

Executive

13 July 2017

Report of the Assistant Director of Planning and Public Protection

Portfolio of the Leader and Deputy Leader

City of York Local Plan

Summary

1. This report has been written to:
 - provide an update to Members on the work undertaken on the MOD sites highlighted in previous reports to LPWG and Executive;
 - seek the views of Members on the methodology and studies carried out to inform the housing and employment that the City is tasked with accommodating;
 - seek the views of Members on the most appropriate way of accommodating this future growth;
 - to ask for Members approval of non-housing and employment site specific policies; and
 - to request the approval of Members for officers to undertake the necessary work to produce a draft plan based on the recommendations of the Executive for the purposes of consultation along with associated technical papers.

Recommendations

2. Members are asked to:
 - (i) Consider the GL Hearn Report (Annex 1) and the analysis provided at paragraphs 82 - 92 and confirm whether the conclusions in respect of the Objectively Assessed Housing Need (OAHN) are agreed as the evidence base upon which the Local Plan should be progressed.

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

- (ii) Consider the employment land requirement included arising from the draft ELR Addendum (Annex 2) and confirm whether this is agreed as the evidence base upon which the Local Plan should be progressed.

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

- (iii) Consider the technical analysis on sites including the MOD (Annexes, 3, 4 & 5) and confirm whether this is agreed as the evidence base upon which the Local Plan should be progressed.

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

- (iv) Consider the revised policy approach to Gypsy and Traveller provision highlighted within this report and Annex 9 and confirm whether this is agreed.

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

- (v) Following decisions on the matters referred to in (i) to (iv) above authority be delegated to the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader to approve all housing and employment growth related policies (including site specific planning principles) and the non-site related policy modifications at schedule (Annex 7) in accordance with the approved evidence base.

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

- (vi) Delegate to the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader the approval of any changes to the non-site related policy modifications schedule (Annex 7) following the completion of viability work;

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

- (vii) Following approval of the evidence base and policy in relation to housing and employment, authority be given to the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader to produce a composite draft Local Plan for the purposes of consultation.

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

(viii) Delegate to the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader the signing-off of further technical reports and assessments to support the draft Local Plan including, but not limited to the SA/ SEA, Viability Study and Transport Assessment.

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

(ix) Delegate authority to the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader to approve a consultation strategy and associated material for the purposes of a city wide consultation starting in September 2017 and to undertake consultation on a composite plan in accordance with that agreed strategy.

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

(xiii) Delegate authority to the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader to approve a revised Local Development Scheme as per the timetable highlighted in paragraphs 98 to 101 of this report.

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

Background

3. Officers produced a publication draft Local Plan in autumn 2014. This process, however, was halted by Council resolution on the 9th October 2014. Following the Local Government Elections in May 2015 the agreement between the Conservative and Liberal Democrat Groups, to establish a joint administration for City of York Council from May 21st 2015 states that:

'We will prepare an evidence-based Local Plan which delivers much needed housing whilst focusing development on brownfield land and taking all practical steps to protect the Green Belt and the character of York.'

4. The absence of an adopted Local Plan, given the expectations embodied in the National Planning Policy Framework (NPPF) puts the Council in a much weakened position when development proposals come forward for undeveloped areas of the city. In the absence of a Local Plan, development proposals fall to be considered on a case by case basis assessed against the national policies. This gives rise to a high risk of ad- hoc provision of housing developments through appeal rather than

through the City's own strategic planning, and an increased risk of challenge to the Council's interpretation of national policy in the Courts. For example, York presently relies on the saved policies in the Regional Spatial Strategy which shows the general extent of the Green Belt – the City must assess individual proposals without the benefit of further Local Policy to inform which areas are more suitable than others for development within that general extent. In development management decision making, when weighing factors in the planning balance, the City is also disadvantaged when seeking to justify protecting land within the general extent of Green Belt, as a national policy compliant 5 year housing supply cannot be demonstrated.

5. Although in a recent decision by the Secretary of State he refused a housing proposal in the general extent of the York Green Belt, Members are advised that relying on planning by appeal will risk not being able to deliver the administration's objective of protecting the green belt and the character of York in the longer term, as it fails to provide a clear planned future strategy.
6. The last significant stage of Local Plan production occurred in 2016 with the Preferred Sites Consultation. This consultation began on 18th July 2017 and ended on 12th September 2016. Circa 2,300 individual responses were received from members of the public, developers and statutory consultees. Consultation responses were published online (redacted in line with Data Protection Act) as part of the report to Executive on 7th December 2016 and the Consultation Statement is attached as annex 6 to the Executive Report.
7. Also, as Members are aware following reports to the Executive in December and January , after the Preferred Sites Consultation concluded the Ministry of Defence (MOD) announced as part of its Defence Estate Strategy on 7th November 2016 the release of three sites in York:
 - Imphal Barracks, Fulford Road;
 - Queen Elizabeth Barracks, Strensall; and
 - Towthorpe Lines, Strensall.

The reports indicated that technical work needed to be carried out to assess if the sites represented 'reasonable alternatives' and if they did they would need to be considered as part of the Local Plan process.

8. In addition since the Local Plan Publication Draft, was reported to Members in autumn 2014, there have been a number of national and local policy updates. This includes updates to the National Planning

Practice Guidance, a new Council Plan and the approval of the One Planet Council Framework to embed One Planet principles into decision-making processes across the Council. The evidence base that underpins the emerging Local Plan has also progressed.

9. On 7 February 2017, the Department for Communities and Local Government (DCLG) published a Housing White Paper. As part of which, DCLG also consulted on changes to planning policy and legislation in relation to planning for housing, sustainable development and the environment. The consultation ran from 7 February and closed on 2 May 2017. The outcomes of the consultation will involve amendments to the National Planning Policy Framework (NPPF) and regulations. The White Paper could lead to a number of implications for the emerging Local Plans, including potentially, a prescriptive methodology for the calculation of housing number. The full extent of any implications and the associated timescale is presently unclear.
10. In response to the context described above Officers have undertaken further work relating to the following interrelated areas:
 - The MOD sites and related supply implications;
 - Housing Need;
 - Employment Need
 - Housing and Employment Land Supply and related consultation responses; and
 - Non housing and employment land related policies.

This work is presented in summary below. It will be presented to the Local Plan Working Group (LPWG) on 10th July 2017.

MOD Sites

11. The sites have been tested against the Local Plan Site Selection Methodology which is based on the emerging Plan's spatial strategy. The full methodology is set out in the Preferred Sites Document (2016). In summary, this is based on a four stage approach as follows:
 - Criteria 1: Protecting environmental assets (including Historic Character and Setting, Nature Conservation assets and functional floodplain);
 - Criteria 2: Protecting existing openspace;
 - Criteria 3: Avoiding areas of high flood risk (Greenfield sites in flood zone 3a);
 - Criteria 4a: Sustainable access to facilities and services; and

- Criteria 4b: Sustainable access to transport.

12. Imphal Barracks and Queen Elizabeth Barracks sites both pass criteria 1 to 4 as residential sites. The Towthorpe Line site fails criteria 4 for residential sites but does pass the criteria assessment for consideration for employment use. Following the assessment against Site Selection Criteria 1 to 4 the sites were also considered by the technical officer group. This group includes specialist officers covering areas such as ecology, archaeology, transport and landscape. The outcomes of this work are as follows (see Annex 3: Table 1):

Queen Elizabeth Barracks, Strensall

13. Officers consider that the site should be included as a residential site in the Plan. The site could provide up to 623 dwellings and could deliver from 2022/23 onwards at an annual rate of circa 70 dwellings per annum. Given the site's location adjacent to Strensall Common SSSI/SAC there will be a requirement to undertake a Habitat Regulation Assessment (HRA) prior to its inclusion in the final Plan. Further work will also be required to develop a site-specific policy for the site which will include a set of planning principles to inform the subsequent masterplanning of the site. This will cover issues such as archaeology and heritage, transport and access, design, provision of community facilities, ecological mitigation measures and landscaping.

Imphal Barracks

14. Officers consider that the site should be included as a residential site in the Plan. The site could potentially provide up to 769 dwellings but would not be included until later in the plan period. This reflects the timeframe for release of the site by the MOD (2031) and also the potential for significant resulting transport impacts along the A19 corridor. Further work will also be required to develop a site specific policy for the site which will include a set of planning principles to inform the subsequent masterplanning of the site. This will cover issues such as archaeology and heritage, transport access, design, provision of community facilities, ecological mitigation measures and landscaping.

Towthorpe Lines

15. Officers consider that the site should be included for potential employment use in the Plan. It does not pass the site selection methodology to be considered as a housing site in the plan, failing on access to services and transport. It should be noted that the MOD would

like this site to be considered as a housing site with the potential for circa 80 dwellings.

16. Technical officers felt that given the distance to facilities, access to the site and adjacency with Strensall Common SSSI/SAC it could potentially be used as a commercial site, more consistent with its current function as a depot for the MOD, subject to appropriate ecological and landscape mitigation. In addition, it was considered that any road linkage improvements required to make the site work in residential terms to connect to Queen Elizabeth Barracks may have a potential impact on Strensall Common and its management.
17. Given the site's location adjacent to Strensall Common SSSI/SAC there will also be a requirement to undertake a Habitat Regulation Assessment (HRA) prior to its inclusion in the final Plan. Further work will also be required to develop a site specific policy for the site which will include a set of planning principles to inform the subsequent masterplanning of the site. This will cover issues such as archaeology and heritage, transport and access, design, provision of community facilities, ecological mitigation measures and landscaping.
18. The inclusion of the MOD sites, as highlighted in the paragraphs above, would allow an increase of 1,392 dwellings during the proposed Green Belt timeframe (20 years from adoption). It should be noted, however, that the Queen Elizabeth Barracks site will not be released until 2021 and Imphal Barracks until 2031. Annual delivery rates are anticipated as follows:
 - Queen Elizabeth Barracks, Strensall – 623 dwellings from 2022/23 onwards at annual delivery rate of 35 p.a for first year and 70 p.a. thereafter; and
 - Imphal Barracks – 600 dwellings from 2032/33 to 2037/38 at 120 dwellings per annum. A further 169 dwellings would be delivered in 2038/39 and 2039/40.

Housing Need

19. A key objective of the National Planning Policy Framework (NPPF) is to '*boost significantly the supply of housing*'. It requires that Local Planning Authorities identify the objectively assessed need for market and affordable housing in their areas, and that Local Plans translate those needs into land provision targets. Like all parts of a development plan such housing targets should be informed by robust and proportionate evidence.

20. Paragraph 17 of NPPF sets out a set of core land-use planning principles which should underpin both plan-making and decision-taking. This includes the following:

“Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities”.

21. The NPPF is clear that Local Plans should provide land to meet their objectively assessed need in full, in so far as their area has the sustainable capacity to do so, stating that:

“Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted”.

22. The Preferred Sites Consultation (2016) included a housing figure of 841 per annum based on the SHMA (2016). This figure took account of recent migration trends (Mid Year Population Estimates 2013 and 2014, ONS¹) and improvements to household formation rates for younger households (25-34 yr age group).

23. On the 25th May 2016 Office of National Statistics (ONS) published a new set of (2014-based) sub national population projections (SNPP). These projections were published too late in the SHMA process to be incorporated into the main document however GL Hearn produced an addendum to the main SHMA report which briefly reviewed key aspects of the projections and highlighted what level of housing need is implied by the new information. They recommended that the Council did not need to move away from the previous advice (841 dwelling per annum).

