the York Minster Precinct achieves the environmental sustainability objectives of the Neighbourhood Plan. |  |
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct, as well as their unique settings | Positive impact by considering the historic environment | MT | P | A | L | ++ | This neighbourhood Plan Policy also seeks to ensure that development proposals within the Minster Precinct reinforces the distinctive character of the Precinct by having regard to scale, height, density, layout, appearance and materials of the surrounding precinct. Ensuring the highest possible design quality will have a significant positive impact on the conservation and enhancement of the historic environment.  |  |
| Protect and enhance the character and quality of the Precincts landscape  | Minimising impacts on green infrastructure              | LT | P | A | L | +  | Policy A4 of the neighbourhood Plan aims to ensure that there is no impact on Green Infrastructure in the Precinct by specifying that development in the Neighbourhood Plan area should seek to conserve, enhance or create new Green Infrastructure. There are a number of Public Green Spaces already located within the Minster Precinct, including Deans Park which is very much valued by the community. This Policy will have a positive impact on this objective by   |  |

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|  |  |    |   |   |  |   | restricting the loss of any green spaces, and by making them more attractive for public use through enhancement measures and ensuring they remain safe areas.            |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct                   |  |    |   |   |  | 0 |  |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct? | Provision of waste management facilities | LT | P | A |  | + | Policy A4 seeks to ensure that appropriate waste management facilities are accessible. This will also ensure that pollution in the Neighbourhood Plan area is minimised. |

Policy HE1: Historic Environment

| Sustainability Appraisal Framework  |  |                      |   |   |   |      |  |   |
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| Policy HE1: Historic Environment  |  |                      |   |   |   |      |  |   |
| <p>Key to table:<br/>                     T (Timescale) – Over what timescale are effects likely to occur? Short Term, ST (0-5 years); Medium Term, MT (5-10 years); Long Term, LT (10+ years)<br/>                     P (Permanence) – Are effects likely to be permanent or temporary (Permanent, P; Temporary, T)<br/>                     G (Geographical area) – Over what geographical area are the effects likely to occur? (Precinct area, A; York boundaries, Y; further abroad, B)<br/>                     L (Likelihood) – what is the likelihood or probability of effects occurring (Likely, L; Unlikely, U)</p> |  |                      |   |   |   |      |  |   |
| SA Objective  | Nature of Effect   | Assessment of effect |   |   |   |      | Justification and Evidence   | Suggested mitigation and enhancement measures |
|   |  | T                    | P | G | L | Sig. |  |   |
| Support York, and the City Centre in particular, as a centre for tourism and retail business  | Maintaining the significance of heritage assets in York to ensuring continued tourism. | ST                   | P | Y | L | +    | Much of the annual tourism to York is driven by the rich cultural and built heritage of York City Centre. As such, the proposals within Policy HE1 will have a positive impact in supporting the role of York as a tourist destination by ensuring that any development proposals respond positively to the surrounding built heritage. Any proposals which may harm the historic environment in this area are required to meet two criteria which seek to demonstrate that the public |   |

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|   |   |    |   |   |   |   | benefits outweigh any harm. Therefore any proposals which may be of harm to heritage assets, will still benefit tourists and visitors to the surrounding area.   |
| Support the visual identity and brand of York, making York an attractive venue for business and investment        | Supporting 'draw factors' to ensure that York remains a popular student city and centre for business and investment | MT | P | Y | L | + | The significant heritage assets within York are synonymous with the city's character and appearance. This is particularly true in the Minster Precinct. York is also home to the University of York which is ranked 12 <sup>th</sup> in the UK (Guardian, 2019). The ready supply of qualified graduates from the university, coupled with the strong visual identity of York and the frequent trains to both the north and the south of the country can lead to York being an attractive venue for business and investment. Policy HE1 of the Neighbourhood Plan will have a positive impact on ensuring the visual brand of York is retained, whilst necessary growth and development is delivered. This will ensure that the city remains a popular University city and thus a focus for business and investment. |
| Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space | Retention of valuable community assets identified in initial consultation.  | ST | P | A | L | + | The York Minster Precinct is also part of the York Central Historic Core Conservation Area. The open green space at Deans Park, which is publically accessible is a key component of the significance of the conservation area. Deans Park also contributes to the appreciation and enjoyment of the Minster itself, its retention would therefore be protected by Policy HE1 of the Neighbourhood Plan, which will allow its continued use and enjoyment by residents, visitors and the community. This policy seeks to support development within the Minster Precinct, whilst minimising harm to heritage assets. It will allow the objective of the Neighbourhood Plan to be met in a sensitive manner, and as such will enhance the visitor experience, including through development of facilities and         |

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|   |   |    |   |   |   |    | shared spaces, accessible by the community.   |  |
| Minimise all types of pollution and their effects on Precinct residents and users   |   |    |   |   |   | 0  |   |  |
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct, as well as their unique settings | Minimising harm to heritage assets        | ST | P | A | L | ++ | <p>Policy HE1 will have a significant positive impact on the conservation and enhancement of the Historic environment in York Minster Precinct by ensuring that harm to heritage assets is minimised and regard is had to the 2020 York Minster Conservation Management Plan.</p> <p>This policy specifies that where proposals might result in harm to heritage assets, the level of harm must be fully understood and weighed against the public benefits to be delivered. Within this policy, any development proposals leading to substantial harm will not be supported.</p>   |  |
| Protect and enhance the character and quality of the Precincts landscape  | Enhance the landscape within the Precinct | ST | P | A | L | ++ | <p>The Minster precinct is home to substantial archaeological assets. Policy HE1 of the Neighbourhood Plan will have a significant positive impact in ensuring that these assets, and thus the landscape in the Precinct is protected. The Conservation Area Appraisal prepared for the York Minster Precinct, prepared by York City council recognises the 'broad green openness' of Deans Park to be of significance to the character of the conservation area. The Landscape of the Precinct is also key to the setting of the numerous heritage assets in the Precinct. As such, Neighbourhood Plan Policy HE1 will have a significant positive impact in ensuring the landscape of the Minster Precinct is protected and enhanced.</p> |  |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct                              | Support the history of the Minster        | ST | P | A | L | ++ | <p>York Minster is rich in history and is an important site for expressions of cultural heritage. The preservation of the historic materials is key to this, and Policy HE1 will have a significant positive impact by ensuring that the historic</p>   |  |

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|  |  |  |  |  |  |   | environment is reinforced and the distinctiveness of the heritage asset is retained. This will ensure that the Minster remains a site of cultural expression. |  |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct? |  |  |  |  |  | 0 |   |  |

## Policy SE1: Landscape and Biodiversity Net Gain

| Sustainability Appraisal Framework  |  |                      |   |   |   |      |  |   |
|---|--|----------------------|---|---|---|------|--|---|
| Policy SE1: Landscape and Biodiversity Net Gain   |  |                      |   |   |   |      |  |   |
| <p>Key to table:</p> <p>T (Timescale) – Over what timescale are effects likely to occur? Short Term, ST (0-5 years); Medium Term, MT (5-10 years); Long Term, LT (10+ years)</p> <p>P (Permanence) – Are effects likely to be permanent or temporary (Permanent, P; Temporary, T)</p> <p>G (Geographical area) – Over what geographical area are the effects likely to occur? (Precinct area, A; York boundaries, Y; further abroad, B)</p> <p>L (Likelihood) – what is the likelihood or probability of effects occurring (Likely, L; Unlikely, U)</p> |  |                      |   |   |   |      |  |   |
| SA Objective  | Nature of Effect   | Assessment of effect |   |   |   |      | Justification and Evidence   | Suggested mitigation and enhancement measures |
|   |  | T                    | P | G | L | Sig. |  |   |
| Support the Tourism industry in York  | Ensures the improvement of the setting of the Minster, having a positive impact on encouraging tourism to the area | MT                   | P | Y | L | +    | Policy SE1 will have a positive impact on supporting the tourism industry in York by ensuring the setting of the Minster Precinct is enhanced through the retention of and planting of trees. This policy seeks to ensure that all tree removal is fully considered.                               |   |
| Support the visual identity and brand of York, making York an attractive venue for business and investment  | Enhances the setting on the Minster through Public realm improvements  | ST                   | P | A | L | +    | Policy SE1 will have a positive impact on supporting the visual identity of York by improving the public realm and ensuring the setting of the Minster Precinct is enhanced through the retention of and planting of trees. This policy seeks to ensure that all tree removal is fully considered. |   |
| Cater for the needs of residents, visitors and community  |  |                      |   |   |   | 0    |  |   |

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| groups in terms of access to facilities and shared space  |   |    |   |   |   |   |   |  |
| Minimise all types of pollution and their effects on Precinct residents and users   | Increased planting in the Precinct area will improve air quality. | MT | P | A | L | + | Trees are important in reducing air and water pollution. This policy seeks to ensure that trees are taken into consideration in development proposals and outlines steps to be taken to protect trees during the construction process, where necessary.   | Reference should be made to the Tree Survey Report undertaken by Barnes & Associates in 2017 prior to undertaking works which may affect trees, to minimise impacts on good quality trees, or mitigating impacts appropriately.                      |
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct, as well as their unique settings | Improvement of the setting of heritage assets                     | ST | P | A | L | + | Trees and planting in the Precinct make an important contribution to place making and on therefore on the setting of heritage assets. Policy SE1 seeks to ensure that any impact on trees is fully considered prior to the granting of planning permission.   | The important contribution of specific trees within the Precinct on the setting of heritage assets, and the creation of place should be acknowledged through the Parameters Plans.   |
| Protect and enhance the character and quality of the Precincts landscape  | Positive impact ensuring impact on trees is considered            | ST | P | A | L | + | Policy SE1 has been informed by a Tree survey report. This report outlines required Remedial works required to trees and outlines the quality of trees across the Precinct area.<br>Trees in the Precinct make an important contribution to place making and on therefore on the quality of landscapes within the Precinct. Policy SE1 seeks to ensure that any impact on trees is fully considered prior to the granting of planning permission. | Tree Assessments should be undertaken regularly as part of monitoring, and a management plan prepared to provide appropriate works to trees, identify planting opportunities and to assist in the ongoing management of landscape across the estate. |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct                              |   |    |   |   |   | 0 |   |  |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct?            |   |    |   |   |   | 0 |   |  |

## Policy HE2: Listed Building Consent

| Sustainability Appraisal Framework   |  |                      |   |   |   |      |  |  |
|--|--|----------------------|---|---|---|------|--|--|
| Policy HE2: Listed Building Consent  |  |                      |   |   |   |      |  |  |
| Key to table:<br>T (Timescale) – Over what timescale are effects likely to occur? Short Term, ST (0-5 years); Medium Term, MT (5-10 years); Long Term, LT (10+ years)<br>P (Permanence) – Are effects likely to be permanent or temporary (Permanent, P; Temporary, T)<br>G (Geographical area) – Over what geographical area are the effects likely to occur? (Precinct area, A; York boundaries, Y; further abroad, B)<br>L (Likelihood) – what is the likelihood or probability of effects occurring (Likely, L; Unlikely, U) |  |                      |   |   |   |      |  |  |
| SA Objective   | Nature of Effect   | Assessment of effect |   |   |   |      | Justification and Evidence   | Suggested mitigation and enhancement measures  |
|  |  | T                    | P | G | L | Sig. |  |  |
| Support York, and the City Centre in particular, as a centre for tourism and retail business   | Economic impact-encouraging businesses to be located within York | ST                   | P | A | L | +    | York Minster is a key tourist attraction in York, on account of its historical, religious and architectural significance. Policy HE2 of the Neighbourhood Plan will ensure development proposals within the Precinct do not impact the significance of the Minster and its surrounding Precinct, therefore ensuring tourism to the Minster Precinct continues.   | A construction management plan should be created and tailored to each proposal to ensure that disruption to visitors of the Precinct is minimised. |
| Support the Tourism industry in York   | Construction Impact  | ST                   | T | A | U | -    | Despite Policy HE2, any proposed development in the precinct may have a slight negative impact on tourism caused by disruption during any construction phases.   |  |
| Support the visual identity and brand of York, making York an attractive venue for business and investment   | Economic impact-encouraging businesses to be located within York | ST                   | P | A | U | +    | York Minster is a key tourist attraction in York, on account of its historical, religious and architectural significance. Policy HE2 of the Neighbourhood Plan will ensure development proposals within the Precinct do not impact the significance of the Minster and its surrounding Precinct, therefore ensuring tourism to the Minster Precinct continues and as such encouraging business and investment in the area. |  |
| Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space  |  |                      |   |   |   | 0    |  |  |

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|---|---|----|---|---|---|----|--|--|
| Minimise all types of pollution and their effects on Precinct residents and users   |   |    |   |   |   | 0  |  |  |
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct, as well as their unique settings | Ensures that the impact of any development proposals on listed building can be fully understood | MT | P | A | L | ++ | Policy HE2 seeks to ensure that the impact of any development proposals on listed building can be fully understood through Listed building consent. Applications and Listed building consents can be determined in this context, following informed consultation with the City Council and Historic England, in line with National Policy. |  |
| Protect and enhance the character and quality of the Precincts landscape  | Ensures that the impact of any development proposals on listed building can be fully understood | MT | P | A | L | ++ | Policy HE2 seeks to ensure that the impact of any development proposals on listed buildings, including their settings can be fully understood and can be determined in this context, following informed consultation with the City Council and Historic England, in line with national policy.   |  |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct                              |   |    |   |   |   | 0  |  |  |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct?            |   |    |   |   |   | 0  |  |  |

