

City of York Local Plan Publication Draft – Schedule of Minor Modifications to 25th May 2018

Plan location	Proposed minor modification	Reason
General		
Whole plan where applicable	Amend references from 'proposals map to <u>'policies map'</u>	To clarify title of accompanying maps to the plan
Section 3: Spatial Strategy		
Policy SS12: Land to the West of Wigginton Road Criterion vi Page 53	vi. Ensure provision of new all purpose access roads to the east/south from A1237 Outer Ring Road/ Wigginton Road roundabout Clifton Moor Gate and off the Wigginton Road/B1363 (as shown on the proposals map). The internal layout of any future development on the site could be such that it creates discrete sectors, each with a specific access	To correct the roundabout name referenced.
Policy SS13: Land West of Elvington Lane Criterion vi. Page 54	iv. Create new open space (as shown on the proposals map) within the site to maintain views of the Minster and existing woodland.	To clarify that the openspace is not shown on the proposals map.
Policy SS13: Land West of Elvington Lane Criterion vi. Page 54	vi. Follow a mitigation hierarchy to first seek to avoid impacts, then to mitigate unavoidable impacts or compensate unavoidable residual impacts on Heslington Tillmire SSSI and the Lower Derwent Valley SPA/Ramsar through the: <ul style="list-style-type: none"> incorporation of a new nature conservation area (as shown on the proposals map as allocation OS10 and included within Policy GI6) including a buffer of wetland habitats, a barrier to the movement of people and domestic pets on to the SSSI and 	To clarify the link to new openspace (OS10) as detailed in the Habitat Regulation Assessment (2018)

	<p>deliver further benefits for biodiversity. A buffer of at least 400m from the SSSI will be required in order to adequately mitigate impacts unless evidence demonstrates otherwise; and</p> <ul style="list-style-type: none"> • provision of an detailed site wide recreation and access strategy to minimise indirect recreational disturbance resulting from development and complement the wetland habitat buffer area which will be retained and monitored in perpetuity. A full understanding of the proposed recreational routes is required at an early stage. 	
<p>Policy SS18: Station Yard, Wheldrake</p> <p>Criterion iv.</p> <p>Page 62</p>	<p>iv. Undertake a comprehensive evidence based approach in relation to biodiversity to address potential impacts of recreational disturbance on the Lower Derwent Valley Special Protection Area (SPA)/Ramsar/SSSI. <u>This will require the developer to publicise and facilitate the use of other, less sensitive countryside destinations nearby (e.g. Wheldrake Woods) and provide educational material to new homeowners to promote good behaviours when visiting the European site. The former could be supported by enhancing the local footpath network and improving signage</u></p>	<p>To clarify the mitigation required as detailed in the Habitat Regulation Assessment (2018)</p>
<p>SS19: Queen Elizabeth Barracks, Strensall</p> <p>Criterion ii</p> <p>Page 64</p>	<p>ii. Take full account of the extent and quality of ecological interest on Strensall Common through the preparation of a comprehensive evidence base to support the required Habitat Regulations Assessment and other assessments to be able to fully understand and avoid, mitigate or compensate impacts. To help deliver this, a detailed Visitor Impact Mitigation Strategy must be prepared, which will be informed by comprehensive and repeatable visitor surveys (to be repeated as necessary). The Strategy will identify effective measures which will encourage both the use of alternative sites instead of Strensall Common</p>	<p>To clarify the mitigation required as detailed in the Habitat Regulation Assessment (2018)</p>

	<p>and less damaging visitor behaviour on the Common. This will include (but not be limited to) the following measures:</p> <ul style="list-style-type: none"> • Within the site divert new users away from the SAC by: <ul style="list-style-type: none"> ○ Providing natural green space within the site boundary attractive to a range of users, particularly dog walkers; ○ The provision of a circular walk within the site; ○ Ensuring no access throughout the life of the development either by vehicle, cycle or foot to adjoining land on the north, south and eastern site boundary, and ○ Providing publicity, education and awareness to support these aims • On Strensall Common ensure suitable behaviour by visitors by: <ul style="list-style-type: none"> ○ Implementing actions to manage recreational pressure at points of arrival, by type of activity and location of activity on site; ○ Ongoing monitoring that will specifically lead to the implementation of prompt remedial measures such as the closure of access points etc if adverse effects are identified, and ○ Publicity, education and awareness <u>and</u> ○ <u>The introduction of an efficient wardening service that could supplement the work of existing landholders to present a physical presence on site and encourage good behaviours by the public.</u> 	
<p>SS19: Queen Elizabeth Barracks, Strensall</p> <p>Explanatory text</p>	<p>3.82 ST35 covers circa 28.8ha with a net developable area of approximately 18ha 14.4ha and will deliver approximately 12ha of public open space (<u>including OS12</u>) and an estimated yield of circa 578 500 dwellings. There are no listed buildings or conservation areas currently designated within this site. However, as access to the area has always been restricted, no</p>	<p>To correct the developable area and housing number referenced in the policy.</p>