24. Following the approval of the Preferred Sites document for consultation at Executive on 29th June 2016, DCLG published updated household projections – the 2014 based sub-national household projections in July 2016. As reported to Members of LPWG and Executive in December 2016, GL Hearn were asked to update the SHMA to take account of

¹ Office for National Statistics

these new figures, and to assess the representations received through the PSC consultation relating to OAN.

25. The GL Hearn Report (Annex 1) has updated the demographic starting point for York based on the July 2016 household projections (CLG). This increases the demographic starting point from 783 (which was the demographic starting point for the 841 housing need figure as per the 2016 SHMA) to 867 per annum. Guidance (NPPG) indicates that the official projections should be seen as a baseline only.
26. Table 1 below indicates the basis of GL Hearn's work.

Table 1: Projected growth based on 2014 SNHP

Year	Households
2012	84,271
2032	101,389
2037	104,867

Source: Derived from ONS and CLG data.

27. The table shows that the predicted change 2012 to 2032 is +17,118 households which equates to 856 households per annum. GL Hearn used a vacancy rate of 1.3% to convert households to the dwelling requirement leading to the figure of 867 dwellings pa. The conversion rate is based on Council Tax data for York. The previous 2016 SHMA used a vacancy rate of 3.8% taken from 2011 Census. This, therefore, represents a reduction. Using the same conversion rate and looking longer term the change 2012 to 2037 is +20,596 households which is 824 households per annum. Converted to dwellings it is 835 per annum.
28. Paragraph 47 of the NPPF indicates that to boost significantly the supply of housing, local planning authorities should:
- *'identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
 - *identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*

29. On this basis the figure of 867 is relevant baseline for the 15 year period of the plan period subject to any appropriate adjustments. There is nothing specific in guidance to advise how you look in the post plan period at OAN as most authorities are not setting a greenbelt boundary. In order to create a robust position for examination it would seem most appropriate to continue with the 15 year needs estimate for the full Green Belt time period.
30. The GL Hearn report recommends that based on their assessment of market signals evidence and some recent Inspectors decisions that York should include a 10% market signals adjustment to the 867 figure. This would increase the housing figure to 953 per annum. The market adjustment is based on an assessment of both market signals and affordable housing need. GL Hearn has considered a single adjustment to address both of these issues as they are intrinsically linked.
31. The GL Hearn Report does not review affordable housing need but it is concluded that this is unlikely to have changed significantly from the 2016 SHMA which identified a net affordable housing need of 573 dwellings. It should be noted that large parts of this need is either existing households (who do not generate need for additional dwellings overall) or newly forming households (who are already included within the demographic modelling).
32. In terms of market signals the SHMA reports that by Q2 2016 median house prices in York had reached £225,000 a notable increase on the Q4 2014 position of £195,000. The SHMA also notes that the median private rental data shows a median rental price of £700 pcm for York which compares to the average in England of £650 pcm and in the Yorkshire and Humber region of £500 pcm. GL Hearn also looked at the relationship between lower quartile house prices and lower quartile earnings. As of 2015 the lower quartile house prices in York are 8.9 times higher than lower quartile earnings.
33. On balance, GL Hearn concludes that the market signals in York are quite strong and there is a notable affordable housing need. Combined these would merit some response within the OAN. Any adjustment should however be considered as addressing both elements. National Guidance (PPG) sets out that the scale of such an adjustment should be "*a level that is reasonable*". SHMAs around the country have generally applied adjustments to improve affordability of up to 20%. There have been exceptions to this, such as in Cambridge (where a 30% adjustment has been recommended). There are also some examples across the country where a 0% market signal uplift has been accepted at Examination. This includes Mendip, Stratford-upon Avon, Crawley and

Cornwall. It should be noted, however, that each examination involved the consideration of the individual circumstances of these authorities.

34. On balance, the judgement of GL Hearn is that a 10% adjustment is justified in York on the basis of the previously established affordable housing need and the updated market signals evidence.
35. Considering the SHMA recommendation in the context of past delivery; from the effective start date of the plan the 1st April 2012 up until the latest monitoring date of 31st March 2017 there has been 3,432 net housing completions. This equates to an annual average of 686 dwellings. For context the 10 year average 2007 to 2017 is 575 dwellings per annum.

Employment Need

36. The National Planning Policy Framework (NPPF) provides a clear position on the need to build a strong competitive economy. In respect of Local Plans it states, at paragraph 21 the Plan should: -
 - set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth; and
 - set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.
37. The Employment Land Review (ELR) July 2016 published as part of the Preferred Sites Consultation used econometric projections by Oxford Economics (OE) dated May 2015 as the forecast for employment land demand over the Local Plan period. These forecasts provided the starting point for determining the amount and type of employment land required to be identified in the Plan. The projections by Oxford Economics presented a baseline scenario for York forecasting a job growth of 10,500 jobs over the period 2014-2031. Two further scenarios were considered by OE; scenario 1 – higher migration and faster UK recovery, which identified an additional 4,900 jobs above the baseline over the same period and scenario 2 – re-profiled sector growth which identified 500 additional jobs above the baseline. Scenario 2 was endorsed as it reflected the economic policy priorities of the Council to drive up the skills of the workforce and encourage growth in businesses which use higher skilled staff.
38. To sensitivity test the original 2015 OE projections, the latest Experian economic forecasts used within the Regional Econometric Model (REM)

have been used for comparison. While both econometric models use national forecasts applied through a set of assumptions as to the breakdown, the assumptions differ slightly. Neither models are more accurate than the other but use different modelling assumptions about what could happen with the economy over the next 15 to 20 years.

39. In terms of the Local Plan it is important to ensure there is sufficient flexibility within the land supply for a range of scenarios rather than an exact single figure which one can precisely plan to with complete certainty. In summary the Experian model broadly supports the original growth projections included in the OE 2015 model.
40. The case for further flexibility is enhanced by recent changes to permitted development enabling offices to be converted to housing without having to apply for planning permission. For York, based on completions only, there has been some 19,750sqm of office space lost to residential conversion over the last three monitoring years between 2014/15 and 2016/17. Records show that unimplemented Office to residential conversions (ORC) consents at 31st March 2017 include for the potential loss of a further 27,300sqm of office floorspace if implemented.
41. The employment based forecasts arising from the model are then used to calculate floorspace and site requirements against the planning use classes. In addition they are also adjusted in the following ways:
 - The timeframe has been changed to reflect the revised plan period 2012 – 2032/33 2037/38;
 - Account has been taken of development between 2012 – 2017; and
 - A 5% vacancy factor and an additional 2 year land supply to allow for time for developments to be complete.

The outcomes of this work are set out in Table 2.

Table 2: Scenario 2 Employment Land Requirements 2017-2038 (including 5% vacancy), Factoring in Change of Supply 2012-2017 and including 2 Years Extra Supply

Use Class	Scenario 2 2017-33		Scenario 2 2033-38		Scenario 2 Total 2017-2038	
	Floorspace (m2)	Land (Ha)	Floorspace (m2)	Land (Ha)	Floorspace (m2)	Land (Ha)
B1a	94,771.32	11.7	12,310	2.1	107,081	13.8
B1b	7,883.40	2.1	1,644	0.4	9,527	2.5
B1c	8480.6	1.5	1,435	0.4	9,916	1.9
B2	0.00	0.0	0	0	0	0.0
B8	69,034.70	12.9	15,705	3.2	84,740	16.1
B uses sub-total	180,170	28.2	31,094	6	211,264	34.3
D2	15,577	2.7	4,398	1.1	19,975	4
Total	195,747	30.9	35,492	7.1	231,239	38

Housing Land Supply

42. The plan period runs from 2012 to 2033, in addition as York is setting detailed Green belt Boundaries for the first time it is also important to consider the period beyond the end date of the plan to 2038 to provide an enduring Green Belt; a requirement of the NPPF. The plan uses a start date of 2012 as it's required to fit with the start date for Government projections. This means that any under delivery between 2012 and 2017 against levels of housing completions has to be met during the plan period. This is known as the 'shortfall' or 'under-supply'.
43. When considering the supply of houses it is important to consider completions to date and unimplemented positions. The current position is summarised in table 3 below.

Table 3 Committed Supply and Windfalls

Plan period 1st April 2012 to 31st March 2033 / 2038	
Net Completions 1st April 2012 to 31st March 2017	3432
Unimplemented Permissions @ 1st April 2017	3758
Windfalls (from Year 4) @ 169 pa	2197 / 3042
Contribution to Supply	10,232

44. Table 3 includes an allowance for windfalls. Windfalls sites, as defined in the NPPF (March 2012) are:

'Sites which have not been specifically identified as available in the Local Plan process – they normally comprise previously developed sites that have unexpectedly become available.'

The inclusion of these unidentified sites represents an element of risk and are typically not allocated for development or highlighted within the Strategic Housing Land Availability Assessment.

45. During the consultation on Preferred Sites responses were received from the public, developers and landowners all of which need to be considered before progressing the Local Plan to its next stage of development.
46. Following the consideration of all consultation responses officers have identified a number of sites where Members may wish to consider accepting a change to the previous Preferred Sites (2016) position. Annex 3 to the Executive report summarise the outcomes of this work and includes:
 - Sites where no or minor changes are suggested (Table 4 below);
 - Sites with a more significant change which Members may wish to consider (including boundary changes and deletions) (Table 5);
 - New sites which conform with the Council's approach to sites selection, which Members may wish to consider (Table 5); and
 - Sites where proposed boundary changes not considered appropriate.

Table 4: Housing sites with minor or no suggested changes from PSC (2016)

Allocation Reference	Site Name
ST1	British Sugar/Manor School
ST2	Civil Service Sports Ground, Boroughbridge Rd
ST4	Land adjacent to Hull Road
ST5	York Central
ST8	Land North of Monks Cross
ST9	Land North of Haxby
ST16	Terry's Extension Sites 1 (Terry's Car Park) & 2 (Land to the rear of Terry's Factory)
ST31	Land at Tadcaster Rd, Copmanthorpe
ST32	Hungate
ST33	Station Yard, Wheldrake
H1	Heworth Green Gas Works
H3	Burnholme School
H5	Lowfield School
H6	Land R/O The Square, Tadcaster Road
H7	Bootham Crescent
H8	Askham Bar Park and Ride
H10	The Barbican
H20	Oakhaven EPH
H21	Woolnough House
H22	Heworth Lighthouse
H29	Land at Moor Lane, Copmanthorpe
H31	Eastfield Lane, Dunnington
H39	North of Church Lane, Elvington
H43	Manor Farm Yard, Copmanthorpe
H51	Morrell House
H52	Willow House EPH
H53	Land at Knapton Village
H55	Land at Layerthorpe
H56	Land at Hull Road

Table 5: Sites including significant change which Members may wish to consider

Allocation Reference	Site Name
Sites 934/935/936	Queen Elizabeth Barracks, Strensall
Sites 624/937/939	Imphal Barracks
ST7	Land East of Metcalfe Lane
ST14	Land West of Wigginton Road
ST15	Land West of Elvington Lane
ST17	Nestle South
Former SF15	Land North of Escrick
Site H2b	Land at Cherry Lane
Site H12	Land R/O Stockton Lane/Greenfield Park Drive
Site H23	Grove House
Site H25	Heworth Green North
Site H28	Land to north of North Lane, Wheldrake
Site H37	Land at Greystones, Haxby
Site H38	Land to rear of Rufforth Primary School
Site H46	Land North of Willow Bank and East of Haxby Road
Site H54	Whiteland Field, Haxby
Site H57	Poppleton Garden Centre
Former SF10	Land North of Riverside Gardens, Elvington
New Site	Land at Victoria Farm, Rufforth
New Site	Land at Maythorpe, Rufforth
New Site	Former Clifton Without Primary School

47. The sites in table 4 above include sites with no or suggested minor changes to the Preferred Sites Consultation (2016) position. This includes the York Central site whose overall quantum for residential is 1500 dwellings with 1250 dwellings in the plan period. As Members are aware however, the York Central site is subject to detailed ongoing technical work and masterplanning which may increase the overall residential capacity of the site. This will be confirmed as the Local Plan progresses towards Publication stage and will be reflected in future iterations of the Plan.
48. The sites in table 5 above include more significant changes which Members may wish to consider. These include the MOD sites previously highlighted in this report and deletion of three sites; Heworth Green North, which following revisions falls below the site allocation threshold, Poppleton Garden Centre which is now identified potentially for employment uses and Whiteland Field Haxby. It also includes Nestle South which has been amended to reflect the revised planning application and associated work. The inclusion of Grove House and Clifton Without reflect decisions made by the Council's Executive. Other sites included follow the consideration by Officers of submitted technical work.