## Policy HE3: Scheduled Monument Consent

| Sustainability Appraisal Framework   |                                 |                      |   |   |   |      |  |   |
|--|---------------------------------|----------------------|---|---|---|------|--|---|
| Policy HE3: Scheduled Monument Consent   |                                 |                      |   |   |   |      |  |   |
| Key to table:<br>T (Timescale) – Over what timescale are effects likely to occur? Short Term, ST (0-5 years); Medium Term, MT (5-10 years); Long Term, LT (10+ years)<br>P (Permanence) – Are effects likely to be permanent or temporary (Permanent, P; Temporary, T)<br>G (Geographical area) – Over what geographical area are the effects likely to occur? (Precinct area, A; York boundaries, Y; further abroad, B)<br>L (Likelihood) – what is the likelihood or probability of effects occurring (Likely, L; Unlikely, U) |                                 |                      |   |   |   |      |  |   |
| SA Objective   | Nature of Effect                | Assessment of effect |   |   |   |      | Justification and Evidence   | Suggested mitigation and enhancement measures |
|  |                                 | T                    | P | G | L | Sig. |  |   |
| Support York, and the City Centre in particular, as a centre for tourism and retail business   | Retains significance of Minster | MT                   | P | A | L | +    | York Minster is a key tourist attraction in York, on account of its historical, religious and architectural significance. Policy HE3 of the Neighbourhood Plan will ensure development proposals within the Precinct do not impact the significance of the Minster and its surrounding Precinct, therefore ensuring tourism to the Minster Precinct continues.   |   |
| Support the Tourism industry in York   | Retains significance of Minster | MT                   | P | A | L | +    | York Minster is a key tourist attraction in York, on account of its historical, religious and architectural significance. Policy HE3 of the Neighbourhood Plan will ensure development proposals within the Precinct do not impact the significance of the Minster and its surrounding Precinct, therefore ensuring tourism to the Minster Precinct continues.   |   |
| Support the visual identity and brand of York, making York an attractive venue for business and investment   | Retains significance of Minster | LT                   | P | Y | L | +    | York Minster is a key tourist attraction in York, on account of its historical, religious and architectural significance. Policy HE3 of the Neighbourhood Plan will ensure development proposals within the Precinct do not impact the significance of the Minster and its surrounding Precinct, therefore ensuring tourism to the Minster Precinct continues and as such encouraging business and investment in the area. |   |
| Cater for the needs of   |                                 |                      |   |   |   | 0    |  |   |

|   |   |    |   |   |   |    |  |
|---|---|----|---|---|---|----|--|
| residents, visitors and community groups in terms of access to facilities and shared space                                  |   |    |   |   |   |    |  |
| Minimise all types of pollution and their effects on Precinct residents and users   |   |    |   |   |   | 0  |  |
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct, as well as their unique settings | Ensures that the impact of any development proposals on listed building can be fully understood | LT | P | A | L | ++ | Policy HE3 seeks to ensure that the impact of any development proposals on listed building can be fully understood through Scheduled Monument Consent. Applications and Listed building consents can be determined in this context, following informed consultation with Historic England, in line with National Policy. |
| Protect and enhance the character and quality of the Precincts landscape  | Ensures that the impact of any development proposals on listed building can be fully understood | LT | P | A | L | ++ | Policy HE3 seeks to ensure that the impact of any development proposals on listed buildings, including their settings can be fully understood and can be determined in this context, following informed consultation with Historic England, in line with national policy.  |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct                              |   |    |   |   |   | 0  |  |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct?            |   |    |   |   |   | 0  |  |

## Policy W1: Wellbeing

| Sustainability Appraisal Framework  |  |                      |   |   |   |      |  |   |
|---|--|----------------------|---|---|---|------|--|---|
| Policy W1: Wellbeing  |  |                      |   |   |   |      |  |   |
| <p>Key to table:</p> <p>T (Timescale) – Over what timescale are effects likely to occur? Short Term, ST (0-5 years); Medium Term, MT (5-10 years); Long Term, LT (10+ years)</p> <p>P (Permanence) – Are effects likely to be permanent or temporary (Permanent, P; Temporary, T)</p> <p>G (Geographical area) – Over what geographical area are the effects likely to occur? (Precinct area, A; York boundaries, Y; further abroad, B)</p> <p>L (Likelihood) – what is the likelihood or probability of effects occurring (Likely, L; Unlikely, U)</p> |  |                      |   |   |   |      |  |   |
| SA Objective  | Nature of Effect   | Assessment of effect |   |   |   |      | Justification and Evidence   | Suggested mitigation and enhancement measures |
|   |  | T                    | P | G | L | Sig. |  |   |
| Support York, and the City Centre in particular, as a centre for tourism and retail business  | Improves Visitor experience and creates more shared spaces | LT                   | P | Y | L | +    | Policy W1 seeks to promote partnership with public, voluntary, business and community sectors. Generating a link between the Minster and local businesses will have a positive impact on the City of York by enhancing the visitor experience of the city and generating additional tourism.   |   |
| Support the Tourism industry in York  | Encourage visitors to the Precinct                         | LT                   | P | Y | L | ++   | Policy W1 seeks to inspire people to visit York Minster, by ensuring the aim of improving the visitor experience and the Minsters Mission of welcome are key considerations in the evolution of any development proposals. Improving the visitor experience at York Minster, will also have subsequent positive impacts on surrounding shops, restaurants, hotels and tourist attractions, as the footfall through York is likely to increase.<br>Policy W1 also seeks to create new public spaces and improve public access around the precinct. This will encourage tourists, residents and visitors to the Precinct, as well as encouraging longer stays in the area, while the public spaces are utilised and enjoyed. |   |
| Support the visual identity and brand of York, making York an attractive venue for business and investment  |  |                      |   |   |   | 0    |  |   |

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|---|--|----|---|---|---|----|--|--|
| Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space           | Creates universally accessible public spaces                         | LT | P | Y | U | ++ | <p>Policy W1 seeks to ensure that development proposals provide universally accessible buildings and public spaces. This will be of benefit not only to visitors of the cathedral, of all age and ability, but also to community groups and residents.</p> <p>This policy also aspires to create new spaces for people to enjoy. This is likely to improve the quality and range of facilities on site for public use.</p> |  |
| Minimise all types of pollution and their effects on Precinct residents and users   |  |    |   |   |   | 0  |  |  |
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct, as well as their unique settings |  |    |   |   |   | 0  |  |  |
| Protect and enhance the character and quality of the Precincts landscape  |  |    |   |   |   | 0  |  |  |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct                              | Highlights the importance of being a place of worship and reflection | LT | P | A | L | ++ | <p>The most important function of the Minster is that of being a place for worship and quiet reflection. Neighbourhood Plan policy W1 is important in positively impacting development proposals to ensure that this use is respected and the Minster continues to be an asset to society.</p>   | <p>A construction Management Plan for any development proposals should take into consideration the impact of any development on worshippers and ensure that the construction impacts are minimised to avoid disruption. This will ensure that expressions of cultural heritage are not impacted by any development proposals</p> |
| Support sustainable access for residents, workers, businesses and   |  |    |   |   |   | 0  |  |  |

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| visitors into and out of the Minster Precinct? |  |  |  |  |  |  |  |  |
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## Policy MP1: Public Realm

| Sustainability Appraisal Framework  |  |                      |   |   |   |      |  |   |
|---|--|----------------------|---|---|---|------|--|---|
| Policy MP1: Public Realm  |  |                      |   |   |   |      |  |   |
| <p>Key to table:</p> <p>T (Timescale) – Over what timescale are effects likely to occur? Short Term, ST (0-5 years); Medium Term, MT (5-10 years); Long Term, LT (10+ years)</p> <p>P (Permanence) – Are effects likely to be permanent or temporary (Permanent, P; Temporary, T)</p> <p>G (Geographical area) – Over what geographical area are the effects likely to occur? (Precinct area, A; York boundaries, Y; further abroad, B)</p> <p>L (Likelihood) – what is the likelihood or probability of effects occurring (Likely, L; Unlikely, U)</p> |  |                      |   |   |   |      |  |   |
| SA Objective  | Nature of Effect   | Assessment of effect |   |   |   |      | Justification and Evidence   | Suggested mitigation and enhancement measures |
|   |  | T                    | P | G | L | Sig. |  |   |
| Support York, and the City Centre in particular, as a centre for tourism and retail business  |  |                      |   |   |   | 0    |  |   |
| Support the Tourism industry in York  | Improves accessibility to and from the Minster Precinct from across York | LT                   | P | Y | L | +    | This policy aims to ensure that the Minster Precinct is accessible and connected to the wider city, this will make the Precinct more accessible to visitors to York and the City of York more accessible to visitors to the Minster Precinct. This will allow benefits from tourism to the Minster can be shared to businesses within York City. An improvement in the public realm is likely to improve the environment around the Minster and enhance the Precinct as a tourist destination. |   |
| Support the visual identity and brand of  | Ensuring public spaces within the Minster                                | LT                   | P | Y | L | +    | Policy MP1 seeks to ensure that the public realm within the Precinct is improved,  |   |

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| York, making York an attractive venue for business and investment   | Precinct relate to the local context                       |    |   |   |   |    | utilising the highest quality design and landscaping and responds well to the local context. This will ensure that the character of the surrounding area is not negatively impacted. Improving the public realm in this area is likely to increase the number of visitors and the length of time spent in the area by visitors, given the proposed additional street furniture outlined within this policy. This is likely to have a positive impact on businesses in the area, and encourage additional investment in the future. |  |
| Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space           | Addition of street furniture and Public Realm Improvements | LT | P | A | L | ++ | Policy MP1 will have a significant positive impact when assessed against this objective. The policy aims to ensure that the Public realm, which is currently regularly used by visitors to the Precinct, remains safe. The addition of landscaping and street furniture proposed through this policy will serve to ensure that the Public realm is accessible to and enjoyed by the public throughout the year.  |  |
| Minimise all types of pollution and their effects on Precinct residents and users   | Environmental benefits                                     | LT | P | A | L | +  | The addition of landscaping in the Public realm will have a positive impact in reducing air and water pollution.   |  |
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct, as well as their unique settings | Improve the setting of heritage assets                     | LT | P | A | L | +  | In the context of the Minster Precinct, which is home to a significant number of heritage assets, the Public realm surrounding these assets can often be key to the enjoyment of the heritage asset and form an important part of its setting. Improving the Public realm in the Minster Precinct will have a positive impact on the setting of these listed assets and ensure that they remain publically accessible to be enjoyed by visitors and residents of the Precinct.   |  |
| Protect and enhance the character and quality of the  | Improvements to landscape character and quality            | MT | P | A | L | +  | In the context of the Minster Precinct, which is home to a significant number of heritage assets, the Public realm surrounding these assets can  |  |

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| Precincts landscape  |  |    |   |   |   |   | often be key to the enjoyment of the heritage asset and form an important part of its setting. Improving the Public realm in the Minster Precinct will have a positive impact on the Precincts Landscape setting of these listed assets and ensure that they remain universally accessible to be enjoyed by visitors and residents of the Precinct. |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct                   |  |    |   |   |   | 0 |   |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct? | Ensuring free and safe movement through the Precinct | LT | P | Y | L | + | Policy MP1 will ensure that the Minster Precinct is connected to the rest of the city of York, both physically and visually. This will allow free and safe movement through, to and from the Precinct benefitting residents, workers and visitors to the Precinct.  |

Policy MP2: Movement and Access

| Sustainability Appraisal Framework  |                  |                      |   |   |   |      |                            |   |
|---|------------------|----------------------|---|---|---|------|----------------------------|---|
| Policy MP2: Movement & Access   |                  |                      |   |   |   |      |                            |   |
| <p>Key to table:<br/>                     T (Timescale) – Over what timescale are effects likely to occur? Short Term, ST (0-5 years); Medium Term, MT (5-10 years); Long Term, LT (10+ years)<br/>                     P (Permanence) – Are effects likely to be permanent or temporary (Permanent, P; Temporary, T)<br/>                     G (Geographical area) – Over what geographical area are the effects likely to occur? (Precinct area, A; York boundaries, Y; further abroad, B)<br/>                     L (Likelihood) – what is the likelihood or probability of effects occurring (Likely, L; Unlikely, U)</p> |                  |                      |   |   |   |      |                            |   |
| SA Objective  | Nature of Effect | Assessment of effect |   |   |   |      | Justification and Evidence | Suggested mitigation and enhancement measures |
|   |                  | T                    | P | G | L | Sig. |                            |   |
| Support York, and the City Centre in particular, as a centre for tourism and retail business  |                  |                      |   |   |   | 0    |                            |   |