Page 65 Para 3.82	detailed assessment of the existing buildings has been carried out to determine if the buildings merit designation	
SS19: Queen Elizabeth Barracks, Strensall Explanatory text Page 66 Para 3.84	3.84 The location of this site adjacent to Strensall Common SAC means that a comprehensive evidence base to understand the potential impacts on biodiversity from further development is required. Strensall Common is designated for its heathland habitats but also has biodiversity value above its listed features in the SSSI/SAC designations that will need to be fully considered. Although the common is already under intense recreational pressure, there are birds of conservation concern amongst other species and habitats which could be harmed by the intensification of disturbance. In addition, the heathland habitat is vulnerable to changes in the hydrological regime <u>and air quality</u> which needs to be explored in detail. The mitigation hierarchy should be used to identify the measures required to first avoid impacts, then to mitigate unavoidable impacts or compensate for any unavoidable residual impacts, and be implemented in the masterplanning approach. <u>A recreational strategy and physical presence on site with the use of a warden could promote good behaviours by visitors, encouraging use of existing paths and ensuring dogs are properly controlled. The necessary costs for this would best be secured by an appropriate levy or similar on each development.</u> Potential access points into the planned development also need to consider impacts on Strensall Common.	To clarify the issues raised and mitigation required as detailed in the Habitat Regulation Assessment (2018)
SS19: Imphal Barracks	3.89 ST36 covers circa 30ha <u>18ha</u> with net developable area of approximately 19ha, and will deliver approximately 11 ha of	To correct the developable area and housing number referenced in the