49. If Members accept the recommendation of the GL Hearn Report then the additional sites and boundary revisions highlighted in Annex 3 would need to be incorporated within the Local Plan (including the MOD sites). If, however, Members do not agree the GL Hearn Report and the sites included in Annexes 3, 4 and 5. They will need to particularise concerns and consider whether they wish further work to be commissioned.

Employment

50. The Preferred Sites Document (2016) included a portfolio of employment sites (both strategic² and non-strategic) that would provide for the employment need requirements identified in the ELR (2016). The work undertaken by Officers does not suggest that the overall need figure needs to be revisited and this does not, therefore, lead to a need for additional land. However, a number of strategic high-level responses were received as part of this consultation in relation to the proposed employment sites and overall levels of employment growth. These are summarised below.
51. Flexibility requirements were discussed in the original ELR (2016). A number of comments were received through the consultation stating that further work was needed on assessing flexibility requirements. Make it York stated that it is important in confirming the employment allocations that the Council has ensured not only a sufficient overall quantum but that there is sufficient range and flexibility to deliver land requirements throughout the whole plan period. Following what Make it York call 'significant losses' of office accommodation under permitted development (PD) rights, it has been suggested that there is a severe shortage of high quality Grade A office stock within the city centre and old stock being removed from the market that is not currently being replaced.
52. The York and North Yorkshire Chamber of Commerce suggested that on the basis of sites identified in the Preferred Sites Consultation (2016) it is unlikely that the future supply will offer a sufficient range of choices of location for potential occupiers and that there will be a risk that York would lose out on investment for potential occupiers. The Chamber considers that further land should be identified to broaden the portfolio of sites available to cater for York's diverse high value added business. Make it York also suggested that allocating land flexibly amongst the use classes would help to mitigate risk of undersupply and is strongly welcomed.

² Strategic sites are sites 5ha and above.

53. Make it York state that it will be very important to monitor and respond to the change of supply over the whole plan period. Allowing flexibility to adapt and change use classes within site allocations will be critically important in ensuring the risk of undersupply is mitigated.
54. The York Central Partnership noted that the ELR (2016) allows for 'churn' through the provision of an additional 2 years worth of employment land. However, the fact that the Preferred Sites Document (2016) proposed to meet all B1a office need through a single allocation at York Central, may be perceived to undermine the objectives of building in churn. Whilst development will be phased at York Central allowing multiple developers, outlets and phased schemes, the partnership suggest that it may be appropriate for the Local Plan to allow small scale B1a uses to be accommodated on additional sites in the city.
55. In addition we received a significant number of representations and technical evidence to support sites not included in the Preferred Sites Consultation and the submission of new sites not considered previously through the emerging Local Plan.
56. Following the Preferred Sites Consultation officers have completed a thorough appraisal of all the evidence submitted from developers and landowners as well as considering responses from the public and other groups. This has led officers to identify a number of sites where Members may wish to consider accepting a change to the Preferred Site position. These are detailed in Annex 4 to the Executive report which includes:
 - Sites where no or minor changes are suggested (Table 6);
 - Sites with a more significant change which Members may wish to consider (including boundary changes and deletions) (Table 7);
 - New sites which conform with the Council's approach to sites selection, which Members may wish to consider (Table 7); and
 - Sites where proposed boundary changes not considered appropriate.

Employment Land Supply

Table 6: Employment sites with minor or no suggested changes from PSC (2016)

Allocation Ref	Site Name
E2	Land North of Monks Cross Drive, Huntington
E8	Wheldrake Industrial Estate
E9	Elvington Industrial Estate
E10	Chessingham Park, Dunnington
E11	Annamine Nurseries, Jockey Lane, Huntington
E12	York Business Park

Table 7: Sites including significant change which Members may wish to consider

Allocation Reference	Site Name
925	Towthorpe Lines, Strensall
ST5	York Central
ST6	Land North of Grimston Bar
ST19	Northminster Business Park
New Site	Land to the north of Northminster Business Park
ST26	Land at Elvington Airfield Business Park
ST27	University of York Expansion
New Site	Land to the north of Elvington Industrial Estate
Site 246	Whitehall Grange, Autohorn, Wigginton Road

57. The sites in table 7 above include significant changes which Members may wish to consider. These include the Towthorpe Lines MOD site previously discussed in paragraphs 15 to 17 of this report and the addition of Whitehall Grange following the recent planning consent granted by the Council. It is also proposed that the Grimston Bar (ST6) site be deleted.
58. It also includes the potential expansion of Land at Elvington Airfield Business Park (ST26), the existing Elvington Industrial Estate and the previous University allocation (ST27). The Northminster Site (ST19) was previously included but another site in close proximity has also been put forward. It is important to consider this in light of the transport comments included in paragraph 73. All changes are following the consideration by Officers of submitted technical work.
59. In addition, Table 7 includes the York Central site which was previously identified within the plan, for office development at 80,000 sqm; it is now 61,000 sqm. As already highlighted the York Central site is subject to detailed ongoing technical work and masterplanning which may increase the overall quantum. This will be confirmed as the Local Plan progresses towards Publication stage and will be reflected in future iteration of the Plan. In addition it should be noted that the York Central site is also

identified for a range of other commercial uses (outside the B use classes) including retail and leisure.

60. It should be noted that these additions, over and above minor changes, are in response to the consultation responses seeking further flexibility within the overall supply. In addition to the consideration of increasing the supply of sites, where appropriate, Officers are looking to increase flexibility in the use of sites. Previously office uses (B1a) would be directed to City Centre location with other sites identified for industrial and storage uses. It is proposed that out of centre sites are now also proposed to be identified for office use.

Non Site Related Policies

61. Since the Local Plan Publication Draft was taken to Members in autumn 2014 there have been a number of national and local policy updates. The evidence base that underpins the emerging Local Plan has also progressed. It has therefore been important to take these national and local updates into account when developing the local plan policies. On this basis Officers have undertaken further work to refine the local plan policies. The changes are wide ranging and provided in Annex 7 for the consideration by Members. They include the key changes highlighted below.

Local Plan Vision

62. The Local Plan Vision has been revisited to fully reflect the Council Plan 2015-19 which has been published since the Local Plan publication draft. The York Economic Strategy 2016 – 2020 and One Planet York principles have also been taken into account. These updates haven't altered the vision itself but some wording revisions have been made to the outcomes to reflect the new local strategies.

Gypsy and Travellers

63. The publication of the government's revised version of Planning Policy for Traveller Sites (PPTS) in August 2015, included a change to the definition of Travellers for planning purposes. The key change to this national policy was the removal of the term *persons...who have ceased to travel permanently*, meaning that those who have ceased to travel permanently will not now fall under the planning definition of a Traveller for the purposes of assessing accommodation need in a Gypsy and Traveller Accommodation Assessment (GTAA). Those households who do not meet the updated planning definition will form a subset of the wider housing need.

64. In light of this change in national planning policy, the Council commissioned consultants ORS to undertake an update of the 2014 GTAA. The full GTAA is attached as Annex 8 to this report. Necessary revisions to the policy approach to gypsy and travellers in the local plan have been made to reflect the updated evidence base.
65. The proposed policy approach to address the needs of Gypsies, Travellers and Showpeople is split into different parts. The first part states that the existing sites will be safeguarded unless it can be demonstrated that they are no longer needed or that alternative provision is to be provided elsewhere. The second part sets out the approach for those households who have been identified in the GTAA Update as meeting the definition. The draft local plan policy states that the Council will identify additional site provision within the existing Local Authority sites. The third part addresses the needs of those households who do not meet the planning definition. The proposed approach is to meet the need either as a part of strategic site provision or through commuted sum payments arising from such development. The full draft policy is attached as Annex 9 for Member's consideration.

Sustainable Construction and Design and Renewable Energy

66. The climate change section of the plan included policies demonstrating how the Council will tackle the challenges of climate change. These policies are now out of date, following a number of changes to Government legislation and guidance. Local strategic priorities have also altered during this period. The Carbon Trust, an independent partner helping organisations to contribute and benefit from carbon reduction who have extensive experience of developing Local Plan policies, were commissioned to update this section of the Local Plan in conjunction with officers. The revised section more strongly ties the policies to the social and economic benefits of low carbon developments which consider sustainable design and construction principles.

Public Health

67. The community facilities section of the plan has been revised to have a greater focus on health and wellbeing, and has been renamed accordingly. Building happy, healthy and resilient communities is a priority set out in the Council Plan (2015-19). It was, therefore, deemed beneficial to more closely align existing policy prescriptions with the specific health challenges identified in York's Joint Health and Wellbeing Strategy. The new section covers the protection and enhancement of sports, healthcare, childcare, and community facilities. An additional

policy related to healthy placemaking has been added which encourages designing environments that encourage health-promoting behaviours. It also reflects work undertaken with the Tees, Esk and Wear Valleys NHS Trust to review mental health provision in York including the provision of a new site.

Culture

68. Following responses received through the preferred sites consultation and a number of key stakeholders in York expressing a need to strengthen culture in the Local Plan, a new cultural provision policy has been developed and other additions made to appropriate sections of the plan. Policy formation has included consulting with a steering group and looking at best practice from other local authorities. A workshop with key stakeholders, organised by partners, was also held on 11 February 2017. The aim is to support development proposals where they are designed to sustain, enhance and add value to the special qualities and significance of York's culture.

Sustainability Appraisal and Strategic Environmental Assessment

69. When producing Local Plans, authorities are required to consider, at each stage of production, the impacts their proposals are likely to have on sustainable development. The emerging Local Plan is subject to ongoing Sustainability Appraisal incorporating the requirements of Strategic Environmental Assessment (SA/SEA) as required through NPPF. SA/SEA is a means of ensuring that the likely social, economic and environmental effects of the Local Plan are identified, described and appraised to identify how they support the Council's sustainable development objectives.
70. In order to support discussion, a SA/SEA has been undertaken of the overall spatial strategy (drawing on the SA which accompanied the 2014 Publication Draft Local Plan) and housing and employment growth recommendations along with a high level appraisal on the proposed spatial distribution of the strategic sites. Please see Annex 10 for the full SA/SEA Technical Note.
71. Following the decision on growth levels and sites by Members and their inclusion in a composite draft Plan along with the non-site policy changes, which will also be appended to this report, a full SA/SEA will need to be undertaken prior to consultation.