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| Support the Tourism industry in York  | Enhanced visitor experience             | MT | P | Y | L | + | Policy MP2 seeks to give priority to pedestrians, this will result in an improved visitor experience and as such will have a positive impact on encouraging tourists.  |  |
| Support the visual identity and brand of York, making York an attractive venue for business and investment                  | Improvements to Public realm            | ST | P | Y | L | + | The improvements to public open spaces and existing footpath will enhance the setting of the heritage assets and support the visual identity of York.  |  |
| Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space           | Improves the safety of Minster Visitors | MT | P | Y | L | + | Policy MP2 seeks to provide safe spaces for the residents and visitors to walk and congregate. The same policy also makes provision for improvements to cycling routes and sets out the intention to ensure appropriate routes for cyclists are maintained through the Minster Precinct.   |  |
| Minimise all types of pollution and their effects on Precinct residents and users   | Prioritises pedestrians                 | MT | P | Y | L | + | This policy seeks to ensure that pedestrians are given priority over cars and other forms of transport. This will encourage people to utilise more sustainable modes of transport and as a result will have a positive impact improving air quality and reducing pollution in the Minster Precinct and through York more widely. |  |
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct, as well as their unique settings |   |    |   |   |   | 0 |  |  |
| Protect and enhance the character and quality of the Precincts landscape  |   |    |   |   |   | 0 |  |  |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct                              |   |    |   |   |   | 0 |  |  |
| Support sustainable   | Prioritises pedestrians                 | MT | P | Y | L | + | This policy seeks to ensure that pedestrians are given priority  |  |

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| access for residents, workers, businesses and visitors into and out of the Minster Precinct? |  |  |  |  |  |  | over cars and other forms of transport. This will encourage people to utilise more sustainable modes of transport. This is likely to have a wider impact on the mode of transport people use to visit York, reducing the reliance on car use and instead promoting more sustainable modes of transport. |  |
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## Policy MP3: Parking

| Sustainability Appraisal Framework   |  |                      |   |   |   |      |  |   |
|--|--|----------------------|---|---|---|------|--|---|
| Policy MP3: Parking  |  |                      |   |   |   |      |  |   |
| Key to table:<br>T (Timescale) – Over what timescale are effects likely to occur? Short Term, ST (0-5 years); Medium Term, MT (5-10 years); Long Term, LT (10+ years)<br>P (Permanence) – Are effects likely to be permanent or temporary (Permanent, P; Temporary, T)<br>G (Geographical area) – Over what geographical area are the effects likely to occur? (Precinct area, A; York boundaries, Y; further abroad, B)<br>L (Likelihood) – what is the likelihood or probability of effects occurring (Likely, L; Unlikely, U) |  |                      |   |   |   |      |  |   |
| SA Objective   | Nature of Effect   | Assessment of effect |   |   |   |      | Justification and Evidence   | Suggested mitigation and enhancement measures |
|  |  | T                    | P | G | L | Sig. |  |   |
| Support York, and the City Centre in particular, as a centre for tourism and retail business   |  |                      |   |   |   | 0    |  |   |
| Support the Tourism industry in York   |  |                      |   |   |   | 0    |  |   |
| Support the visual identity and brand of York, making York an attractive venue for business and investment   |  |                      |   |   |   | 0    |  |   |
| Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space  | Provision of facilities for use by residents, visitors and community groups ensuring social and environmental benefits | ST                   | P | Y | L | +    | The popularity of electric and hybrid vehicles is likely to increase as the technology becomes more available. Policy MP3 will provide facilities required for those with electric vehicles. This is also likely to have a positive impact in promoting travel to the Precinct utilising sustainable |   |

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|   |  |    |   |   |   |   | transport methods and as such have a positive impact on air quality.   |  |
| Minimise all types of pollution and their effects on Precinct residents and users   | Environmental impact on air quality in the precinct  | MT | P | Y | L | + | This policy also likely to have a positive impact in promoting travel to the Precinct utilising sustainable transport methods and as such have a positive impact on air quality.   |  |
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct, as well as their unique settings |  |    |   |   |   | 0 |  |  |
| Protect and enhance the character and quality of the Precincts landscape  |  |    |   |   |   | 0 |  |  |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct                              |  |    |   |   |   | 0 |  |  |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct             | Long term positive impact on the wider highways network and air quality of the Minster Precinct. | LT | P | Y | L | + | Policy MP3 seeks to reduce unnecessary vehicle movement and parking within the Precinct. The Policy specifies that a 'York Minster Green Travel Plan' will be created and surrounding businesses will be encouraged to adopt the same Travel Plan. This is likely to have a long term positive impact on air quality in the Precinct, improve the safety of pedestrians in the area and reduce the impact of visitors to the Minster Precinct, on the wider highways network. The provision of electric vehicle charging points will ensure that workers and residents with electric vehicles are catered for, and may encourage more people to choose to drive electric or hybrid vehicles in the future. |  |

## Policy PA1: Minster Yard and College Green

| Sustainability Appraisal Framework  |   |                      |   |   |   |      |                            |  |
|---|---|----------------------|---|---|---|------|----------------------------|--|
| Policy PA1- Minster Yard & College Green  |   |                      |   |   |   |      |                            |  |
| <p>Key to table:</p> <p>T (Timescale) – Over what timescale are effects likely to occur? Short Term, ST (0-5 years); Medium Term, MT (5-10 years); Long Term, LT (10+ years)</p> <p>P (Permanence) – Are effects likely to be permanent or temporary (Permanent, P; Temporary, T)</p> <p>G (Geographical area) – Over what geographical area are the effects likely to occur? (Precinct area, A; York boundaries, Y; further abroad, B)</p> <p>L (Likelihood) – what is the likelihood or probability of effects occurring (Likely, L; Unlikely, U)</p> |   |                      |   |   |   |      |                            |  |
| SA Objective  | Nature of Effect  | Assessment of effect |   |   |   |      | Justification and Evidence | Suggested mitigation and enhancement measures  |
|   |   | T                    | P | G | L | Sig. |                            |  |
| Support York, and the City Centre in particular, as a centre for tourism and retail business  |   |                      |   |   |   |      | 0                          |  |
| Support the tourism industry in York  | Improve the Visitor experience                              | MT                   | P | Y | L |      | ++                         | Improvements proposed for the Minster Yard Area, as outlined within Neighbourhood Plan Policy PA1 seek to improve the visitor experience of York Minster through developing additional visitor facilities such as a café, toilets and exhibition space. This is likely to also have a positive impact on the tourism industry in York more broadly, through encouraging additional or repeat visitors to the Minster Precinct, drawn by new facilities and exhibitions which change over time to ensure repeat visits. |
| Support the visual identity and brand of York, making York an attractive venue for business and investment  | Retention of key Views and specified development parameters | LT                   | P | Y | L |      | +                          | Policy PA1 places great importance on the retention of key views to ensure that the Minster and other Heritage assets and buildings of architectural significance can continue to be appreciated from the Precinct and throughout York. The Emerging Local Plan for York (as submitted) recognises the importance of key views within York City. The protection of these views envisaged through the Neighbourhood Plan will ensure that the visual identity   |

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|   |  |    |   |   |   |    | of York is protected in this regard.<br>This policy also specifies a maximum height of development to ensure that any future development proposals are in keeping with the character of the surrounding area.   |  |
| Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space           | Delivery of new facilities to improve the visitor experience | ST | P | A | L | ++ | Policy PA1 sets out a framework to guide any future development within the Minster Yard and College Green area of Precinct. This development area aims to cater to the requirements of visitors, through the addition of new facilities such as a café, toilets and exhibition space. The functioning of the Minster school has also been taken into consideration with the Policy seeking to accommodate necessary refuse storage for the school and commercial enterprises. This will also benefit the precinct by ensuring refuse storage is hidden from public view. The policy also encourages the creation of outdoor space for visitors and the Minster School as well as proposing seasonal outdoor seating for the Proposed Minster Café. These additional facilities will all provide significant social benefits as well as delivering economic benefits for the Minster and the businesses within and surrounding the Precinct. |  |
| Minimise all types of pollution and their effects on Precinct residents and users   |  |    |   |   |   | 0  |   |  |
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct, as well as their unique settings |  | LT | P | A | L | 0  |   | Any application seeking the limited new build element outlined within Policy PA1 should follow the steps outlined within policies of the Neighbourhood Plan, given any development is likely to impact upon the setting of the heritage assets. Should the |

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|  |   |    |   |   |   |    |  | development be pursued in line with these policies and in consultation with Historic England, it is not considered that there will be an impact on the conservation and enhancement of the Heritage assets. |
| Protect and enhance the character and quality of the Precincts landscape   | Enhance setting of heritage assets  | LT | P | A | L | ++ | The framework presented in Policy PA1 for development at the Minster Yard and College Green Area is likely to have a positive impact on the landscape of the Precinct. The proposals for this area outline the potential for development to reconfigure the public/private boundary of the Minster to enhance the setting of the heritage asset and create a usable outdoor space for use by visitors as well as a dedicated school amenity space. The improvement and reconfiguration of College Green is also identified within Policy PA1 and has potential to provide greater usable public space. This additional green space will serve to improve the landscape in the Precinct overall, particularly when this policy is read in conjunction with Policy MP1 'Public Realm' which seeks to incorporate the highest quality design, landscaping, planting, street furniture and surfaces to the Public realm. |   |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct                   | Improve opportunities for interactive learning and encourage tourism.           | LT | P | A | L | +  | Policy PA1 outlined potential to reconfigure the Stone Mason's area to ensure that the craft can be viewed by the public, and visitors can communicate with the stone masons to gain a better understanding of their work.   |   |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct? | Improvements to existing highways in the area and prioritisation of pedestrians | MT | P | Y | L | ++ | Neighbourhood Plan policy PA1 will have a significant positive impact in supporting sustainable access to and from the Minster Precinct. Controlled vehicular access to School Grounds will be maintained to meet the operational requirements of the school. Policy PA1 of the Neighbourhood Plan seeks to  |   |

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|  |  |  |  |  |  |  | improve the efficiency of the highways network in the Precinct by removing redundant highways junctions and creating additional outdoor public space for the benefit of walkers and cyclists in its place. The proposals also include for the realignment of Queen's Path to improve pedestrian access and outlines potential to deliver a designated cycle route. Creating these separated pedestrian and cycle routes will improve public safety and encourage travel to, from and through the Minster Precinct utilising sustainable modes of transport. |  |
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## Policy PA2: West Front and Queens Square

| Sustainability Appraisal Framework   |  |                      |   |   |   |      |   |   |
|--|--|----------------------|---|---|---|------|---|---|
| Policy PA2- West Front and Queens Square   |  |                      |   |   |   |      |   |   |
| Key to table:<br>T (Timescale) – Over what timescale are effects likely to occur? Short Term, ST (0-5 years); Medium Term, MT (5-10 years); Long Term, LT (10+ years)<br>P (Permanence) – Are effects likely to be permanent or temporary (Permanent, P; Temporary, T)<br>G (Geographical area) – Over what geographical area are the effects likely to occur? (Precinct area, A; York boundaries, Y; further abroad, B)<br>L (Likelihood) – what is the likelihood or probability of effects occurring (Likely, L; Unlikely, U) |  |                      |   |   |   |      |   |   |
| SA Objective   | Nature of Effect   | Assessment of effect |   |   |   |      | Justification and Evidence  | Suggested mitigation and enhancement measures |
|  |  | T                    | P | G | L | Sig. |   |   |
| Support York, and the City Centre in particular, as a centre for tourism And retail business.  | Support the Tourism industry in York and benefit the local economy | MT                   | P | Y | L | +    | The proposals outlined within Policy PA2 provide a framework for the development of a civic and ceremonial space at the West Front. This proposal is likely to generate a significant number of additional visitors to attend and observe more ceremonies and events at the Minster. This will have a resulting positive impact on surrounding businesses through the generation of additional footfall in the area, it is also likely to have a positive impact in attracting additional tourists to York. |   |
| Support the visual identity and brand of York, making York an  | Create new ceremonial space for public use encouraging additional  | LT                   | P | Y | L | +    | The proposals for the West front and Duncombe Place will have a positive impact on supporting the visual identity and brand of York, the creation   |   |