<p>Explanatory text Page 68 Para 3.89</p>	<p>public open space and an estimated yield of 769 dwellings.</p>		<p>policy.</p>												
<p>Section 4: Economy and Retail</p>															
<p>Policy EC1: Provision of employment land Allocation E18 Page 76</p>	<table border="1"> <thead> <tr> <th data-bbox="524 416 860 496">Site</th> <th data-bbox="860 416 1088 496">Floorspace</th> <th data-bbox="1088 416 1496 496">Suitable Employment Uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="524 496 860 619"> E18: Towthorpe Lines, Strensall (4ha)* </td> <td data-bbox="860 496 1088 619"> 13,200sqm </td> <td data-bbox="1088 496 1496 619"> B1c, B2 and B8 uses. </td> </tr> <tr> <td colspan="3" data-bbox="524 619 1496 799"> <p>* Policy SS19 points i. – ii. apply to this allocation in relation to assessing and mitigating impacts on Strensall Common SAC and must also take account of Policy GI2.</p> </td> </tr> <tr> <td colspan="3" data-bbox="524 799 1496 852"> </td> </tr> </tbody> </table>		Site	Floorspace	Suitable Employment Uses	E18: Towthorpe Lines, Strensall (4ha)*	13,200sqm	B1c, B2 and B8 uses.	<p>* Policy SS19 points i. – ii. apply to this allocation in relation to assessing and mitigating impacts on Strensall Common SAC and must also take account of Policy GI2.</p>						<p>New footnote to clarify that this sites need to consider the applicable mitigation as set out in other plan polices. This cross referencing as detailed by the Habitat Regulation Assessment (2018)</p>
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<p>Policy H1: Housing Allocations Allocation H59 Page 93</p>	<table border="1"> <thead> <tr> <th data-bbox="524 927 719 1038">Allocation Reference</th> <th data-bbox="719 927 965 1038">Site Name</th> <th data-bbox="965 927 1084 1038">Site Size (ha)</th> <th data-bbox="1084 927 1290 1038">Estimated Yield (Dwellings)</th> <th data-bbox="1290 927 1496 1038">Estimated Phasing</th> </tr> </thead> <tbody> <tr> <td data-bbox="524 1038 719 1224"> H59**/** </td> <td data-bbox="719 1038 965 1224"> Queen Elizabeth Barracks – Howard Road, Strensall </td> <td data-bbox="965 1038 1084 1224"> 1.34 </td> <td data-bbox="1084 1038 1290 1224"> 45 </td> <td data-bbox="1290 1038 1496 1224"> Medium to Long Term (Years 6 - 15) </td> </tr> </tbody> </table>			Allocation Reference	Site Name	Site Size (ha)	Estimated Yield (Dwellings)	Estimated Phasing	H59**/**	Queen Elizabeth Barracks – Howard Road, Strensall	1.34	45	Medium to Long Term (Years 6 - 15)	<p>New footnote to clarify that this sites need to consider the applicable mitigation as set out in other plan polices. This cross referencing as detailed by the Habitat Regulation Assessment (2018)</p>	
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Section 6: Health and Wellbeing		
<p>Supporting text to Policy HW1: Protecting Existing Facilities</p> <p>Explanatory text Para 6.5 Page 122</p>	<p>6.5 For the purpose of the policies within this section, community facilities should be taken to mean the buildings, facilities and services that meet the day-to-day needs of communities. This may include libraries, post offices, public houses and community meeting places, such as youth groups, places of worship, and parish and village halls...</p>	<p>Limited new text to add clarity and to better reflect NPPF definition.</p>
Section 8: Placemaking, heritage, design and culture		
<p>Policy D1: Placemaking</p> <p>Page 146</p>	<p>v. Character and Design Standards</p> <ul style="list-style-type: none"> • ensure proposals are not a pale imitation of past architectural styles. • ensure appropriate building materials are used. • meet the highest standards of accessibility and inclusion. • demonstrate the use of best practice in contemporary urban design and place making. • integrate car parking and servicing within the design of development so as not to dominate the street scene. • create active frontages to public streets, spaces and waterways. • create buildings and spaces that are fit for purpose but are also adaptable to respond to change. • create places that feel true to their intended purpose. 	<p>To clarify that residential amenity should be considered as part of overall design standards as part of the planning process.</p>

	<ul style="list-style-type: none"> • maximise sustainability potential. • <u>ensure design considers residential amenity so that residents living nearby are not unduly affected by noise, disturbance, overlooking or overshadowing</u> 	
Policy D4: Conservation Areas Page 152	Outline p Planning applications for development within or affecting the setting of conservation areas will only be supported if full design details are included, sufficient to show the likely impact of the proposals upon the significance of the Conservation Area.	To clarify that all planning applications should consider conservation areas, not solely outline planning applications.
Section 9: Green Infrastructure		
Policy G12: Biodiversity and Access to Nature Page 166	In order to conserve and enhance York's biodiversity, any development should where appropriate: ; i. avoid loss or significant harm to Sites of Importance for Nature Conservation (SINCs) <u>and Local Nature Reserves (LNRs)</u> , whether directly or indirectly. Where it can be demonstrated that there is a need for the development in that location and the benefit outweighs the loss or harm the impacts must be adequately mitigated against, or compensated for as a last resort	To clarify link to LNRs shown on the policies map with relevant policy in the plan.
Policy G12: Biodiversity and Access to Nature Explanatory text Page 167 Para 9.5	9.5 Although the protection of individual sites is essential, such sites do not occur in isolation as discrete, self contained habitats, but influence and are influenced by their surroundings. The surrounding area can therefore be as important to the interest of the site as the feature itself, and changes to it could affect the integrity of that interest. In order to fully protect the site or interest, there may be a requirement to establish a suitable buffer area around it. The extent of that buffer could vary depending on the site, the type and value of the habitat present and the proposed change. <u>In addition,</u>	To clarify how the planning approach to internationally and nationally significant nature conservation sites.

	<p><u>whilst recognising the benefits to people provided from access to nature, where appropriate developments will be required to fully assess and mitigate for the impact of recreational disturbance on SSSIs, SACs and SPAs.</u></p>	
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