Transport Assessment

72. Initial transport modelling of residential and employment allocations has shown that there is unlikely to be a significant difference in the increase traffic growth, travel time and total delay across the network between the demographic starting point trajectory of 867 dwellings per annum and the demographic starting point with 10% market signals uplift trajectory of 953 dwellings per annum.
73. Initial transport modelling of potential residential and employment sites has shown that increased queues and delays are being forecast in the Poppleton area, exacerbated by the potential level of development projected for that area, including potential employment sites at Northminster Business Park (ST19), Land to the North of Northminster Business Park and the former Poppleton Garden Centre. The initial modelling undertaken assumes trip rates generated by B1 (office) use only at Northminster Business Park and Land to the North of Northminster Business Park. However, if the existing split at Northminster Business Park is continued at 40/60 B1a to B2/B8 the delays forecast may be an overestimate at this initial stage and would need to be subject to more detailed assessment.
74. Following the decision on growth levels and sites by Members a full analysis of city-wide transport implications will need to be completed. This will be made available to support the consultation.

Viability

75. Ensuring sites are viable and deliverable in the context of planning policy is a requirement of national guidance. Following the decision on growth levels and sites by Members and their inclusion in a composite draft Plan a Local Plan Viability Assessment will need to be undertaken. This may necessitate changes to the non-site specific policies, attached as Annex 7 to the Report, where they include planning obligations.

Duty to Cooperate

76. The Localism Act (2011) requires that local planning authorities demonstrate co-operation in plan making with adjoining or nearby authorities and other organisations in relation to cross boundary issues. Section 110 of the Localism Act transposes the Duty to Co-operate into the Planning and Compulsory Purchase Act 2004 and introduces Section 33A, which sets out a Duty to Co-operate in relation to the planning of sustainable development ('the Duty'). The Duty applies to all local planning authorities, county councils and 'prescribed bodies' and

requires that they must co-operate with each other in maximising the effectiveness with which development plan documents are prepared.

77. The Local Plan is required to consider and respond to issues which extend beyond the district boundary. Officers have previously consulted with adjoining authorities as part of the Local Plan process to date to fulfil the requirements of the Duty to Cooperate.
78. The representations at Preferred Sites Consultation (2016) by neighbouring local authorities and the York North Yorkshire and East Riding Local Enterprise Partnership (LEP) were varied. East Riding of Yorkshire Council and Hambleton District Council support the approach taken by CYC. North Yorkshire County Council recognises the importance of the City having a robust and high quality Local Plan in place that enables it to unlock economic growth and prosperity for the benefit of its communities and those of its wider hinterland. Ryedale district Council did not, in principle object to the apparent reduction at Preferred Sites of earlier proposed growth strategies, but did express concerns. Harrogate Borough Council also expressed concerns and the LEP considers the delivery of critical infrastructure and key employment sites, underpinned by an ambitious Local Plan and strong partnership with both LEPs and Central Government to be vital, adding that an ambitious plan, which can deliver this strategic infrastructure would provide the confidence to investors that York can deliver on its potential. Furthermore the LEP stated that for York, the dualling of the A1237 Outer Ring Road and the delivery of York Central are critical.
79. The concerns expressed by Ryedale District Council (RDC) and Harrogate Borough Council (HBC) centre around their doubts that there is sufficient flexibility in the plan to meet its requirements towards the end of the plan period and beyond the plan period, once a Green Belt boundary has been established through the plan, as this could lead to RDC and HBC facing pressure to meet the housing needs of the city. HBC also expressed that the way CYC is proposing to deal with its Green Belt boundary in terms of its permanence is a risk to the plan being found unsound.
80. It will be important that the view of Neighbouring Authorities and other prescribed bodies are sought on the next reiteration of the Plan. Reports will be submitted to North Yorkshire, York and East Riding Heads of Plan and the associated Spatial Planning and Transport Board; LCR Heads of Planning and associated Planning Portfolio Members group and associated LEPs for both areas.

Analysis

81. The report presents to Members technical work undertaken on the MOD sites, housing, employment and policies. It highlights the choices that need to be considered in moving forward with the Local Plan. This is summarised below.

Housing

82. The Preferred Sites Consultation (2016) was based on a housing growth figure of 841 dwellings pa for the plan period. This figure was calculated using a demographic baseline of 783 then adding adjustments of 58 dwelling pa. The work undertaken by GL Hearn advises the Council that the demographic baseline for assessing housing need has now increased from the Preferred Sites (2016) position from 783 to 867. Planning Practice Guidance (NPPG) makes it clear that current household projections published by the Department for Communities and Local Government should provide the starting point for estimating overall housing need therefore the previous 841 figure is not an option that the the Council can consider in the production of a Local Plan if it is to be successful when subject to examination by a member of the Planning Inspectorate.
83. The GL Hearn Report recommends that based on the market signals evidence a reasonable adjustment for York is a 10% market signals adjustment to the 867 figure. This would increase the housing figure to 953 per annum. The market adjustment is based on their assessment of both market signals and affordable housing need.
84. National Guidance (PPG) sets out that the scale of any adjustment to the DCLG housing baseline projections for an area should be "*a level that is reasonable*". SHMAs around the country have generally applied adjustments to improve affordability of up to 20%. There have been exceptions to this, including Cambridge (where a 30% adjustment has been recommended). There are however some examples across the country where a 0% market signal uplift have been accepted at Examinations. These authorities include Mendip, Stratford upon Avon, Crawley and Cornwall. It should be noted however, that each examination involved the consideration of the individual circumstances of these authorities.
85. In terms of past delivery and the context for reasonable market adjustment; from the effective start date of the plan the 1st April 2012 up until the latest monitoring date of 31st March 2017 there have been 3,432 net housing completions. This equates to an annual average of 686

dwellings. For context the 10 year average 2007 to 2017 is 575 dwellings per annum. Clearly achieving both the demographic baseline and the SHMA figure will require a considerable uplift in delivery amounting to 26% increase in housing delivery from the 5 year average.

86. During the Preferred Sites Consultation (2016) responses were received on the overall levels of growth and sites this included from the public, developers and landowners. In terms of the public response a significant number of respondents supported the level of housing growth proposed (841 dwellings per annum from 2012) and felt that it better represented the City's characteristics than that published as part of Preferred Options in 2013 (1090 p.a.). This view is particularly representative of comments from the general public and Parish Council's.
87. Some respondents, however, felt that the Preferred Sites figure of 841 p.a continued to overestimate housing need and that more consideration of the environmental cost of this provision should be given. There were also views expressed that the methodology suggested by NPPF over-inflated housing need in York, that the actual growth for the city could adequately be met on brownfield land alone and the need to review housing need in light of Brexit and likely reduced international migration.
88. In addition there were also a number of objections suggesting that the Council had underestimated housing need. A number of respondents consider that there is an inadequate assessment of housing need in the Strategic Housing Market Assessment (SHMA) and flaws in the calculation of the City's housing requirement in terms of taking account of market signals or the need to apply an uplift to meet needs of those households requiring affordable homes. Issues were also raised around supply, highlighting persistent under-delivery against the housing target, lack of consistency with City's economic ambitions or those of the LEP, and unrealistic density assumptions. Several OAHN were submitted by developers and landowners as part of the Preferred Sites Consultation. The GL Hearn report includes a summary of these responses in Appendix A to their report.
89. The Preferred Sites (2016) position in terms of housing supply was based on the delivery of 841 dwellings per annum in the plan period from 2012 to 2032 and 660 dwellings per annum in the post plan period to 2037. The figure of 660 per annum in the post plan period reflected the CLG household projections in the period 2032-2037. This approach included dealing with any shortfall in the period 2012-2016 (based on net completions), factoring in established supply at that point and appropriate levels of flexibility. If the MOD sites were included within the Plan as detailed in paragraph 18 of this report then the Council could

achieve the demographic starting point of 867 dwellings per annum from 2012 through the plan period and proposed Green Belt timeframe. It should be noted that need and supply shouldn't be in parity and the additional 1035 dwellings in the post plan period provides additional flexibility to that included in the Preferred Sites Document (2016) and would help increase the robustness of the plan.

90. Paragraphs 82 to 89 above set out those factors Members need to consider when coming to a view on housing need and supply. These comprise:
- (i) The recommendations of the GL Hearn Report including the need to incorporate market signals to a level that is reasonable;
 - the GL Hearn advice on a reasonable market adjustment would equate to 953 dwellings per annum.
 - (ii) The revised DCLG baseline;
 - the update in national projections effectively excludes the 2016 consultation figure of 841 dwellings per annum and create a new baseline of 867 dwelling per annum.
 - (iii) Relevant inspectors decisions as described in paragraph 84.
 - (iv) Consultation responses;
 - comments both support and contest the previous 841 Dwellings per annum based plan.
 - (v) Technical work on sites, including the MOD sites;
 - this work demonstrates that land could be made available to accommodate the market adjusted figure of 953 dwellings per annum for York.
 -
91. If having considered the factors set out in paragraphs 82-90 of this report, the OAHN of 953 dwellings per annum is not agreed, Members should provide reasons for departing from the conclusions in that report. Reasons should also be given to justify any alternative OAHN figure.
92. Plan making is not without risk and will be subject to an Examination in Public conducted by an Inspector appointed by the Secretary of State. Therefore, Members will need to satisfy themselves (and subsequently the Inspector appointed in the Examination in Public) of the rationale for

discounting and substituting a different perspective to some or all of the GL Hearn recommendations. In this regard, Members are referred to the legal implications section and the statutory duty to only submit a Plan for examination that is considered to be 'sound'.

Employment

93. The revised forecasts support the position taken in the Preferred Sites Consultation (2016). However, the report highlights that during consultation key organisations argued for increased flexibility in the proposed supply to provide choice. This includes addressing the loss of office space to residential development through ORC's and to provide additional choice for B1a (office) provision in the earlier part of the plan period as an alternative to the York Central sites. Officers have provided technical information on the provision of additional sites and boundary revisions which could be incorporated within the Local Plan. The additions Members may wish to consider are included in Annex 4.
94. It should be noted any additions, over and above minor changes, are in response to the consultation responses seeking further flexibility within the overall supply. As highlighted Officers are looking to increase flexibility in the use of sites.

Non Site Related Policies

95. Non housing and employment site related policies were last subject to consultation in July 2013 as part of the Preferred Options Consultation. Whilst updates were then made to policies in the Draft Plan following Preferred Options, this was never consulted on following the halting of the Plan in October 2014 by Members.
96. Since the plan was last consulted on in 2013 at the preferred options stage there have been a number of changes in national policy and local strategies. There has also been significant evidence base work undertaken and consultation outcomes to consider from the preferred sites consultation in 2016. The changes Officers believe are necessary to update the plan are highlighted in Annex 7 to this report.
97. In addition Members attention is specifically drawn to the proposed changes to the Gypsy and Traveller policies highlighted in Annex 9.

Next Steps

98. Given the proposed level of change to the 2013 version of the Plan, notwithstanding the consultation on sites in 2016, a consultation on a full

plan and policies would be recommended. This would involve producing a plan based on the recommendations highlighted within this report along with necessary technical documents. This would start with pre publicity in Our City in August and formal consultation commencing in September for 6 weeks. This will ensure that the Council's position is transparent and clear before moving to the final publication draft consultation early next year.