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| attractive venue for business and investment  | visitors whilst considering heritage in the area.   |    |   |   |   |  |   | of a new public square, and the installation of a new statue celebrating Queen Elizabeth will be in keeping with the character of the surrounding area. This policy recognises that this is a sensitive area and heritage input will be integral to any proposal. This is likely to ensure that the visual identity and brand of York is retained.   |  |
| Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space           | Provision of new open space for use by residents, visitors and community groups.                | LT | P | Y | L |  | + | The proposals for Duncombe Place will create a new public square which can be utilised by visitors and the community. This will have a positive impact in ensuring the Minster and the Precinct more widely is accessible and utilised by the public.  |  |
| Minimise all types of pollution and their effects on Precinct residents and users   |   |    |   |   |   |  | 0 |  |  |
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct, as well as their unique settings | Identifies historic importance of the area and seeks to ensure any impact is properly assessed. | LT | P | A | L |  | + | Policy PA2 recognises that the West Front area of the Minster and Duncombe Place are sensitive in terms of heritage, and make a significant impact on the character of the area. The Policy requires for any development proposals affecting this area to be developed in consultation with Historic England. This will ensure that the historic environment in this location is conserved and enhanced through any proposals, with any heritage impacts being fully considered from the outset. |  |
| Protect and enhance the character and quality of the Precincts landscape  | Environmental Impact  | ST | P | A | L |  | + | The parameters plan demonstrating a framework for development in Duncombe Place may result in a minor negative landscape impact, through the removal of the mature tree located to the west of Duncombe Place and the West front entrance to the Minster. The retention of the trees lining Duncombe Place are proposed to be retained as part of the proposals in this area. This will have a positive impact on the Landscape in this area. The proposals seek to deliver public realm         | Any proposal to remove a tree in this area should be accompanied by the documents outlined within Policy SE1 'Landscape and Biodiversity Net Gain'. It is envisaged that any negative impact on the landscape within the Precinct in this area can be offset through additional planting of trees throughout the Precinct. |

|  |  |    |   |   |   |    |   |  |
|--|--|----|---|---|---|----|---|--|
|  |  |    |   |   |   |    | improvements which will have a positive impact on the landscape of the Precinct in this area. When considered as a whole, the proposals for the West Front will have a positive impact on the Precincts landscape.  |  |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct                   | Positive social impact by creating a new public square and encouraging more civic and ceremonial events. | LT | P | A | L | ++ | Policy PA2 will have a significant positive impact in supporting expressions of cultural heritage. The creation of a dedicated public square for civic and ceremonial use will allow for the safe gathering of worshippers and visitors to celebrate God and cultural heritage.   |  |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct? | Ensures Safety   | LT | P | A | L | +  | Policy PA2 seeks to allow for the accommodation of vehicular access to the existing residential and commercial uses. Access in this area will be restricted to ensure the area is not impacted by pollution from excess car traffic. The proposals set out within this Neighbourhood Plan Policy seek to ensure that access remains safe whilst also ensuring the safety of visitors and the community. |  |

## Policy PA3: Learning Centre and Gardens

| Sustainability Appraisal Framework  |   |                      |   |   |   |      |   |   |
|---|---|----------------------|---|---|---|------|---|---|
| Policy PA3- Learning Centre and Gardens   |   |                      |   |   |   |      |   |   |
| <p>Key to table:</p> <p>T (Timescale) – Over what timescale are effects likely to occur? Short Term, ST (0-5 years); Medium Term, MT (5-10 years); Long Term, LT (10+ years)</p> <p>P (Permanence) – Are effects likely to be permanent or temporary (Permanent, P; Temporary, T)</p> <p>G (Geographical area) – Over what geographical area are the effects likely to occur? (Precinct area, A; York boundaries, Y; further abroad, B)</p> <p>L (Likelihood) – what is the likelihood or probability of effects occurring (Likely, L; Unlikely, U)</p> |   |                      |   |   |   |      |   |   |
| SA Objective  | Nature of Effect                                    | Assessment of effect |   |   |   |      | Justification and Evidence  | Suggested mitigation and enhancement measures |
|   |   | T                    | P | G | L | Sig. |   |   |
| Support York, and the City Centre in particular, as a centre for tourism and retail business  | Encourage visitors to Tourist and surrounding areas | LT                   | P | Y | L | +    | The proposed learning and participation centre outlined within Policy PA3 will have a positive impact in Supporting York and the businesses therein by creating a dedicated space for the Minster to exhibit its many historical artefacts. This space is likely to encourage more tourists and visitors, not |   |

|   |  |    |   |   |   |    |  |
|---|--|----|---|---|---|----|--|
|   |  |    |   |   |   |    | only to the Minster but these visitors will also have a wider positive impact on shops and services within York  |
| Support the Tourism industry in York  | Enhance visitor experience                                     | LT | P | Y | L | ++ | The creation of a learning and participation centre will allow a space for touring exhibitions which will have a significant positive impact on the tourism industry in York, by encouraging repeat visitors to the Minster. The historic city wall of York is also a major tourist attraction, the proposed controlled public reaction to the City walls is likely to encourage additional tourism to the Minster and allow for movement from the Minster to other areas of York.   |
| Support the visual identity and brand of York, making York an attractive venue for business and investment        | Public realm improvements and creation of new open green space | LT | P | Y | L | +  | The development proposals outlined in Policy PA3 will have a positive impact in supporting the visual identity in York by proposing public realm improvements around the Old Palace area. The policy specifies that any development in the area should respond positively to the setting of the heritage assets in the area, as well as key views. The proposed development of a Sensory garden within this Project area will support the visual identity of the Precinct by enhancing the green space available and ensuring additional open space for public use and learning, |
| Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space | New Open Green Space for Community Use                         | LT | P | Y | L | ++ | The needs of residents will be catered for through this Policy through the creation of a new open green space to be used by the community and visitors for quiet reflection as well as for opportunities for learning. The creation of additional learning facilities will contribute additional community facilities to the Precinct area.  |
| Minimise all types of pollution and their effects on Precinct residents and users                                 | Improved air quality through planting                          | LT | P | Y | L | ++ | The proposals will create additional green space through the Sensory Garden, additional planting in this area will have a significant positive impact on air quality. The policy also proposes to ensure that poor quality trees are removed and replaced with new, better quality trees. This will also assist in improving air quality and   |

|   |  |    |   |   |   |    |   |
|---|--|----|---|---|---|----|---|
|   |  |    |   |   |   |    | have a positive impact on air quality in the Minster Precinct.  |
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct, as well as their unique settings | Improved setting of heritage assets                                      | LT | P | A | L | +  | The proposals set out within Policy PA3 for the Old Palace area can have a significant positive impact on the historic environment in the Minster Precinct. The proposals include for the reconfiguration or redevelopment of the existing twentieth century extensions to the Old Palace which will improve the setting of the heritage assets in the area. The Policy also outlines a zone for new development which is sensitively located to minimise any harm on the Minster. The Policy requires any development in this zone to respond appropriately to the setting of the Old Palace, Minster and City Walls and retain existing views. This policy, when combined with Policy HE1 will ensure that all development conserves and enhances the historic environment, in close communication with Historic England. |
| Protect and enhance the character and quality of the Precincts landscape  | Creation of green space to improve Minsters Landscape                    | LT | P | A | L | +  | The generation of the additional green space will ensure that policy PA3 has a positive impact on the landscape of the Precinct. This green space is likely to contain much additional planting. Healthy mature trees are proposed to be re-located to this area which will ensure that the area remains open and green. Key views from the City walls are identified on the Parameters plan and corresponding policy PA3 identifies that key views should be retained, sensitive landscaping will be successful in ensuring this, and in enhancing the setting of the Heritage assets in the area.   |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct                              | Provide space for learning and the appreciation of the Minsters heritage | LT | P | A | L | ++ | The production of additional space for education and learning, and the accommodation of exhibitions and generation learning opportunities to allow communities to learn about and appreciate the cultural heritage in the Precinct area and thus  |

|  |  |    |   |   |   |   |   |
|--|--|----|---|---|---|---|---|
|  |  |    |   |   |   |   | will greatly enhance expressions of cultural heritage and have a significant positive impact on the expressions of cultural heritage in line with this SA objective.  |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct? | Encourage walking throughout the Precinct. | LT | P | Y | L | + | The proposals outlined within Policy PA3 will encourage walking throughout the Minster estate and York more widely, through the controlled visitor access to the City walls which will direct foot traffic through the Minster Precinct and around the historic city of York. |

Policy PA4: Own Use Properties

| Sustainability Appraisal Framework  |  |                      |   |   |   |      |  |   |
|---|--|----------------------|---|---|---|------|--|---|
| Policy PA4- Own Use Properties  |  |                      |   |   |   |      |  |   |
| <p>Key to table:</p> <p>T (Timescale) – Over what timescale are effects likely to occur? Short Term, ST (0-5 years); Medium Term, MT (5-10 years); Long Term, LT (10+ years)</p> <p>P (Permanence) – Are effects likely to be permanent or temporary (Permanent, P; Temporary, T)</p> <p>G (Geographical area) – Over what geographical area are the effects likely to occur? (Precinct area, A; York boundaries, Y; further abroad, B)</p> <p>L (Likelihood) – what is the likelihood or probability of effects occurring (Likely, L; Unlikely, U)</p> |  |                      |   |   |   |      |  |   |
| SA Objective  | Nature of Effect                       | Assessment of effect |   |   |   |      | Justification and Evidence   | Suggested mitigation and enhancement measures |
|   |  | T                    | P | G | L | Sig. |  |   |
| Support York, and the City Centre in particular, as a centre for tourism and retail business  | Addition of Housing in the City Centre | MT                   | P | Y | L | +    | The policies set out within Policy PA4 identify opportunities to deliver additional housing in York City Centre to accommodate Minster staff and apprentices. This will have a positive impact by supporting the development of dwellings in the City Centre of York, contributing towards the housing requirement in this area and providing affordable housing for Minster staff, also contributing to the mass of people living in the city centre and therefore contributing to its year-round vitality. |   |
| Support the Tourism industry in York  |  |                      |   |   |   | 0    |  |   |
| Support the visual identity and brand of York, making   |  |                      |   |   |   | 0    |  |   |

|   |   |    |   |   |   |    |  |  |
|---|---|----|---|---|---|----|--|--|
| York an attractive venue for business and investment  |   |    |   |   |   |    |  |  |
| Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space           | Provision of residential accommodation for Minster Staff and the provision of storage to be used in the running of the Minster. | MT | P | Y | L | ++ | This policy will have a significant positive impact on the vitality of York by ensuring that apprentices and other Minster staff can live on site, in an area which would generally be considered unaffordable. The proposals set out for this policy area also make provision for additional storage for use by the Minster staff.  |  |
| Minimise all types of pollution and their effects on Precinct residents and users   |   |    |   |   |   | 0  |  |  |
| Conserve and enhance the historic environment and heritage assets of the Minster Precinct, as well as their unique settings | Minimising impact on historic environment   | ST | P | P | L | +  | The proposals set out within this Policy area seek to re-use existing assets where possible. This will ensure that the impact on the historic environment is minimised as far as possible.   |  |
| Protect and enhance the character and quality of the Precincts landscape  | Improvement to Landscape  | ST | P | P | L | +  | There are improvements proposed to the surfacing and boundaries of the Chapter House Car Park. These improvements will have a slight positive impact on the landscape in the area.   |  |
| Conserve and support the expressions of cultural heritage associated with the Minster Precinct                              |   |    |   |   |   | 0  |  |  |
| Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct?            | Reduce requirement to travel  | MT | P | Y | L | ++ | An improvement to the surfacing of the car park at the Chapter House will ensure the facilities are more easily accessible by foot and cycle, by improving safety. The proposed provision of accommodation for Minster Staff will have a positive impact by reducing the requirement for travel by car or by train, instead encouraging walking. By reducing the distance of travel. |  |

### 4.3 Sustainability Appraisal Topics

4.3.1 It was determined through the scoping process that the Neighbourhood Plan Policies should be assessed against the following topics:

- Economy
- Health and Wellbeing
- Landscape, Cultural Heritage and Archaeology
- Social

4.3.2 Each of the Sustainability Objectives used to assess the policies above, were utilised to assess the impact of the Neighbourhood Plan Policies in reference to the SA topics.

4.3.3 This section of the report summarises the assessment of the NP policies against the sustainability objectives in terms of the above topics, so that the impact of the Neighbourhood Plan on the topics scoped into the assessment can be fully understood.

### 4.4 Economy

Will this Neighbourhood Plan help to:

**SEA Objective- Support York, and the City Centre in particular, as a tourism and retail business**

- Contribute to the viability and vitality of York City Centre?
- Create or reorder public realm spaces which serve to attract and retain visitors, encouraging knock on positive impacts for local businesses?

**SEA Objective- Support the tourism industry in York**

- Support the Minster Precinct as a site of economic activity, including the Minsters role as a key tourist attraction and draw?

**SEA Objective- Support the visual identity and brand of York, making York an attractive venue for business and investment**

- Contribute to the visual identity and brand of the wider city?

#### **Baseline**

4.4.1 The Minster Precinct is a vibrant economic area, with activity primarily based around services, especially healthcare and education, with York boasting a large NHS hospital and two universities. York also profits greatly from tourism, with major attractions including the Minster, the National Railway Museum and the Jorvik Viking Centre. York welcomed 6.9 visitors in 2015, of which 231,000 were from overseas. The visitors spent £564 million, which indirectly supported 19,000 jobs in York.

4.4.2 The Minster itself is the largest economic hub in the Precinct. The Minster has 263 employees, equal to 164 full- time posts in 2018, paying £5 million in wages and pensions from a total expenditure of £8.5 million. The Minster welcomes 649,000 visitors in 2018, raising £4.4 million from trading and admission charges and being ranked 57th in the UK for visitor numbers.