99. Following consultation in September, subject to the number of representations received, it would be Officers intention to bring a publication draft document to Executive in January 2018. This would be subject to consultation in February 2018 with the intention of submitting a plan for Examination in April / May 2018. It is anticipated that the Examination would take between 6 to 9 months.
100. Following the Executive, officers if Members agree, will produce a composite draft Plan including both site and non-site related policies along with an overall vision and spatial strategy for the city. A city-wide proposals map showing all land allocations and designations will also need to be produced. In addition this document will be accompanied by the following which will need to be prepared after the Executive:
- SA/SEA;
 - Habitat Regulation Assessment (HRA);
 - City-wide transport model;
 - Viability Assessment;
 - Strategic Housing Land Availability Assessment (SHLAA);
 - Any technical addendums necessary arising from the recommendations of this report relating to growth and sites.
101. Officers will seek dialogue with key partners including neighbouring authorities, the County Council and both LEPs. In addition dialogue will also be sort with both DCLG and the Planning Inspectorate.

Impacts

102. **Financial (1)** – The work on the Local Plan is funded from specific budgets set aside for that purpose. Over the last four years, significant sums have been expended on achieving a robust evidence base, carrying out consultations, sustainability and other appraisals, policy development and financial analyses. Whilst this work remains of great value it is important that progress is made to ensure that unnecessary additional costs do not occur. It should be noted that the original budget

was based on the approved Local Development Scheme (Local Plan Project Plan).

103. It was reported to the Executive in January that if the MOD sites were to be included within the plan this would necessitate additional costs. These will have to be factored into future years budget allocations. The extension of time arising from the addition of the MOD sites would require maintaining existing staffing levels for 18/19 and additional funding to cover consultation and technical work. The costs in 2017/2018 can be contained within the current Local Plan budget however the impact of additional costs of finalising the plan will need to be considered as part of future budget processes.
104. **Financial (2)** - It should also be considered that if the approach taken is subsequently judged to be non compliant with Government Guidance either before or after submission this could lead to further technical work and additional consultation adding to the identified costs and creating delay.
105. **Financial (3)** - Managing the planning process in the absence of a Plan will lead to significant costs to the council in managing appeals and examinations.
106. **Human Resources (HR)** – The production of a Local Plan and associated evidence base requires the continued implementation of a comprehensive work programme that will predominantly, although not exclusively, need to be resourced within EAP.
107. **Better Decision Making Tool** – Please see Annex 11.
108. **Legal** – The procedures which the Council is required to follow when producing a Local Plan derive from the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Development) (England) Regulations 2012.
109. The legislation states that a local planning authority must only submit a plan for examination which it considers to be sound. This is defined by the National Planning Policy Framework as being:
- **Positively Prepared:** based on a strategy which seeks to meet objectively assessed development and infrastructure requirements;
 - **Justified:** the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - **Effective:** deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

- **Consistent with national policy:** enable the delivery of sustainable development in accordance with the policies in the Framework.

110. In order for the draft Local Plan to pass the tests of soundness, in particular the ‘justified’ and ‘effective’ tests, it is necessary for it to be based on an adequate, up to date and relevant evidence base. The Council also has a legal duty to comply with the Statement of Community Involvement in preparing the Plan. (S19(3) 2004 Act).

111. The Council also has a legal “Duty to Co-operate” in preparing the Plan. (S33A 2004 Act). In due course Council will be asked to approve the publication draft Local Plan which will be subject to examination by a member of the Planning Inspectorate before being finally adopted. If the draft Local Plan is not prepared in accordance with legal requirements, fully justified and supported by evidence, the draft Local Plan is likely to be found unsound at examination and would not be able to proceed to adoption.

112. **Crime and Disorder** – The Plan addresses where applicable.

113. **Information Technology (IT)** – The Plan promotes where applicable.

114. **Property** – The Plan includes land within Council ownership.

115. **Other** – None

Risks

116. In compliance with the Council’s risk management strategy, the main risks in producing a Local Plan for the City of York are as follows:

- The need to steer, promote or restrict development across its administrative area;
- The potential damage to the Council’s image and reputation if a development plan is not adopted in an appropriate timeframe;
- Risks arising from failure to comply with the laws and regulations relating to Planning and the SA and Strategic Environmental Assessment processes and not exercising local control of developments, increased potential to lose appeals on sites which may not be the Council’s preferred development options;
- Financial risk associated with the Council’s ability to utilise planning gain and deliver strategic infrastructure;

- Failure to progress a plan could lead to direct interventions by Government into the City's Local Plan making; and
- Measured in terms of impact and likelihood, the risks associated with this report have been assessed as requiring frequent monitoring.

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**Report
Approved**



Date

Specialist Implications Officer(s):

Patrick Looker, Finance Manager
Alison Hartley, Senior Solicitor, Planning

Wards Affected: *List wards or tick box to indicate all*

All

For further information please contact the author of the report

Annexes (to final Executive report)

Figure 1 – Preferred Sites Consultation (2016) citywide map

Annex 1: Draft Strategic Housing Market Assessment, GL Hearn (SHMA) - available online;

Annex 2: Draft Employment Land Review Addendum (ELR) - available online;

Annex 3: Officers Assessment of Housing Sites following Preferred Sites Consultation (2016) - available online;

Annex 4: Officers Assessment of Employment Sites following Preferred Sites Consultation (2016) - available online;

Annex 5: Officers Assessment of other sites following Preferred Sites Consultation (2016) - available online;

Annex 6: Consultation Statement - available online;

Annex 7: Non housing and employment site related policy modifications since 2013 Preferred Options Local Plan - available online;

Annex 8: Gypsy and Travellers and Travelling Showpeople Needs Assessment (ORS) - available online;

Annex 9: Draft Gypsy and Traveller Policy - available online;

Annex 10: SA/SEA Technical Note - available online;

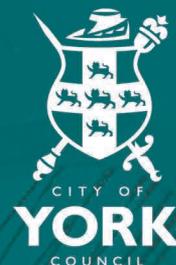
Annex 11: Better Decision Making Tool - available online.

Background Papers:

Glossary of Abbreviations

LPWG – Local Plan Working Group
NPPF – National Planning Policy Framework
NPPG – National Planning Practice Guidance
OAHN – Objective Assessment of Housing Need
MOD – Ministry of Defence
SCI – Statement of Community Involvement
SHLAA – Strategic Housing Land Availability Assessment
SHMA – Strategic Housing Market Assessment
SNHP - Sub National Household Projections
SNPP – Sub National Population Projections
SHMA – Strategic Housing Market Assessment
SSSI – Site of Special Scientific Interest
SPA – Special Protection Area
SAC – Special Area of Conservation
ORC – Office to residential conversion
ELR – Employment Land Review
DCLG – Department for Communities and Local Government
HRA – Habitats Regulations Assessment
SA – Sustainability Appraisal
SEA – Strategic Environmental Assessment
OE – Oxford Economics
REM – Regional Econometric Model
PD – Permitted Development
GTAA – Gypsy and Traveller Accommodation Assessment

Annex 3



YORK

CITY OF YORK Officers Assessment of Housing Sites following PSC

Annex 3: Officers Assessment of Housing Sites following PSC

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Annex 3: Officers Assessment of Housing Sites following PSC

Table 1 - Officer assessment of technical evidence - MOD Sites Assessment

Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont	Queen Elizabeth Barracks, Strensall	<p>New site</p> <p>Smaller area of the wider Queen Elizabeth Barracks site were submitted through the Preferred Sites Consultation by the Defence Infrastructure Organisation (DIO) but these were subsequently superseded by the announcement that the entire site would be vacated for military use by 2021 and were proposed as residential sites. The complete site was submitted in November 2016 by MOD following the announcement on 7th November 2016.</p> <p>The newly proposed boundaries cover circa 30ha with net developable area of approximately 18ha, approximately 12ha of public open space and an estimated yield of circa 620 dwellings.</p> <p>The Defence Infrastructure Organisation (DIO) has confirmed that the site will be disposed of by 2021 and had carried out technical analysis of the site to inform the site capacity and its deliverability within the plan period (to 2032). Development is anticipated to commence in 2023.</p> <p>The site passes criteria 1 to 4 of the site selection methodology and has been considered by technical officers. No showstoppers to development have been raised at this stage although it is necessary to complete a Habitat Regulations Assessment (HRA) given the sites close proximity to Strensall Common Special Area of Conservation (SAC). This will need to confirm that the proposed development either alone or in combination with other sites in the emerging Plan would not result in an adverse effect on the SAC. The HRA screening is being undertaken to accompany the next stage of consultation for the Local Plan.</p> <p>The site would have a bespoke policy within the Local Plan guiding the principle of its development and covering some of issues raised below.</p> <p><u>Heritage/Archaeology</u></p> <p>There are no listed buildings or conservation areas currently designated within this site. However, as</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Queen Elizabeth Barracks, Strensall Continued....	<p>access to the area has always been restricted, no detailed assessment of the existing buildings has been carried out to determine if the buildings merit designation. Historic England recommend that use is made of their pre-application assessment service so that the issue of designation can be addressed. With a site of this size it is important to consider the impact it will have on the historic nature of the city. The area needs to have a distinct identity from Strensall village and not be just a continuation of the existing development there. This was an important military site which played a wider role in its linkages to other military sites in the area and in the history of York's development as a garrison town. It is important that the area shouldn't lose the story of its identity as a military site and that careful consideration should be given to the kind of area/place being created.</p> <p>It will be necessary to identify the presence and assess the significances of archaeological deposits on the site. An archaeological evaluation consisting of geophysical survey and excavation of trenches will be required. This will be used to assess the significances of archaeological features and deposits and will allow decisions about the scale and form of future mitigation measures on the site. There is a reasonable potential for survival of prehistoric and Romano-British features and deposits as well as medieval and later exploitation and occupation of the site. There is a high potential for discovering water logged deposits which would be of high significance and may need to be preserved in situ – this needs to be taken into consideration through the hydrology plan/study.</p> <p><u>Landscape</u> A Landscape Technical Note has been produced which gives initial analysis.</p> <p>Although this site is associated with Strensall by way of its proximity to the southern extent of the village, it is far removed from the village centre, and is of a very different character. The site should have its own identity and character that reflects the quality of the spacious site, its environmental context, and the natural site assets.</p> <p>The site is currently located within the draft greenbelt; although the parcel of land proposed for allocation contains a high number of buildings, these are located in a spacious and treed setting. The proposed residential areas would result in a much greater density of buildings; however the proposed blocks are excluded from the existing main areas of open space and tree cover.</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Queen Elizabeth Barracks, Strensall Continued....	<p>The context of the barracks is essentially rural, therefore the presentation of the site to Strensall Road and Strensall common is sensitive and this characteristic should be retained or enhanced.</p> <p>There are a high number of very good quality trees on the site. The contribution they make is noted in the Landscape Technical Note and the Tree survey. The tree survey includes recommended root protection areas (RPA) for the trees and a Constraints plan, which is the baseline information required to inform any subsequent development proposals. There are no landscape 'show stoppers', with the caveat that at least all trees of category A and B, and any with a significant ecological value, or of value to the setting of listed buildings, should be retained unless they pose an unreasonable restriction on development and their contribution to the public amenity and amenity of the development is very limited, and their loss is outweighed by the benefits and mitigation provided by the development.</p> <p><u>Ecology</u></p> <p>A Habitat Regulation Assessment is being completed for the site to confirm if there is the potential for impact on Strensall common as well as a people management strategy and well planned openspace within the development. The development is anticipated to result in likely significant effects (to be confirmed through the HRA screening) and therefore the HRA will need to be completed to Appropriate Assessment level.</p> <p>Strensall Common SAC and SSSI are part of a wider landscape and it is important not to physically separate them from this development. Although the common is already under intense recreational pressure, there are listed birds amongst other wildlife and habitats which could be harmed by the intensification of disturbance, the reduction and mitigation of such impacts needs to be given careful consideration without hard physical separation. Strensall Common has biodiversity value above its listed features in the SSSI/SAC designations that will need to be fully considered e.g. ground nesting birds.</p> <p>Potential access points into the planned development also need to consider impacts on Strensall Common.</p> <p>Within the existing barracks themselves are potential areas of UK Priority habitat areas that the</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Queen Elizabeth Barracks, Strensall Continued....	<p>Phase 1 Habitat survey recommends further work is needed before they can be ruled in or out which will require botanical surveys being carried out.</p> <p>The agricultural area to the west of Towthorpe Lines is owned by the MOD and currently tenanted by a farmer but could be released and used as public open space as part of the common. However this would create a physical separation between the farm holding that works on the common and the wider site which would create issues for land management which is essential to the conservation of the site.</p> <p><u>Flooding/drainage</u></p> <p>The majority of the site is in flood zone 1 except for a small area to the north in flood zone 2.</p> <p>Given the scale of the site, a full Flood Risk Assessment will be needed and further work needs to be done regarding drainage of the site. Infiltration Sustainable Urban Drainage Systems (SUDS) would be compromised in this location but there is an opportunity to develop comprehensive SuDS for the potential new development. Good Surface Water SuDS can enhance development sites and increase the potential value of homes and the introduction of a lake could work to the advantage of the development site and Strensall Common.</p> <p>The adoption and maintenance of any SUDS features needs to be considered as the council has no capacity to adopt these without funding.</p> <p>Any hydrology plan/study also needs to consider impacts on water logged archaeological deposits and potential impact on the wet nature of the SSSI on Strensall common.</p> <p><u>Transport/Highways</u></p> <p>The site passes the minimum site selection criteria for access to services. The nearest existing facilities are in Strensall, it is noted that a new Primary school and a small area of mixed use development including retail and community will need to be included within the site. Further viability testing will need to be carried out early in the programme to confirm the viability (and hence deliverability) of this mixed-use development.</p> <p>Good bus network links already exist to York City Centre and Strensall Village along Strensall road. It</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Queen Elizabeth Barracks, Strensall Continued....	<p>will be necessary to examine the potential for bus services entering the QEB site in order than public transport access is in line with best practise and policy requirements. The potential for new bus services being required needs to be considered as the diversion of existing services along Strensall Road is unlikely to be supported. New and upgraded bus stops are anticipated together with financial support to incentivise bus usage by first occupants and again the viability of additional services would need to be assessed.</p> <p>There are currently very limited cycle links to Strensall to/from the outer ring road. There is potential that contributions from this site could help to enhance the current access links including the construction of a segregated subway to facilitate the crossing of the A1237. Cycle paths would need to be provided along the site frontages connecting into the site and also focus upon the route into the village and local facilities. This could be a combination of segregated and on carriageway.</p> <p>A full transport assessment will need to be provided. Road safety at the Strensall Road / Towthorpe Moor Lane is currently an issue that needs further consideration. Furthermore the local parish council is anxious to avoid Towthorpe Moor Lane being inappropriately used by through traffic. If identified as necessary, mitigation to Strensall Road/Towthorpe Moor Lane junction, will require further consideration and agreement on scope.</p> <p>Potential access points into the planned development also need to consider impacts on Strensall Common. Accessing the potential development via Scott Moncrieff Road to the north would involve upgrading a road which currently crosses the SSSI and SAC and linking the Queen Elizabeth Barracks to the Towthorpe Lines site would introduce increased traffic to the edge of the designations. This would not be supported.</p> <p><u>Contamination</u> Past activities (including vehicle maintenance and refuelling, firing ranges etc) could have given rise to land contamination, so an appropriate contamination assessment would need to be submitted with any planning application. The MOD advises that the site would be investigated and any threats removed prior to disposal of the site.</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Queen Elizabeth Barracks, Strensall Continued....	<p><u>Noise</u> The principal noise concern for the site relates to the potential for the continued use of the training areas for army purposes and the potential for adverse effect on any new housing. In particular noise associated with shooting and rifle ranges are of concern, as well as noise associated vehicle movements which may occur. Further assessment will be required.</p> <p>Officers suggest that the site could be included as a potential housing allocation within the Plan for up to 623 dwellings. Further technical work is progressing on the site including the HRA screening and Appropriate Assessment. The screening assessment will be produced to accompany the next stage of consultation with further work and consultation with the appropriate statutory and specific consultees.</p> <p>A bespoke planning policy for the site will need to be included within the draft Plan guiding the principle of its development and covering the issues highlighted by technical officers.</p> <p>See map on page 15 for proposed allocation boundary.</p>
Proposed Allocation	Imphal Barracks, Fulford Road	<p>New Site Site submitted November 2016 by MOD. Site boundary circa 30ha with net developable area of approximately 19ha, approximately 11 ha of public open space and an estimated yield of circa 769 dwellings.</p> <p>The Defence Infrastructure Organisation (DIO) has confirmed that the site will be disposed of by 2031 and has carried out technical analysis of the site to inform the site capacity and its deliverability within the post plan period (2032-2037).</p> <p>The site passes criteria 1 to 4 of the site selection methodology and has been considered by technical officers. No showstoppers to development have been raised at this stage although further detailed transport modelling is required to assess the potential impacts on the A19.</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Imphal Barracks, Fulford Road Continued....	<p>The site would have a bespoke policy within the Local Plan guiding the principle of its development and covering some of issues raised below.</p> <p><u>Heritage/Archaeology</u></p> <p>This site contains two Grade II listed buildings and the Fulford Road frontage lies within the Fulford Road Conservation Area. However, as access to the area has always been restricted, no detailed assessment of the existing buildings has been carried out to determine if they merit designation. Historic England recommends that use is made of their pre-application assessment service so that the issue of designation can be addressed. Therefore further work needs to be done on understanding the existing structures and if they warrant listing.</p> <p>The Fulford Road Conservation Area boundary currently makes only a minimal incursion into the potential site as this was based only on assessments done from the road itself given the restricted access of the site. It is broadly accepted that this conservation area boundary is irregular in its form and requires revision. It is likely that this revision will take it further into the boundary of the Imphal Barracks site.</p> <p>Therefore the existing buildings need to be assessed as a group to contribute to the conservation area appraisal update and the parade ground as a design concept is also an important feature of the current site which needs to be retained in any future designs to compliment the understanding of the history of the site.</p> <p>This site does not exist as an army barracks in isolation and has linkages to other military sites across the city and is linked to the development of York as a garrison town and this history should be reflected in the design of any potential scheme.</p> <p>It will be necessary to identify the presence and assess the significances of archaeological deposits on the site. An archaeological evaluation consisting of geophysical survey and excavation of trenches will be required. This will be used to assess the significances of archaeological features and deposits and will allow decisions about the scale and form of future mitigation measures on the site.</p> <p>There is a reasonable potential for survival of prehistoric and Romano-British features and deposits</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Imphal Barracks, Fulford Road Continued....	<p>as well as medieval and later exploitation and occupation of the site.</p> <p>There is a high potential for discovering water logged deposits which would be of high significance and may need to be preserved in situ – this needs to be taken into consideration through the hydrology plan/study.</p> <p><u>Landscape</u></p> <p>There are no landscape ‘show stoppers’, with the caveat that at least all trees of category A and B, and any with a significant ecological value, or of value to the setting of listed buildings, should be retained unless they pose an unreasonable restriction on development and their contribution to the public amenity and amenity of the development is very limited, and their loss is outweighed by the benefits and mitigation provided by the development.</p> <p>There are a high number of very good quality trees on the site. The contribution they make is noted in the Landscape Technical Note and the Tree survey. The tree survey includes recommended root protection areas (RPA) for the trees and a Constraints plan, which is the baseline information required to inform any subsequent development proposals.</p> <p>The nature of the public open space should remain natural and open. Any significant built recreational facilities should be kept within the built development zone, not the Public Open Space.</p> <p>The extent to which the development might impact on views would depend on the design detail and on tree and hedgerow retention.</p> <p><u>Ecology</u></p> <p>This site has limited biodiversity interest within it except for the potential for bats in the existing buildings for which further assessment is needed. However, the main issue to consider with this site is the proximity and relationship with Walmgate Stray. Walmgate Stray is a UK Priority Habitat for semi-improved grassland and is currently under Higher Level Stewardship management.</p> <p>A large area of open space will be retained on the eastern edge of Imphal Barracks, however it is inevitable that people will also want to use the Stray. The land is managed with stock which would cause conflict with people trying to access the area for recreation e.g. dog walkers. If it becomes</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Imphal Barracks, Fulford Road Continued....	<p>unviable to graze the land and forces a change of management the value of the grassland would potentially deteriorate.</p> <p>Further Hydrological work is required to assess the potential impact on the Stray and to the value of the grassland. The area and adjacent surrounds are also incredibly wet which contributes to the value of the UK priority Habitat grassland on Walmgate Stray and any changes to hydrology need to consider impact on this.</p> <p><u>Flooding/Drainage</u></p> <p>There is pressure on this site and the area in general at present in terms of drainage. The connectivity to the existing drainage network would need to be improved. It would be preferable to go back to base principles in terms of designing a new drainage system for the site and not use the existing historical systems that are currently in place.</p> <p>The site would benefit from a comprehensive modern SuDS scheme.</p> <p><u>Transport/Highways</u></p> <p>This site is inherently sustainable given its situation within the main built up area of York its relationship to the city centre and its proximity to shops and facilities in the Fulford Road area.</p> <p>There are good existing pedestrian and cycle networks linking to the city centre and frequent bus services. However given the size and depth of the site it is likely that in actual fact many areas of new housing will fall outside the recognised 400 metres walk distance to a bus stop. This issue would need to be factored into site planning and the sustainable transport provision overall.</p> <p>There are existing issues with traffic congestion in this area. The base traffic situation on the A19 is that it is at or exceeding capacity in the vicinity of Heslington Lane/Broadway. Further detailed modelling is required to assess the potential implications of the site. The site is not going to be released until 2031 so will not be included until the end of the plan period.</p>