- 4.4.3 The Minster receives no regular funding from the government or Church of England and is therefore largely responsible for covering its own maintenance and running costs.
- 4.4.4 Along with the Minster, the Precinct contains a large number of businesses, primarily shops and restaurants/ cafes. These are mostly local small businesses, though branches of national chains also exist in the Precinct.
- 4.4.5 The importance of tourism and retail to the local economy poses a vulnerability, as these are highly variable activity areas prone to economic downturn.
- 4.4.6 The City Centre, in which the Precinct sits, is similarly tourism/retail dominated, though services and accommodation are also major economic activities. The Minster complements this by acting as a 'pull' for tourists and visitors, increasing potential customer footfall through the nearby areas. York's major tourist attractions are also quite spread out across the inner city, and it is no surprise that the main paths between the Minster and Castle Museum, Railway Museum, etc. are also major shopping streets, in part because of the spill over from tourists.
- 4.4.7 The City of York Council have placed great emphasis on the promotion of York City Centre as a tourism/ retail hub, including in the Local Plan Policies and recent Public Space Schemes such as Reinvigorate York.
- 4.4.8 The Minster is a significant economic factor in the Precinct and the City Centre of York, being both a substantial impact and a tourist 'draw', with knock-on positive effects for local businesses, including retail, hotels and restaurants. In order to maintain this, the Minster needs to maintain a strong visitor offer to compete with other regional and national attractions.

**Potential NP Impact- Economy**

- 4.4.9 Overall, it is considered that the Plan is likely to have significant positive effects for the economy, when assessed against identified SEA objectives.

|     |     |     |     |     |     |     |     |    |     |
|-----|-----|-----|-----|-----|-----|-----|-----|----|-----|
| A1  | A2  | A3  | A4  | SE1 | HE1 | HE2 | HE3 | W1 | MP1 |
| ++  | 0   | ++  | +   | X   | +   | 0   | 0   | ++ | ++  |
| MP2 | MP3 | PA1 | PA2 | PA3 | PA4 | M1  |     |    |     |
| ++  | 0   | ++  | +   | ++  | 0   | +   |     |    |     |

- 4.4.10 Policy A1 'Sustainable Development' sets an economic objective to make the Minster financially sustainable, ensuring the long term running and restoration of the Minster and the wider Precinct. This policy supports proposals which sustain the visitor experience and will in turn encourage visitors to the Minster. This Policy in particular should result in positive economic effects by ensuring that all proposals within the Minster Precinct consider economic implications and increase economic investment into businesses within the Precinct, including the Minster itself. The proposed improvement to the Precinct and the visitor experience will encourage repeat visits or attract new visitors to the Minster and the Precinct, resulting in further economic investment.
- 4.4.11 The investment in the visitor experience as supported through the Neighbourhood Plan and outlined within Policies PA1, PA2, PA3 and PA4 is therefore likely to have a significant, longer term, impact on the economic sustainability of the Minster and the properties and businesses within the Neighbourhood Plan Area.

- 4.4.12 Many Specific Project Area Policies (PA1, PA2, PA3 and PA4) seek to improve the quality of the public realm in the precinct. This will have a significant positive economic impact by encouraging people to visit the minster and encouraging these visitors to stay for longer, inevitably resulting in more spending in surrounding cafes and shops.
- 4.4.13 Proposals for the retention and improvement of Green Space and the Public Realm, as set out within Policy W1 will also encourage more or repeat visits to York and the Minster by national and international tourists, subsequently bringing significant economic investment. The proposed development of new spaces for people to enjoy, as set out within this Policy, will encourage repeat visits, generating further investment in the Minster and the surrounding area.
- 4.4.14 Neighbourhood Plan Policy PA1 seeks to develop and improve Minster Visitor Facilities, such as café, toilets and exhibition space. This policy will have a significant positive economic impact on the financial sustainability of the Minster by enhancing the visitor experience, providing valuable facilities for worshippers and tourists alike. A Minster Café will generate additional income for the Minster and is very likely to encourage more visitors to the area. The additional income will contribute to the Minster's upkeep and generate a sustainable source of income.
- 4.4.15 The aims outlined within the Plan are likely to encourage national and international visitors to visit York Minster, this will have a positive impact on the vitality of York City Centre, furthering the role of the Minster as a visitor destination. More visitors to York City Centre, including the adjacent shopping streets will ensure Local businesses will benefit from additional economic activity.
- 4.4.16 Overall, economic development and financial sustainability for the Minster and the surrounding area is a key theme within the plan and fundamental in ensuring that the Minster can be maintained and can continue to run effectively. Many of the policies within the plan are considered to have a significant positive or positive impact, with the overall economic impact being significant positive.

## 4.5 Health and Wellbeing

Will this Neighbourhood Plan help to:

### **SEA Objective- Cater for the needs of residents, visitors and community groups in terms of access to facilities and shared space**

- Provide or maintain access to amenity, learning and community facilities for use by different age groups and social groups?
- Maintain or enhance the quality of life of existing residents?
- Preserve the important open, natural amenity and green spaces present in the Precinct and their distinct characters?
- Promote social interaction between different people and groups?

### **SEA Objective- Improve the health and wellbeing of local and York residents**

- Promote accessibility to the Minster Precinct, community facilities and main features of interest?
- Encourage healthy lifestyles?
- Preserve the safety and security of Precinct residents and users?
- Minimise all types of pollution and their effects on Precinct residents and users?

### **Baseline**

#### **General Health and Wellbeing**

- 4.5.1 In general, York scores better than the UK average in indices of health, for example:
- A younger population (14.8% aged 18-24 vs 9% UK wide).
  - Lower child obesity rates (28% vs. 34.2%), as well as lower rates of A&E attendance for 0-4 year olds and under 18 pregnancy rates.
  - Lower rates of adults with excess weight (56% vs 65% UK- wide and 67% regionally).
  - Lower rates of adult smoking (15% vs 17% UK-wide) which continues to decline, as well as lower rates of diabetes and higher rates of adults being physically active.
  - York also has higher life expectancy and lower rates of preventable deaths.
  - The Minster Precinct is a relatively affluent area with a very low level of deprivation, which has been shown to correlate with general health and wellbeing

#### **Noise Pollution**

- 4.5.2 Given the nature of the Precinct area being a largely transient space with people visiting from outside of the area and few residential properties, noise levels in the Precinct vary considerably depending on the time of day.
- 4.5.3 There are no significant sources of noise pollution within the Minster Precinct, though there is a degree of spill over from customers of the restaurant and pubs concentrated to

the south of the Precinct, particularly on a weekend. The residential areas of the Precinct, being located further away from the main footpaths, are less affected by this.

#### ***Disabled Access***

- 4.5.4 Disabled access around the Precinct is generally good, with footpaths and level access available. Key public buildings, including the Minster and Old Palace, benefit from lifts to upper floors.

#### ***Crime, Anti-social Behaviour and Security***

- 4.5.5 The majority of the Minster Precinct falls under the current recognised bounds of the Minster, which are patrolled by the Minster Police. The Minster Police team is a body of attested Cathedral Constables with responsibility for ensuring the security of the Minster and its surroundings. They work closely with North Yorkshire Police, who retain statutory responsibility for investigating crimes and maintain a police service in the precinct.
- 4.5.6 The residential areas of the precinct are well-secured from crime, due to walls or gates preventing foot entrance in the evening.
- 4.5.7 The Precinct represents a significant potential target for terrorism, given its iconic status and large number of visitors, who regularly congregate outside of the Minster. In 2017, following advice from the Home Office and the North East Counter Terrorist Unit, Chapter installed a number of vehicle- proof blocks outside the West End as a temporary measure pending a more permanent solution in the form of a reorganisation of Duncombe Place.

#### ***Healthy lifestyles and open space***

- 4.5.8 The promotion of healthy lifestyles in public spaces consists largely of making spaces which are accessible, pleasant and open and which encourage users to undertake physical activity. Research has shown that open and especially green spaces have positive effects for both mental and physical wellbeing.
- 4.5.9 The Minster Precinct contains several areas of open green space, including Deans Park and College Green. Both are popular spots and benefit from pleasant views of the heritage assets, tree cover, plants and sympathetic features such as benches and sun dials.
- 4.5.10 Deans Park in particular, is treasured as an oasis of calm in York. A further green space exists in the Boer War Memorial Garden; however this is walled off and generally underused. The array of green spaces in the Precinct play an important role as places of peace and quiet in a busy city and are therefore beneficial to the wider city centre.
- 4.5.11 The Minster Precinct is substantially pedestrianised, with most roads having wide footpaths. The Minster is one of the few cathedrals in the UK which is completely clear of surrounding buildings, which naturally encourages people to walk around and appreciate the building itself. The main access routes to the Precinct, with the exception of Duncombe Place are also pedestrianised, and the vast majority of visitors make the journey on foot.
- 4.5.12 The minster contains a dedicated cycle path, between Duncombe Place and Deangate, which forms part of York's Cycle Network and is designated as 'off-road shared use track'. This path forms a key part of York's network, connecting cyclists coming up from the Railway Station and Lendal Bridge to the north of the city via Monk Bar. This path, however, creates recurring conflict between cyclists and pedestrians, who often tend to congregate in large numbers on the South Piazza.

**Potential Neighbourhood Plan Impact- Health and Wellbeing**

|     |     |     |     |     |     |     |     |    |     |
|-----|-----|-----|-----|-----|-----|-----|-----|----|-----|
| A1  | A2  | A3  | A4  | SE1 | HE1 | HE2 | HE3 | W1 | MP1 |
| ++  | +   | ++  | ++  | +   | +   | 0   | 0   | ++ | ++  |
| MP2 | MP3 | PA1 | PA2 | PA3 | PA4 | M1  |     |    |     |
| ++  | +   | ++  | ++  | ++  | 0   | 0   |     |    |     |

- 4.5.13 The Minster Precinct represents a unique area of the City of York which is enjoyed by residents of the surrounding area and visitors alike. A key objective of the Neighbourhood Plan is to better preserve and celebrate the historic environment of York Minster and its Precinct, improve visitor facilities and create a public realm of exemplary design.
- 4.5.14 Each of these key objectives will positively impact the Health and Wellbeing of all people using the space. A review of Neighbourhood Plan Policies in the context of the SEA objectives concludes that the overall impact of the plan will be significant positive.
- 4.5.15 Policy PA3 will result in a significant positive impact by creating community and learning facilities for people of all ages. Enhancing learning opportunities and community facilities will ensure the Minster remains a vibrant hub for the community, with available and useable space for all ages.
- 4.5.16 In addition, Policy PA3 seeks to create a new café which will provide additional space for people to meet and socialise.
- 4.5.17 The retention and improvement of the public realm features heavily throughout the Neighbourhood Plan, including within each of the key project areas. This, alongside the creation of a new publicly accessible sensory garden as outlined within PA3 will preserve, enhance and create important open and natural amenity spaces for the community to enjoy. This will have a significant positive impact on the health and wellbeing of users of the space. Access to green space is key in ensuring wellbeing and the improvement and retention of existing green space within the precinct, and the creation of additional green space, will ensure there is sufficient publicly accessible green space for use by visitors to the Minster as well as visitors to, and residents of York City.
- 4.5.18 Policy MP2 seeks to improve pedestrian and cyclist safety by reordering Duncombe Place and Deangate (as set out within Policies PA2 and PA1) to create safe routes throughout the precinct for all users. The Plan will have a significant positive effect overall by prioritising non- car users, increasing safety for cyclists and walkers and reducing levels of pollution caused by passing traffic in the area.
- 4.5.19 Policy PA1 seeks to provide a separate cycle route through the Minster Yard, further protecting pedestrians from collisions with cyclists and making cycling safer, therefore encouraging healthy lifestyles. The proposed cycle route will tie in to existing cycle routes in York City Centre to improve connecting connectivity between the Minster and the wider city, as well as improving accessibility to the Minster by sustainable transport methods.
- 4.5.20 The development of a York Minster Green Travel Plan, as set out in Policy MP3 will have a significant positive impact by minimising unnecessary vehicle movement and improving air quality within the area.

## 4.6 Landscape, Cultural Heritage and Archaeology

Will this Neighbourhood Plan help to:

**SEA Objective- Conserve and enhance the historic environment and heritage assets of the Minster Precinct, as well as their unique settings.**

- Provide for the long- term conservation and enhancement of the heritage assets in the precinct?
- Provide for the long term conservation and enhancement of the setting of these assets in the form of a distinctive Precinct?
- Support access to, and interpretation and enhancement of the historic environment?
- Ensure that any development is proportional and sympathetic to the setting?

**SEA Objective- Protect and enhance the character and quality of the Precinct's landscape.**

- Provide for the conservation and enhancement of the Precincts landscape?
- Support interpretation and understanding of the Precinct?
- Conserve the distinct skyline of the Precinct, including the visual dominance of the Minster both in and beyond the Precinct?

**SEA Objective- Conserve and support the expressions of cultural heritage associated with the Minster Precinct**

- Aid in interpretation of the significance and history of the Precinct?
- Support the function of the Precinct as a venue for cultural expression?

**Baseline**

- 4.6.1 The Minster Precinct is an area of unique heritage and archaeological importance. The site has been occupied continuously since Roman times and includes buildings or archaeological material from Roman, Anglian, Norse, Norman, Medieval and Modern Periods of occupation.
- 4.6.2 In addition to this, the Minster Precinct Neighbourhood Area is roughly contiguous with the historic Library of St Peter, which formed a walled precinct outside of the authority of the Lord Mayor of York. Only a few traces of this are extant, and the Precinct now merges into the rest of the city to the south. To the north and west, the City Walls preserve a sense of enclosure, especially from Dean's Park.
- 4.6.3 The unique importance of the Precinct is recognised by the designation of the area as Character Area 254 (The Minster Precinct) of the York Central Historic Core Conservation Area. The Conservation Appraisal notes especially:
- The contrast between the scheduled north side and more open south side of the Precinct.
  - The highly pedestrianised nature of the Precinct.
  - The strong case for further pedestrianizing the area between Deangate and through Duncombe Place

- The visual dominance of the Minster and importance of the prospects and spot-view around the precinct.
- 4.6.4 The Minster Precinct also contains a Scheduled Ancient Monument: The York Minster Cathedral Precinct (Entry number 1017777). This specifically excludes all listed and modern buildings as well as above ground roads, paths and fixtures. It applies largely to the ground underneath which the Minster Precinct sits, on account of its unique Archaeological heritage. It also includes the city's walls bounding the Precinct, including Bootham Bar.
- 4.6.5 The Minster Precinct contains more than 60 listed buildings or fixtures, including three buildings (York Minster, St Williams College and The Old Palace) which are Grade I listed.
- 4.6.6 York Minster itself, along with the Minster Library (Old Place), are covered by the Ecclesiastical Exemption. Under Ecclesiastical Exception (Listed Buildings and Conservation Areas) order 2010, any building in ecclesiastical use by the Church of England is exempted from listed building control. Rather, these areas are regulated by the Care of Cathedrals Measure 2011. Under this legislation, which a Measure passed by the General Synod of the Church of England has equivalent status to an Act of Parliament, heritage control is exerted by the Cathedrals Fabric Commission for England (CFCE) and local Fabric Advisory Committees (FAC's). These bodies, in consultation with the Local Planning Authority, Historic England and the national architectural, archaeological, artistic or historic character of such a building or its setting. They also exert control over a cathedral's Inventory and any archaeological or human remains in its precinct.
- 4.6.7 The built heritage and archaeological assets in the Precinct therefore, enjoy a very high degree of protection.
- 4.6.8 In terms of landscape, the Precinct is dominated by its built heritage, and the two must be considered holistically. The area is relatively flat, but with high concentrations of buildings. The Minster itself dominates the Precinct, as well as the entire city core. The bulk of the Minster itself and surrounding buildings creates relatively narrow passages through to Deans Park and Minster Yard, contributing to the underuse of this space.
- 4.6.9 The area to the north of the Minster including Dean's Park and the Residence Garden, consists of open green space with a large number of trees. The city wall banks are largely inaccessible and allowed to develop into meadow. The green open spaces of the Precinct form an important role in the landscaping of the City Centre, and are designated as Amenity Open Space in the Council's Open Space Study.
- 4.6.10 The other dominant landscape feature is the stretch of city walls running from Bootham Bar to Monk Bar, which is visible from the Minster itself and from the land to its north. Trees and flora on the wall banks create spot-views over Dean's Park to the Minster. The view from the central tower of the Minster encompasses the whole of the Vale of York out to the Yorkshire Dales and Moors.
- 4.6.11 Duncombe Place, while a 19<sup>th</sup> century development, plays a key role as the natural entrance to the Precinct from Lendal Bridge and York Station. This area is heavily used by pedestrians, who naturally congregate outside the West End of the Minster. While the area to the south of the Minster is fully pedestrianised, Duncombe Place remains in use as a thoroughfare giving access to Precentor's Court and the Purey Cust, as well as being used by delivery drivers and taxis at designated hours of use. The place is, in its present form, largely a relic of the time when a major road continued around the south of the Minster, and resolution of this space to ensure best use and access for all is overdue.
- 4.6.12 As well as trees and greenery, the Precinct's landscape is strongly defined by its built features, including buildings, fixtures, roads and footpaths. While diverse, common

- features include traditional architecture, heavy use of Magnesian limestone, red brick and timber buildings, along with cast-iron railings.
- 4.6.13 The Minster Precinct sits within the wider Central Historic Core of York, roughly defined as the area bound by the City Walls. Petergate and Stonegate are both thought to follow the lines of the original Roman streets connecting the gates of the fortress, while the Precinct also sits close to the important medieval sites of St Mary's Abbey and Goodramgate.
- 4.6.14 The Minster Precinct is characterised by a series of grand monuments set in green space, in part due to the historically segregated nature of the space (to the north of the Minster) and in part due to townscape changes in the 19<sup>th</sup> century, which opened up the areas around it as the Minster was cemented as a symbol of civic pride. It therefore contrasts strongly with the dense historic commercial core to the south and east, while complementing the more open approaches along Lendal Bridge and Bootham.
- 4.6.15 The Minster itself is a key local landmark, being visible from across the city and across the Vale of York due to its height and local topography. In addition, the pitched and gabled roofs of the Precinct's buildings make an important contribution to the skyline of the city.
- 4.6.16 As noted in the Central Historic Core Conservation Area Appraisal (CHCCA), York largely preserves a pre-industrial skyline, dominated by churches, Clifford's Tower and, above all, the Minster. Long distance views from beyond the city's boundaries are completely dominated by the Minster, which rises seemingly alone from the flat Vale of York. Closer in, other buildings such as church spires begin to rise up and complement the Minster, which is still dominant. Inside the city centre, and especially from the City Walls and Clifford's Tower, the Minster rises from the maze of neighbouring buildings and thoroughfares. There is a great difference between the open, boulevard-style approaches from the west and the train station, where the Minster rises sedately, and those from the dense core of the city, the winding streets and alleys of which allow for spot views and sudden glimpses of the sheer bulk of the Minster.
- 4.6.17 The skyscape of York is, of course, not only made up by the Minster. Pitched and gabled roofs of clay or slate make a substantial contribution, along with red brick. From ground level, views looking into and from within the Precinct are further complemented by the close and winding streets and irregular building elements. This sense of enclosure is furthered by the jettied upper floors of many medieval timber framed buildings.
- 4.6.18 The Minster Precinct demonstrates a rich history and takes an important role as a site for learning and the importance of heritage objects and collections. Cultural heritage is particularly represented in the function of the Precinct as a venue for cultural expression, including the arts and crafts, as well as its close association with the culture of the Christian faith, expressed in music, liturgy and ceremony.

#### ***Neighbourhood Plan Impact- Landscape, Cultural Heritage and Archaeology***

| A1  | A2  | A3  | A4  | SE1 | HE1 | HE2 | HE3 | W1 | MP1 |
|-----|-----|-----|-----|-----|-----|-----|-----|----|-----|
| +   | 0   | +   | +   | 0   | ++  | ++  | ++  | +  | ++  |
| MP2 | MP3 | PA1 | PA2 | PA3 | PA4 | M1  |     |    |     |
| +   | 0   | +   | 0   | +   | 0   | ++  |     |    |     |

- 4.6.19 The preservation of heritage and archaeology has been a key driver for the development of the Neighbourhood Plan and the potential impacts of the plan on heritage assets has been considered in depth, including close consultation with Historic England at each stage of development.

- 4.6.20 A clear focus has been placed upon the preservation of heritage and archaeology assets in the York Minster Precinct throughout the Neighbourhood Plan, striking an important balance between ensuring the heritage assets are offered a level of protection in line with their significance, whilst also ensuring that the Precinct continues to adapt to accommodate the increasing number of visitors and worshippers, providing space for the community to gather and providing learning opportunities. It is therefore considered that the impact of the plan on Landscape, Cultural Heritage and Archaeology is, on the whole, significant positive. Thorough consultation has been undertaken between the Forum and Historic England to ensure that the Vision for the Minster Precinct is in line with the protection required for a heritage asset of this sort. Policy A1 is clear regarding the importance of conservation and enhancement of the historic environment in the Precinct and the role of high quality design. This policy is envisaged to have a significant positive impact on the Landscape, Cultural Heritage and Archaeology, supporting only forthcoming proposals which prioritise the heritage assets and their setting.
- 4.6.21 Policies HE1, HE2 and HE3 minimise any negative impacts on heritage assets by setting out application requirements for planning applications, Listed Building Consent applications and Scheduled Monument consent applications necessary to understand and mitigate any perceived harm to significant assets, and to assist in the consideration and determination of planning applications. Policy HE1 will have a positive impact by ensuring that any planning applications pay due regard to the 2020 Conservation Management Plan and that any harm to the significance of a heritage asset is limited and outweighed by the public benefit of the scheme. This will allow this historic area to continue to evolve as it has since Roman times, whilst also limiting the impact on the significance of the area.
- 4.6.22 Policy MP1 requires the highest quality design in the public realm surrounding the Minster, this will ensure any development proposals in the Precinct will enhance or protect the setting of the heritage assets. This policy will also ensure that development proposals brought forward in the area are well designed, taking into account the distinctive character of York and The Minster Precinct.
- 4.6.23 Many of the specific project areas seek to enhance the Minster and its setting, for example the potential to create visitor facilities and entrance within the Minster Yard set out within PA1 will return the entrance to the same location as the original Roman Forum.
- 4.6.24 Many of the visitor facilities proposed particularly within Policies PA1 (café, toilets, exhibition space), PA3 (New Sensory Gardens and public access to the city walls), will encourage more visitors to the Minster, the positive economic impact of this will contribute to the upkeep of the asset, ensuring that it can continue to be enjoyed by visitors and worshippers in the future.
- 4.6.25 Policy PA3 will have a significant positive impact on supporting access to and interpretation and understanding of the historic environment by creating a space for learning and exhibition of historic artefacts. Educating people of all ages on the unique history of the Minster and the precinct will in turn develop a greater sense of community investment in the history of the area. The exhibition and events space proposed within this Policy Area will support the function of the Minster as a space for cultural expression and have a significant positive impact on the communities' level of interaction and association with Cultural Heritage and Archaeology of the area.
- 4.6.26 There is the possibility that in encouraging additional visitors to the minster, the asset may be more at risk of harm, however in this context any potential harm to the fabric of the building is outweighed by the significant benefits the Neighbourhood Plan is likely to achieve, such as moving ticketing facilities from its current location inside the Minster itself, to an external area, subsequently protecting the fabric of the building in this location.

- 4.6.27 Policy A4 seeks to achieve excellent design in all development proposals presented for the Minster Precinct. This policy aims to support proposals for development which reinforces the distinctive character of the Precinct by having regard to scale, height, density, layout, appearance and materials. This will have a positive impact on the SEA objective of ensuring the Precinct retains its distinctive character. Parameter Plans have been developed to accompany the Neighbourhood Plan. These plans outline the general type of development which may be acceptable across the precinct. Placing adequate controls on any future proposals for development and in doing so ensuring that the impact on the character of the area and the setting of the heritage assets is managed.
- 4.6.28 Policy A4 will ensure that any development proposals made in the Minster Precinct are proportional and sympathetic by ensuring that the scale, height, density, layout and appearance are proportional and sympathetic to the surrounding area.
- 4.6.29 The Parameter Plans referenced within Policy A4 specify possible land uses and maximum height of development to ensure that the Skyline of York and the Views of the Minster are not impacted by any future development in the surrounding area. This will have a positive impact on the Landscape and Cultural heritage of York City as well as the Minster Precinct.

#### 4.7 Society

Will this Neighbourhood Plan help to:

**SEA Objective- Support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct?**

- Encourage walking and cycling?
- Allow access for residents, businesses and users of the Minster School?
- Reduce conflicts between different classes of transport users?
- Support the transport network for York?

#### *Baseline*

- 4.7.1 The possibility of extensive residential development in the Precinct does not exist, meaning that societal images relating to housing will be modest. There is also limited scope for any significant effects that would affect nearby areas in terms of these topics.
- 4.7.2 The only area scoped into this assessment as part of the SEA Screening process is the topic of transport. This is included as whilst the Neighbourhood Plan is unlikely to have significant effects on the wider transport network, it may involve changes and access to the Precinct, including where it adjoins neighbouring areas. It is also likely that this Neighbourhood Plan will bring into force specific policies for this area in advance of the adoption of Local Plan Policies. For this reason, the City of York Council have advised that transport requires further consideration through this Sustainability Appraisal.
- 4.7.3 Similarly, transport policy for the area is largely determined by the emerging Local Plan, and existing routes are protected accordingly. There is thus very limited scope for any changes that would have significant effect.
- 4.7.4 The Minster Precinct is primarily non-residential, with a majority of land being occupied by public spaces, non-residential buildings and thoroughfares. There exist two small areas of residential use in the Minster Precinct.
- 4.7.5 Due to the low quantity of housing units in the Precinct and the lack of any recent or planned residential development, there exists minimal affordable housing.