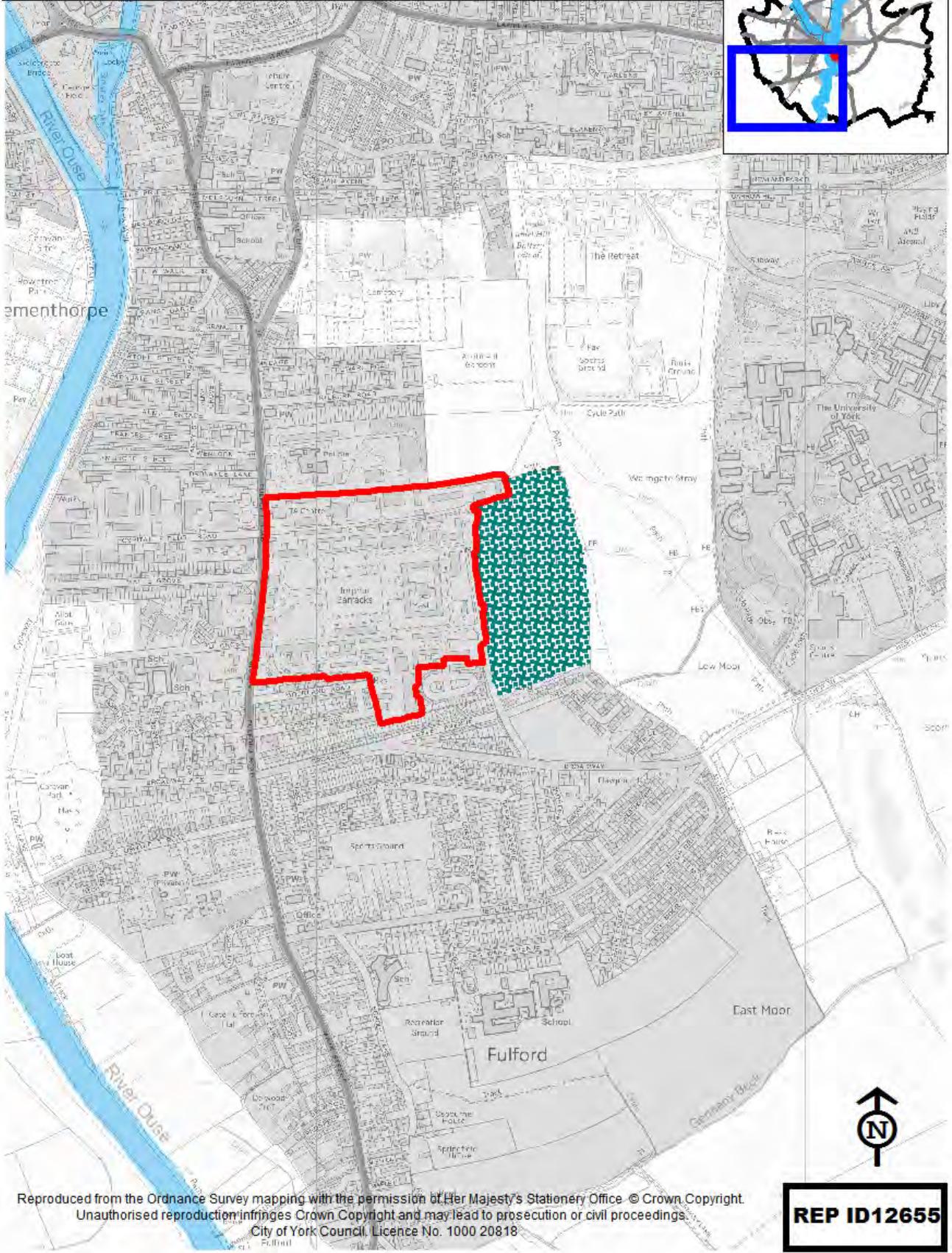
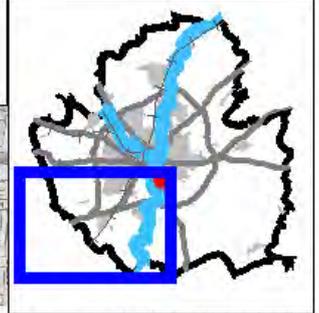
Allocation/ Site Reference	Site Name	Officer Commentary
Proposed Allocation Cont....	Imphal Barracks, Fulford Road Continued....	<p><u>Contamination</u></p> <p>Past activities (including vehicle maintenance and refuelling, firing ranges etc) could have given rise to land contamination, so an appropriate contamination assessment would need to be submitted with any planning application. The MOD advises that the site would be investigated and any threats removed prior to disposal of the site.</p> <p><u>Noise</u></p> <p>The primary concern regarding Imphal Barracks redevelopment for housing relates to the potential for increased traffic affecting the amenity of existing residential properties in close proximity, in particular increase traffic associated with vehicle access points to the site. An assessment of impact will be required and should be based upon the transport assessment results in terms of predicted vehicle numbers.</p> <p>Officers suggest that the site could be included as a potential housing allocation within the Plan for up to 769 dwellings. Further technical work is progressing on the site including the required transport modelling and consultation with the appropriate statutory consultees.</p> <p>A bespoke planning policy for the site will need to be included within the draft Plan guiding the principle of its development and covering the issues highlighted by technical officers. See map on page 16 for proposed allocation boundary. Also see Table 5 for land submitted under references 624/937/939/943</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Site 925	Towthorpe Lines	<p>New Site Site submitted for circa 4.5ha and up to 80 dwellings. The site fails criteria 4 (access to services and transport) of the site selection methodology for residential sites. The site passes criteria 1 to 4 of the site selection methodology as a potential employment site.</p> <p>The Defence Infrastructure Organisation (DIO) has confirmed that the site will be disposed of by 2021 and has carried out technical analysis of the site to inform the site capacity and its deliverability within the plan period.</p> <p>The site would have a bespoke policy within the Local Plan guiding the principle of its development and covering some of issues raised below.</p> <p><u>Heritage/Archaeology</u> There are no listed buildings or conservation areas currently designated within this site.</p> <p>It will be necessary to identify the presence and assess the significances of archaeological deposits on the site. An archaeological evaluation consisting of geophysical survey and excavation of trenches will be required. This will be used to assess the significances of archaeological features and deposits and will allow decisions about the scale and form of future mitigation measures on the site. There is a reasonable potential for survival of prehistoric and Romano-British features and deposits as well as medieval and later exploitation and occupation of the site. There is a high potential for discovering water logged deposits which would be of high significance and may need to be preserved in situ – this needs to be taken into consideration through the hydrology plan/study.</p> <p><u>Landscape</u> Towthorpe Lines is not associated with Strensall village. It is experienced from Towthorpe Moor Lane which is a rural road. Development of housing on this site would be inappropriate to the character of the lane, the extent of Strensall village, and the character of the greenbelt. Although there is built development on the site, it is set back from the road, and is of an isolated, functional character - very different to residential housing, which is normally associated with a community. Commercial</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Site 925 Cont....	Towthorpe Lines Continued....	<p>development may be appropriate given the sites current use as a depot site in conjunction with the MOD.</p> <p><u>Ecology</u> As required for the Queen Elizabeth Barracks site a Habitat Regulation Assessment is being completed for the site to confirm if there is the potential for impact on Strensall common as well as a people management strategy and well planned openspace within the development. The development is anticipated to result in likely significant effects (to be confirmed through the HRA screening) and therefore the HRA will need to be completed to Appropriate Assessment level.</p> <p>The road necessary to link this site with Queen Elizabeth Barracks runs along the edge of the SSSI and SAC and has the potential to impact upon them. The upgrade of this road would also separate the farm holding from the wider sites creating issues for land management which is essential to the conservation of the site. This would therefore not be supported.</p> <p><u>Flooding/drainage</u> The site is in Flood Zone 1. Care should be taken not to disrupt the hydrology of Strensall Common.</p> <p><u>Transport/Highways</u> This site currently fails the minimum criteria for the site selection criteria 4 - Access to services and Facilities for a residential site. The site could be suitable as an employment site for B2/B8 uses subject to further detailed transport assessment. Road safety at the Strensall Road / Towthorpe Moor Lane junction is currently an issue that needs further consideration. Furthermore the local parish council is anxious to avoid Towthorpe Moor Lane being inappropriately used by through traffic. If identified as necessary, mitigation to Strensall Road/Towthorpe Moor Lane junction, will require further consideration and agreement on scope.</p> <p><u>Contamination</u> Past activities (including vehicle maintenance and refuelling, firing ranges etc) could have given rise to land contamination, so an appropriate contamination assessment would need to be submitted with any planning application. The MOD advised that the site would be investigated and any threats</p>

Allocation/ Site Reference	Site Name	Officer Commentary
Site 925 Cont...	Towthorpe Lines Continued....	<p>removed prior to disposal of the site.</p> <p><u>Noise</u> The principal noise concern for this site relates to the continued use of the training areas for army purposes and the potential for adverse effect. In particular noise associated with shooting and rifle ranges are of concern, as well as noise associated vehicle movements which may occur.</p> <p>Officers suggest that the site could be included as a potential employment allocation within the Plan. Further technical work is progressing on the site including the HRA screening and Appropriate Assessment. The screening assessment will be produced to accompany the next stage of consultation with further work and consultation with the appropriate statutory and specific consultees. See map 925 on page 17 .</p>

Land at Imphal Barracks Post PSC Officer Proposal



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REP ID12655

925 Towthorpe Lines



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Annex 3: Officers Assessment of Housing Sites following PSC

Table 2 - Officer assessment of technical evidence - No or minor changes suggested to PSC position

Allocation Reference	Site Name	Officer Commentary
Strategic Sites		
ST1	British Sugar and Manor School	<p>Total Representations: 52 Supports: 21 Objections: 11 Comments: 23</p> <p>Amongst others, Nether Poppleton Parish Council and Upper Poppleton Parish Council confirm general support for the principle of development of this Brownfield site as a priority over greenbelt land and other preferred sites, particularly its completion in advance of ST2. Additional comments made around the site’s mix of housing, density, transport and access, biodiversity and open/play space provision.</p> <p>The developer/landowner confirms that it is committed to the regeneration of the former British Sugar site and is working with CYC to demonstrate the deliverability of the site; they are working with Officers towards a target determination date for the submitted planning applications towards the end of this year.</p> <p>Objections primarily relate to concerns around the scale of development proposed, impact on congestion (noting the A59), the potential to exacerbate flooding, and the availability of supporting amenities/services.</p> <p>Officers consider that the issues raised through consultation could be dealt with as part the detailed local planning policy for the site which will set out the requirements for the site masterplan including suitable access requirements, provision of public transport, provision of local facilities including education provision.</p> <p>Officers suggest a minor change could be made to the overall quantum of the British Sugar portion of the site from 1140 at PSC to 1100 to reflect the latest planning application. The remaining 3.6ha on Manor School is being brought forward by CYC through the HCA Strategic Partnership and could deliver up to 100 dwellings. In total the site capacity has increased from 1140 at PSC to 1200 to reflect latest position. See map p.49</p>

Allocation Reference	Site Name	Officer Commentary
ST2	Civil Service Sports Ground, Boroughbridge Rd	<p>Total Representations: 41 Supports: 8 Objections: 17 Comments: 17</p> <p>Statutory consultees including Historic England support the site's planning principles set out in the PSC including the protection of land to the southern part of the site from development as this would help preserve the historic character and setting of the City.</p> <p>The Developer/landowner state that the site's sustainable location and lack of technical constraints make it a suitable site offering affordable housing and a mix range of sizes, types and tenures. The site has a willing landowner and is controlled by a national house builder. They confirm that housing is deliverable within the first 5 years of the plan.</p> <p>A significant factor for those objecting to development of this site is congestion, due to the site's close proximity to the already congested northern ring road. Other common concerns raised in objecting to the site's development include: lack of a need for housing on this site or reference to 'overdevelopment'; loss of Green Belt; insufficient services and amenities to support new development (lack of education provision/nursery space/healthcare); loss of sports facilities and open space.</p> <p>Officers consider that the issues raised through consultation including concerns over transport impacts and the provision of community facilities could be dealt with as part the detailed local planning policy for the site which will set out the requirements for the site masterplan including suitable access requirements, provision of public transport and the provision of local facilities including education provision.</p> <p>Officers suggest a minor change could be made to the overall quantum of the site from 292 dwellings at PSC to 266 dwellings to reflect the latest planning application.</p>
ST4	Land adjacent	Total Representations: 22