- 4.7.6 There is no major transport infrastructure in the Precinct itself. A small amount of car parking for Minster staff and visitors is available on Minster Yard, and there is some parking for residents. The nearest infrastructure consists of bus stops at Exhibition Square and on Lord Mayor's Walk, along with carparks on Lord Mayor's Walk and a carpark/coach park at Union Terrace. There is no rail infrastructure in the Guildhall Ward, with York's only rail station being located on the south side of the River Ouse.
- 4.7.7 Transport links to and near the Precinct are generally quite good due to its central position, with bus stops and York train station a short walk away. Similar to the rest of central York, there is only limited on-street parking available, though there are carparks available within walking distance. Cycle routes lead to and through the Precinct, and there is ample pedestrian footpath access.
- 4.7.8 All other facilities, including libraries, post offices, GP's, hospitals etc. are located a short walk away. This matches the wider situation in the Guildhall, which scores above the York average in travel times for community facilities.
- 4.7.9 Due to the number of landmark buildings and open spaces, the Precinct forms a natural site of social interaction (see above, Chapter 2). This is especially true of the Minster itself, which as well as being the mother church of the North is also a vital civic space. The Minster and other buildings in the Precinct are also of international cultural significance, being home to the largest in-situ collection of medieval stained glass in the world.
- 4.7.10 There is a need to support sustainable forms of transport for Precinct users in and out of the Minster Precinct. This needs to balance the competing needs of different types of transport users, including pedestrians, drivers and cyclists, and to reduce conflicts between these groups.

#### **Neighbourhood Plan Impact- Society**

|     |     |     |     |     |     |     |     |    |     |
|-----|-----|-----|-----|-----|-----|-----|-----|----|-----|
| A1  | A2  | A3  | A4  | SE1 | HE1 | HE2 | HE3 | W1 | MP1 |
| 0   | +   | ++  | ++  | X   | X   | X   | X   | +  | +   |
| MP2 | MP3 | PA1 | PA2 | PA3 | PA4 | M1  |     |    |     |
| ++  | ++  | +   | +   | +   | 0   | 0   |     |    |     |

- 4.7.11 The topic of Society was scoped into the assessment following consultation with City of York Council, who 'recommended scoping in the topic of transport and access with a specific objective to ensure consideration is given to this matter'.
- 4.7.12 In light of the SEA Objective to support sustainable access for residents, workers, businesses and visitors into and out of the Minster Precinct, it is considered that the Neighbourhood Plan will have a minor positive impact on transport and access.
- 4.7.13 There are a number of policies within the Neighbourhood Plan which will impact movement around the Precinct.
- 4.7.14 Policy A2 requires any development proposals to comply with other material Development Plan Policies. Therefore, any application made within the York Minster Precinct will be assessed in the context of Local Plan policies relating to access and highways. This will ensure that any application takes into account the transport network for York.
- 4.7.15 Policy A3 sets out the Spatial plan and the four project areas which provides a framework for future development within York. Movement through the Precinct, particularly for non-car users has been considered within these project areas. A potential cycling and walking route has been identified within the proposals for the Minster Yard area and it is proposed that vehicle access around Duncombe Place is improved. Access arrangements to the Minster school are to remain unchanged.

- 4.7.16 Policy PA2 will also ensure that the Precinct remains accessible via car to the existing residential and commercial uses. No negative impacts are envisaged in this regard.
- 4.7.17 The interaction between vehicles and pedestrians and cyclists will be improved, particularly through the additional detail given within the Policies PA1 and PA2 on the Project areas identified at Minster Yard and College Green and the West Front and Queens Square, to place greater emphasis on pedestrian safety and priority.
- 4.7.18 Policy PA1 also seeks to remove redundant highways carriageway. It is considered that this will have minimal impact on the wider highways network of York given that access on this stretch of the highways is already underused. This will create a safer environment for pedestrians and cyclists and will ensure that the road network is clearer and more effective for car users. The impact is assessed to be positive in this regard.
- 4.7.19 Policy PA3 outlines parameters for a possible access to the City Walls from the Existing Deans Garden. This will have a significant positive impact on the topic of society by improving the connectivity between the Minster Precinct and the wider City for pedestrians whilst encouraging walking.
- 4.7.20 Policy A4 of the Draft Neighbourhood Plan seeks to ensure that the Minster is resilient to Climate Change and sets an aim to reduce carbon emissions. This policy supports proposals which promote accessibility to all parts of the Precinct and create safe environments for visitors, residents and the local community. This policy will have a positive impact on the SEA objectives outlined above by ensuring that the Precinct remains accessible by a variety of transport modes, it will also ensure that the safety of users of the spaces in and around the precinct is of primary importance.
- 4.7.21 Policy MP1 'Public Realm' is key in achieving the SEA Objectives for the topic of Society, this policy will have a significant positive impact as it requires the public spaces around the Minster to be secure, accessible and connected. Improving the accessibility and connectivity of the Minster with the City of York will be fundamental in ensuring the Precinct remains accessible and attractive as a place to visit, worship or socialise. This policy will also ensure that any development proposals do not have a negative impact on the surrounding transport network for York.
- 4.7.22 Increasing the feelings of safety in and around the Minster, at all times of the day will be key in ensuring that the Minster remains a popular meeting point and attraction.

#### 4.8 Site Assessment

- 4.8.1 This section of the Sustainability Appraisal considers the four Project Areas identified as the main focus for future development within the Neighbourhood Plan in the context of the topics scoped into the Sustainability Appraisal. It is important to acknowledge that these four project areas are designed to be a high level 'framework' for future development, with high level parameters for any future development set out at this stage. Planning and Listed Building applications will be progressed to confirm any detailed proposals within the project areas. This will ensure that any specific sustainability impacts relating to a proposed development are properly assessed and mitigated where necessary.

##### i. Welcome

- 4.8.2 The first project identified within Policy PA1 of the Neighbourhood Plan aims to improve the welcome area in place for visitors to the Minster. Within this Project area, the Minster Yard which is focussed on the South Precinct will be developed to create comprehensive visitor experience facilities including ticket office, café and main entrance to York Minster. This area will provide a welcome entrance to the many visitors to York Minster in the same location as the original Roman forum.

- 4.8.3 The proposals for the Minster Yard area were shaped by previous public consultation.

***Economy***

- 4.8.4 The Key focus of this project area is to improve the tourist experience for future visitors to the Minster. The introduction of a Minster Café will encourage both new and repeat visitors to the Minster, increasing economic activity in the area.
- 4.8.5 Public realm improvements are proposed throughout the Minster Yard which will improve the area surrounding the Minster, making it friendlier to pedestrians and bikes and ensure that visitors are able to enjoy the environment around the Minster. This will also be of significant benefit to the surrounding businesses, as more visitors to the Minster will result in more spending in the surrounding area.
- 4.8.6 The impact on important views to the Minster and St Williams College will be minimised to ensure that the visual identity of the Minster Precinct and York City more broadly is retained and enhanced.

***Health and Wellbeing***

- 4.8.7 Within the Minster Yard Project area, the Stone Masons area which is located to the South of the entrance will be reconfigured to make it more visible to the public. Consultation with the Public has been positive regarding the Stone Masons area, with this proving a significant draw and attraction to the Minster. The reconfiguration of the Stone Masons area will enhance the learning opportunities for Minster Visitors.
- 4.8.8 The provision of a Minster Café within this project area will also provide a new amenity space which will be attractive and accessible to all age groups and social groups. This will make available a new space for socialising. This is likely to have a significant positive effect on the health and wellbeing of visitors and residents of the Precinct.
- 4.8.9 The potential cycling and walking routes identified will ensure that the quality of life of existing residents is enhanced, creating separation between motorised vehicles and more sustainable means of transport. This will have a significant positive impact on the safety and security of visitors and residents and as a result might encourage people to walk or cycle, therefore encouraging healthy lifestyles. The proposals may also result in a more organised thoroughfare for those passing through the Minster Precinct which would improve the utility of the space for existing residents of the Minster Precinct.
- 4.8.10 A likely outcome of the proposals outlined within the Parameters Plan will be the reduction of cars and motorbikes in this precinct area. This will have a significant positive impact by reducing pollution, making the space more pleasant for users of the space.
- 4.8.11 Most of the public and private open spaces within the Precinct will be preserved, and enhanced. In particular, the improvement and reconfiguration of the College Green to provide greater usable space will have a significant benefit on health and wellbeing, particularly in summer, when residents and visitors can enjoy the spaces for socialising or peaceful reflection.

***Landscape, Cultural Heritage and Archaeology***

- 4.8.12 The Existing ticketing facilities located within the Minster have been identified to cause harm to the heritage asset, resulting from the concentration of visitors within the ticketing area. This creates an additional economic burden as money is spent to ensure that any harm is minimised.
- 4.8.13 The proposals set out within PA1 will have a positive effect on the heritage asset in this location, by moving the ticketing facility to a location off site. The ticketing facility will be built to meet operational requirements.

- 4.8.14 Policy PA1 specifies a number of controls which should be adhered to in order to ensure that the historic environment is protected through development which is proportional and sympathetic. These include the retention of key views ensured by the specification of building heights within the potential development zone and the improvement of the public realm surrounding the Minster, to improve its setting.
- 4.8.15 The proposals for the Minster Yard place great importance on ensuring key views and the skyline of the area are retained and enhanced, and it is likely this will be a key component in the determination of any future planning applications within this area of the Precinct.
- 4.8.16 The development parameters and the policies included within the Draft Neighbourhood Plan have been developed through significant consultation between the Forum and Historic England. Whilst it is acknowledged that the proposals within the Neighbourhood Plan for development within the Minster Yard will impact the setting of the Minster and the Conservation Area, these have been considered in great detail and are likely to be of significant importance in ensuring the long term conservation of York Minster, both through the protection of the fabric of the listed building, but also through the generation of income to be re-invested in the Minster and the other heritage assets located within the Precinct.

### ***Society***

- 4.8.17 The proposals outlined within Policy PA1 relating to the Minster Yard will have a significant positive impact when assessed against the SEA objective. The reconfiguration of the Public Realm and in particular Queen's Path in this area will ensure that the potential for a public pedestrian and cycling access along Deangate is retained and the safety of this feature is enhanced. This will encourage walking and cycling not only through the Minster Precinct but will also have an impact on York City.
- 4.8.18 The proposals seek the removal of redundant highways alignments which will reduce the potential for conflicts between different classes of transport users.
- 4.8.19 The access route to the Minster School will be retained via. An archway, and access will be controlled to ensure that there is minimal impact on the wider transport network of York.

### **ii. West Front and Duncombe Place**

- 4.8.20 The proposals for the West Front and Duncombe Place are identified as being sensitive in terms of heritage and environmental considerations, however it is recognised that some intervention is necessary to ensure the area remains safe for visitors and to open up a new public square to improve the setting of the Minster and provide a ceremonial space.

### ***Economy***

- 4.8.21 Whilst there are no direct contributions to be made to the economy through development within this project area, the development of a new ceremonial space will expand the use of the Minster and its Precinct. This is likely to draw additional visitors to the area which is likely to result in additional spending in the Minster Precinct and in surrounding businesses more generally.
- 4.8.22 The development of a new public square and ceremonial space will ensure that the vitality of York City Centre is enhanced.
- 4.8.23 Any forthcoming proposal for the Public Square area will be chosen through a global design competition. This will ensure that any development which comes forward on site will be of the highest quality design, a key component for the design competitions will assess how any proposals respond to the unique visual identity and brand of the wider city.

**Health and Wellbeing**

- 4.8.24 The proposed creation of a public square in the West Front and Duncombe Place Area will create a new outdoor area which is publically available. This space will be particularly valuable in the summer, when visitors to the precinct can utilise the open space socially or for the appreciation of the Minster.
- 4.8.25 Most importantly, the Proposals at Duncombe Place seek to ensure the safety and security of the Precinct residents and users. The parameters set out within the Neighbourhood Plan document include for security measures to be designed into the square to restrict vehicle access close to the Minster, reducing the risk of conflict between transport users. A barrier is also included between Duncombe Place and Queen Square, following the identification of this area as a potential target for terrorism by the Home office and the North- East Counter Terror Unit. This will ensure the safety of visitors and residents of the Minster Precinct.
- 4.8.26 The design competition proposed to influence the design of the square is likely to generate much public interest and will not only encourage visitors to the Minster but will also provide a focal point for conversation and social activities, as people of all ages have the opportunity to interact with and influence the space.

**Landscape, Cultural Heritage and Archaeology**

- 4.8.27 The West Front area of the Precinct has been identified as particularly sensitive in terms of heritage. The draft Neighbourhood Plan recognises that any detail design in this location will need to be developed in close consultation with Historic England.
- 4.8.28 As such, the impacts on Landscape, Cultural Heritage and Archaeology are likely to be assessed and fully taken into account at planning application stage, taking the specific heritage considerations of the area into consideration. This will ensure that any development proposals which are progressed relating to this area are proportional and sympathetic to the historic environment.
- 4.8.29 Ultimately however, the reordering of Duncombe Place and the creation of a new public square will support cultural expression by creating a space for civic and ceremonial use.
- 4.8.30 Sensitive proposals in this area of the Minster Precinct will ensure that the setting of York Minster is improved and access and interpretation of the heritage of the area can be enhanced.
- 4.8.31 The Neighbourhood Plan specifies that any proposals relating to the re-ordering of Duncombe Place should take account of the perception of the historic Roman route from Bootham to Petergate, consideration which will ensure that this piece of heritage can be retained for future consideration and appreciation.

**Society**

- 4.8.32 The Neighbourhood Plan outlines a number of parameters regarding access which need to be taken into consideration when developing proposals for the West Front and Duncombe Place area.
- 4.8.33 These parameters are in place to ensure vehicular access to existing residential and commercial uses are retained. This will also ensure that there is minimal impact on the wider York highways network, as well as users of the Minster School.

**iii. Learning Centre & Gardens**

- 4.8.34 The proposals for the Learning Centre and Gardens are set out within Neighbourhood Plan Policy PA3 and within the associated development parameters plan.

- 4.8.35 The area around Deans Park and the Old Palace are included within this project area, Deans Park in particular is particularly valued by the community as a publically accessible area of green space.

### ***Economy***

- 4.8.36 It is considered that the proposals within the Learning Centre and Gardens Project area will have a significant positive economic impact when considered in the context of the SEA objectives.
- 4.8.37 Principally, the proposals for this area of the minster will provide a significant draw, encouraging visitors to the Minster Precinct. The new learning facilities and exhibition space will ensure that the Minster benefits from repeat visitors, as events and exhibitions change. This will encourage spending both in the Minster Precinct as well as in the surrounding businesses.
- 4.8.38 The reordering and creation of public realm in Deans Park and the development of a sensory garden in the area will positively impact the visitor numbers to the Precinct, drawing visitors from across the City to visit the Minster Precinct.
- 4.8.39 Policy P3 seeks to provide a small café kiosk in the proposed sensory gardens, as well as support temporary events within Deans Park during the summer months. These proposals will have a positive economic impact during those months they are in use by encouraging tourism to the Minster and the Precinct. The Money generated can then be re-invested to the running and the upkeep on the Minster.

### ***Health and Wellbeing***

- 4.8.40 This project area is focussed around providing and enhancing learning opportunities for all members of the community. This will have a significant positive effect on people of all ages and backgrounds, as the proposed space will be utilised to house the Minster collection and visiting exhibitions which will be accessible to all.
- 4.8.41 Specific proposals within this project area will make a significant positive impact on health and wellbeing of residents and visitors to the Precinct. These will be of benefit to the Minster School, visiting schools, community groups and adult learning groups, providing a music hub and teaching space, library, office, exhibition space, stores and conservation studio. This improved and enhanced learning facilities at the Old Palace will encourage social interaction between different people and groups.
- 4.8.42 A zone for outdoor education is also proposed, encouraging the use of outdoor space will be a significant benefit to the visitors to the precinct. It is well documented that being outside has numerous mental and physical health benefits.
- 4.8.43 An important element of this project area is the retention and protection of Deans Park, this was highlighted as an important element of any proposals on site following public consultation. The retention of this green space will not only ensure that the setting of York Minster is retained, but it will also ensure that a quiet and tranquil space which is much valued by the community, remains unchanged. This will also ensure that the quality of life of residents of the Precinct will be maintained.
- 4.8.44 Policy PA3 outlined a possible access between the Old Place area and the City Walls. This will improve accessibility between the Minster Precinct and the wider city. It will also have a significant positive effect on health and wellbeing by encouraging walking, separating car and cycle users from pedestrians. There may also be a positive impact on reducing pollution in and around the Precinct.

**Landscape, Cultural Heritage and Archaeology**

- 4.8.45 As specific proposals for this area are developed, the impact on nearby heritage assets should be properly understood through heritage assessments. It is possible that development proposals in the vicinity may harm heritage assets and their settings, the potential impact should be properly understood and assessed in the context of the longer term benefits of any proposal.
- 4.8.46 One element of Policy PA3 proposes a redevelopment of the existing twentieth century extension to the Old Palace, it is possible that any future redevelopment could be redesigned to ensure that the setting of the heritage asset is enhanced by the re-development.
- 4.8.47 Unlike other project areas, the maximum building height for the primary zone for new development footprint is not specified. This could result in a negative impact on the distinct skyline of the Precinct, however it is likely that any proposals which are made for development which might have a negative impact would not be considered appropriate following consultation with Historic England, as such this could be considered to be a neutral impact on the character and quality of the Precincts landscape.
- 4.8.48 The proposals for the Old Palace project area will have a significant positive area on the interpretation of the historic significance of the area by making York Minsters collection of historic artefacts available for public display, educating visitors in the rich history of the Minster, the Precinct and the City.

**Society**

- 4.8.49 The proposals as set out within the Parameters Plan for Area 3: The old Palace and Neighbourhood Plan Policy PA3 are likely to have a positive impact in encouraging walking, creating a public access to the City Walls from the City walls. This will in turn encourage visitors to the Minster from the City, and vice versa possibly having a slight impact on the transport network of the surrounding area.

**iv. Back of House**

- 4.8.50 The proposals for the back of house area seek to provide storage space facilities to improve the running of the Minster. Many of the parameters set out within this project area seek to re-use and re-purpose existing assets to maximise their utility. There is a limited provision for new development. The proposals in this area set out a provision for some affordable housing to be delivered, through the sensitive extension of Church House, which will be used to accommodate Minster apprentices.

**Economy**

- 4.8.51 Within area 4 'Back of House and Storage' it is proposed to convert Church house to residential flats. These flats will generate income for the Precinct through private rent. This will have a positive economic input by ensuring a reliable source of income to be invested into the upkeep and maintenance of the Minster and the Precinct.
- 4.8.52 Increasing the number of residents within the Minster Precinct will also have a positive economic impact on the businesses in the surrounding area, as more economic activity will be generated within the precinct and surrounding area.
- 4.8.53 The achievement of additional residential dwellings within the Minster Precinct, utilising existing assets will ensure that there is no impact on the visual identity and brand of the wider city.

- 4.8.54 This element of the neighbourhood plan also proposes some resurfacing of roads surrounding the Minster, the chapter house car park surface and enhancement of boundaries within this project area. This will have a positive impact by contributing to the visual identity and brand of the wider city and in turn improving the visitor experience.

*Health and Wellbeing*

- 4.8.55 The proposals within Policy PA4 will have a positive impact on the quality of life for people who live and work in the Minster Precinct. The proposals seek to improve storage available, the provision of designated storage space will be of benefit to those who work in the precinct.
- 4.8.56 The relocation of Minter offices to St Williams College will provide specific work space for chapter and will enhance their ability to work collaboratively.
- 4.8.57 The resurfacing of roads in this area will also enhance the space for existing residents and employees of the Minster, by enabling a safer surface for walking, cycling and driving.

*Landscape, Cultural Heritage and Archaeology*

- 4.8.58 The proposals within Policy PA4 focus mostly on re-using existing assets within the back of house project area. This will ensure that there is a neutral impact on the Landscape, cultural Heritage and Archaeology of the Precinct.
- 4.8.59 As will all projects within the policy areas, any planning applications brought forward within the Back of house project area should be accompanied by a heritage assessment which assesses any impact on the setting of the many heritage assets in the Precinct.

*Society*

- 4.8.60 The Proposals set out for project area 4 will have a positive impact on access to Deans Park and Learning Centre for Visitors and staff, through the resurfacing of the lane adjacent to Deans Park. In turn, this will improve safety for all users of the lane and will make this footway more accessible to walkers and cyclists.

## 5. Complementary Projects

- 5.0.1 The York Minster Precinct Neighbourhood Plan comprises a framework for future development within the Neighbourhood Plan area.
- 5.0.2 Whilst four high level project areas are identified, the specific detail relating to any proposals within these project areas is withheld for consideration at planning application stage.
- 5.0.3 Throughout this Sustainability Appraisal, it has been demonstrated that all of the policies within the Neighbourhood plan have a positive or significant positive effect on the topics of Economy, Health and Wellbeing, Landscape, Cultural Heritage and Archaeology and Society. As a result, it is clear that any forthcoming development within the parameters of the Policies within the Neighbourhood Plan will also have a positive cumulative impact.
- 5.0.4 Notwithstanding the above, when considered as a whole, it is clear that a number of the Neighbourhood Plan policies seek to improve the visitor experience at the Minster and create new community and educational space, it is reasonable to assume that this will encourage more visitors.
- 5.0.5 It can be considered that the various projects are likely to generate more footfall. It is possible that this will have a minor negative impact on the fabric of the listed buildings. However, this has been mitigated through the proposals in the Neighbourhood Plan by ensuring that facilities located external to the Minster building are suitable and sufficient to accommodate greater numbers of visitors.
- 5.0.6 In addition, increasing visitor numbers will generate increasing investment into the fabric of the Minster, providing additional resources to mitigate any potential impact.
- 5.0.7 An increase in the number of visitors to the Minster may also have an impact on the wider highway network of York. This should be assessed and mitigated where necessary through Transport assessments to accompany any planning applications. It is not considered at this stage that the increase in visitor numbers generated through improvements proposed in the Neighbourhood Plan would be sufficient to have a significant negative impact on the highways network, particularly given many of the Visitors to the Precinct arrive on foot.
- 5.0.8 All development proposals will be accompanied by relevant technical assessments which will allow the council to fully assess the effects of the development proposal in the context of the high level framework set out for the four project areas.

### *Cumulative Impacts*

- 5.0.9 Best practice dictates that cumulative assessments should have regard for plans and policies which are likely to have a cumulative impact when considered in conjunction with the Policies included within the Neighbourhood Plan.

### *York Local Plan*

- 5.0.10 The Draft Policies included within the Sustainability Appraisal have been developed in tandem with the emerging City of York Local Plan. The Policies within the Neighbourhood Plan Align with those in the Emerging Local Plan. No conflict between Neighbourhood Plan and Local Plan is envisaged following the adoption of both documents.
- 5.0.11 No cumulative impacts are expected in this regard.

### *York Central*

- 5.0.12 York Central is a large brownfield site to the west of the city's railway station. A pending planning application is currently being consideration seeking permission to accommodate up to 2,500 homes and 112,000m<sup>2</sup> of office, leisure and retails uses on site.

- 5.0.13 Given that the York Central site is located over 0.5km from the York Minster Precinct, and is separated by significant built development, the A19, operational Rail lines and the River Ouse, it is not considered that any of the identified project areas within the York Minster Neighbourhood Plan will have a cumulative negative impact on any of the issues scoped into this SA when assessed against the development proposals at York Central

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## 6. Conclusions

- 6.0.1 The purpose of this report is to identify any likely sustainability impacts of the policies and projects included within Draft York Precinct Neighbourhood Plan and make recommendations to mitigate potential negative impacts or enhance any positive impacts.
- 6.0.2 A draft of the York Minster Precinct Neighbourhood Plan Policies was assessed in November 2019. The Plan as a whole was assessed against the SA Framework and the SEA regulations. Mitigation measures were put forward to address any potential negative or uncertain effects identified and enhancement measures were also identified which could help to improve the sustainability of the Neighbourhood Plan.
- 6.0.3 Each policy included within the Neighbourhood Plan has been assessed against the Sustainability Appraisal objectives which were decided upon at Scoping stage.
- 6.0.4 Each of these objectives relate to one of the topics which were 'Scoped in' to the assessment on the basis that the Policies in the Neighbourhood Plan may have a positive or negative impact:
  - 6.0.4.1** Economy
  - 6.0.4.2** Social
  - 6.0.4.3** Health and Wellbeing
  - 6.0.4.4** Landscape, Cultural Heritage and Archaeology
- 6.0.5 Biodiversity, Flora and Fauna were scoped out of the assessment following comments from National England, informed by an Ecology Appraisal of the Minster Precinct.
- 6.0.6 The potential impacts of each of the Policies within the Neighbourhood Plan have been assessed within Section 3 of this report and potential mitigation or enhancement methods have been proposed where necessary.

## 7 Next Steps including Monitoring

### **Next Steps**

- 7.0.1 The final version of this Document will be submitted to York City Council who will appoint an independent external examiner to review the plan. They will also conduct a statutory public consultation (Minimum of 6 weeks). Any further minor changes will then be made. Should there be any significant changes, these will be subject to a revised SA process.
- 7.0.2 This will be followed by a referendum where local registered electors will be asked to vote for or against the formal adoption of the Neighbourhood Plan. If more than 50% of those voting, vote in favour the plan will be adopted.
- 7.0.3 An adoption statement will be published setting out the mechanisms for monitoring the likely effects of the Neighbourhood Plan.

### **Monitoring**

- 7.0.4 The SEA Regulations require monitoring of the significant environmental effects of implementing the York Minster Precinct Neighbourhood Plan. SA Monitoring will cover the significant economic and social effects, as well as environmental effects.
- 7.0.5 At the current stage- i.e. the environmental report- there is a need to present 'a description of the measures envisaged concerning monitoring'. However, given the Neighbourhood Plan is less a rigid 'blue print' and more a framework for change, Monitoring is likely to be undertaken annually by the Neighbourhood Forum and periodic review in consultation with the Chapter of York before the end of the Plan period, or earlier if required.
- 7.0.6 Local Monitoring by the Neighbourhood Forum will be used to assess:
  - Any obstacles to development that the Forum should act upon
  - Any significant risks to the delivery of the plans requirements
  - Delivery progress.
- 7.0.7 In light of the assessment findings presented within this report, there are no additional suggestions put forward for monitoring within this report.
- 7.0.8 All planning applications which come forward in accordance with the parameters set out in the Neighbourhood Plan will be accompanied by the relevant technical assessments. These will include a consideration of heritage impacts in line with the 2020 York Minster Conservation Management Plan, to understand and mitigate any harm specifically relating to heritage assets which might come from the development proposals.