Allocation Reference	Site Name	Officer Commentary
	to Hull Road	<p>Supports: 11 Objections: 6 Comments: 5</p> <p>Amongst others, Heslington Parish Council and the Heslington Village Trust support the principle of housing development on the site. Both Heslington Parish Council and Heslington Village Trust alongside other respondents support family housing and affordable housing on site but state that student housing should be specifically excluded.</p> <p>The developer/landowners confirm that both landowners are supportive of the allocation, its access proposals and suggested development density. Site is deliverable within the first 5 years of the Plan.</p> <p>Objections include that the site should remain as part of green corridor into the city; that the development will compromise Jubilee Wood and the boundary hedgerows; that the traffic on Hull Road makes residential use untenable; drainage concerns and concerns over the lack of local school space.</p> <p>York Ornithological club states that the planning principles for the site should be amended to make sure that there is appropriate recreational open space on site and that footpaths, hedgerows etc should be routed to guide residents and their pets away from the wildlife sensitive areas of the Heslington East campus.</p> <p>Officers consider that the issues raised through consultation including concerns over transport impacts, the provision of public open space, the protection of Jubilee Woods and the provision of community facilities, including enhancing school provision, can be dealt as part the detailed local planning policy for the site which will set out the requirements for the site masterplan. Amendments will be made to the planning principles to include the protection of Jubilee Woods and provision of adequate open space within the site to reduce any potential impact on the adjacent wildlife habitats.</p> <p>Officers suggest no change to PSC boundary (7.54ha) or quantum (211 dwellings).</p>
ST5	York Central	<p>Total Representations:103 Supports: 16</p>

Allocation Reference	Site Name	Officer Commentary
ST5	York Central	<p>Objections: 38 Comments: 52</p> <p>A number of comments support the principle of delivering development on this large brownfield site, including from York and North Yorkshire Chamber of Commerce, Historic England, the York, North Yorkshire and East Riding LEP and Make-it York.</p> <p>Comments raised in support include that the site will enable the creation of a new Central Business District to replace Grade A office losses but that critical infrastructure must be developed alongside (and details made available for consultation); and to the principle of phasing brownfield sites ahead of Greenfield.</p> <p>Some of those writing in support of the scheme query whether the access options proposed are the most appropriate solution, particularly in relation to the loss of Holgate community garden.</p> <p>Although supportive of the principle of development on this brownfield site, Historic England remains unconvinced that the quantum of development proposed is deliverable in a manner that will safeguard the numerous heritage assets in its vicinity, and without harm to the historic core of York. The risk of a development strategy focused on tall buildings and its impact on the historic skyline is also raised by a number of other respondents, including Shepherd Group and Linden Homes.</p> <p>A number of objections query the site's assumed delivery, stating that there is considerable doubt about the viability and deliverability of the site and its lead-in time. There are concerns that the over-reliance on housing delivery from York Central could undermine the potential for the Plan to provide sufficient land to accommodate projected housing need over the Plan period.</p> <p>The cumulative impact of the site on the city's already congested road network is seen as a significant threat, and the lack of detail regarding sustainable transport options inadequate. There are concerns raised that the prospective route for access to the York Central site crosses the community garden, citing the loss of productive and creative gardening and loss of amenity space.</p>

Allocation Reference	Site Name	Officer Commentary
Cont....	Continued....	<p>They note further significant impacts including from additional traffic/pollution on local resident's health and quality of life.</p> <p>Several objections question the basic tenets underpinning the scheme – rather that the site should work for the public benefit, by delivering an appropriate housing mix/density and affordable quota.</p> <p>Further general issues raised regarding the lack of information presented to help people understand the scheme, specifically around transport access and sustainable transport options, housing mix and type, supporting services and amenities and how development could create a new place within an existing community.</p> <p>Since the time of the consultation undertaken in July 2016 the Partnership has been progressing further site masterplan and viability work with City of York Council agreeing to the draw down of funds from the West Yorkshire Transport fund for the site access. This work is ongoing and will be refined through further masterplanning, viability, sensitivity testing and technical assessments to create a framework that will then be used as the basis to deliver the site. The outcome of this work to date is suggesting that the site can deliver a minimum of 1500 dwellings as per the PSC 2016 position. The York Central site is subject to detailed technical work which may increase the overall capacity of the site and its delivery.</p> <p>Officers consider that the site could be included as a mixed use site with a residential element of 1500 dwellings within the post plan period as per PSC (2016) with 1250 dwellings within the plan period to 2032/33. Work is continuing to progress the masterplanning of the site and this will be reflected as the Local Plan progresses towards Publication stage and reflected in future iterations of the plan. See map on page 50.</p>
ST8	Land North of Monks Cross	<p>Total Representations: 53 Supports: 11 Objections: 33 Comments: 15</p>

Allocation Reference	Site Name	Officer Commentary
ST8 Cont...	Land North of Monks Cross Continued....	<p>A small number of comments support the principle of development on this site. Amongst those writing in support of development, the impact of additional traffic on the A1237 and local routes is a concern. The developer/landowner confirms that the site is deliverable with a national housebuilder onboard.</p> <p>Objectors to housing development on this site comment on the common themes of traffic congestion (noting the impact of the proposed stadium and Vangarde developments); inadequacy of public transport; limited amenities and services. There are also objections relating to the scale of development proposed in the Huntington area, noting the existing impact of significant recent developments on traffic, drainage and future flood risk.</p> <p>Historic England states that, without mitigation, development would harm several elements which contribute to the special character and setting of the City, namely its rural setting and green wedges (in this case, Monk Stray). Suggested mitigation is to pull development further away from the northern ring road and Monks Cross Link Road.</p> <p>Alternative boundaries to the site have been submitted by landowners/developers . They support ST8 PSC boundary in principle but object to the exclusion of land to the west between the allocation and Huntington. They consider that the approach to separate an urban extension with such a large buffer is not an appropriate plan-led approach and do not consider it is justified. It would be more appropriate to reduce the buffer in order to make more efficient use of land.</p> <p>A further alternative boundary is also proposed, including land to the north of North Lane (8.55ha delivering circa 250 additional homes) and increasing overall and annual rates of delivery. It is considered that the re-instatement of land north of North Lane would align with existing built development to the west and the strategic site can be appropriately contained by the A1237. A landscape buffer could be incorporated between the edge of the proposed extension and the A1237.</p> <p>Officers consider that the issues raised through consultation including the concerns raised regarding</p>

Allocation Reference	Site Name	Officer Commentary
		<p>transport impacts of the site (and the cumulative impacts of recent development) can be dealt as part the detailed local planning policy for the site which will set out the requirements for the site masterplan including suitable access requirements and the provision of sustainable transport options. The retention of some hedgerows and inclusion of green corridors within the draft masterplan is positive, as is the proposed nature reserve to the east of the site. However, the Monks Cross Link road is likely to act as a barrier to the dispersal of wildlife and so the green links to this area should not be over-played. Large attenuation ponds are unlikely to be of great benefit to great crested newts. It is reasonable to assume the proposed nature reserve will be subject to recreational pressure which can be at odds with ecological aims, better provision of open space within the development would help to balance this.</p> <p>Officers consider that no change should be made to the site allocation boundary or the overall quantum of development (968 dwellings) and that it remains as per PSC (2016). Additional open space and ecological mitigation could be included on land to the east of the Link Road submitted as part of the consultation response from landowners/developers. See map 849 on page 51.</p> <p>Officers accept in principle the proposal to include land to the east of the Monks Cross Link Road if the planning principles/ bespoke site policy are amended accordingly to make it clear that this additional land would remain in the greenbelt, that open space provision should still be provided to the required quantum within the allocation boundary and that Monks Cross Link Road would need to be reduced in speed through traffic calming measures and provision of pedestrian footways and safe crossing points.</p>
ST9	Land North of Haxby	<p>Total Representations: 536 Supports: 17 Objections: 454 Comments: 69</p> <p>A small number of supports for the site were received for development on the site, where support was recorded, in general there is reference made to the potential for development to benefit the area, through the provision of family and affordable housing, provision of additional amenities including</p>

Allocation Reference	Site Name	Officer Commentary
ST9 Cont.....	Land North of Haxby Continued...	<p>open space and improving supporting infrastructure (road and rail).</p> <p>The developer/landowner confirms that the site is deliverable and viable based on the PSC boundary although the layout of open space within the site should not be fixed through the Local Plan it should be dealt with through the detailed planning application stage.</p> <p>A significant level of objection was received including from Haxby Town Council, Skelton P.C, Haxby and Wigginton Neighbourhood Planning Group. Key issues raised include:</p> <ul style="list-style-type: none"> • impacts on local traffic congestion particularly on Moor Lane and Usher Lane; • current congestion levels on the A1237 and in particular the Haxby/Strensall roundabout would be compounded by further development. A number of comments refer to the need to dual the outer ring road prior to any further development taking place; • Concern that existing public transport provision is unsatisfactory and could not provide for additional residents; • General support the idea of providing a station at Haxby but need further evidence regarding the viability and adequate funding; • inadequate drainage and sewerage – that the new drainage would need to be installed before any development took place, that the current sewerage system is totally inadequate in the village, that the WWTW at Strensall is at or above capacity and that currently surface water flooding regularly causes the sewers to back up in heavy rain; • Many comments point to the need for development to be self sufficient in amenities/services, including the provision of a primary and secondary school and GP provision; and the • Significant ‘piecemeal’ development has already taken place in Haxby which has already impacted upon the character of the area and the adequacy of the existing levels of community facilities. <p>Whilst recognising the concerns raised by members of the public through the consultation officers consider that the planning principles for the site would ensure that the site would deliver a significant level of additional openspace and create new local amenities to take pressure of the existing facilities in Haxby and Wigginton including a new primary school. The policy would also ensure that an</p>

Allocation Reference	Site Name	Officer Commentary
ST9 Cont.....	Land North of Haxby Continued...	<p>appropriate drainage strategy would be required to support the development, in consultation with specific bodies including Yorkshire Water and the Internal Drainage Board (IDB) that would ensure that the development would not exacerbate any existing surface water and drainage concerns and that the required connection to the public sewerage network would need to be funded through the site in consultation with Yorkshire Water. The planning principles also make it clear that suitable access would be required to the site including the provision of junction improvements to improve safety and visibility and that the site will need to minimise vehicular trips through the enhanced provision of public transport and integration for walking and cycling routes. Further revisions to the planning principles to address the concerns raised will be considered by officers in consultation with the relevant statutory and specific consultees.</p> <p>Officers suggest that no change is made to the PSC position however further consideration should be given to the planning principles/site specific policy for the site including the location/configuration of open space within the site boundary.</p>
ST16	Terry's Extension Sites 1 (Terry's Car Park) & 2 (Land to the rear of Terry's Factory)	<p>Total Representations: 10 Supports: 5 Objections: 5 Comments: 4</p> <p>Historic England supports the stated development principles, in particular the requirement that development have strong architectural merit, reflecting the wider Terry's site. Re Extension Site 1: given its location, development should contribute to the architectural merit of the City. Support the intention to limit the height of any new buildings to the permitted height of the single-decked car park. Re Extension Site 2: development should maintain and enhance the formal gardens adjacent to the site.</p> <p>Other supports welcome the use of land for housing provided that design complements and protects views of iconic Terry's factory buildings. Development should incorporate strong links with Sustrans cycle route and bus stops on Bishopthorpe Road.</p> <p>The developer/landowner fully supports the proposed allocations. The sites occupy a sustainable</p>

Allocation Reference	Site Name	Officer Commentary
ST16 Cont...	Terry's Extension Sites 1 (Terry's Car Park) & 2 (Land to the rear of Terry's Factory) Continued.....	<p>location and have access to public transport, public footpaths, cycle route, open space and roads.</p> <p>Some comments consider that the Terry's car park site (site 1) would be more suited to allocation for health or nursery provision for the new residents of the Terry's site, particularly given the increased pressure on nearby existing services.</p> <p>Other comments note that infrastructure (including parking, doctors and schools) in the Southbank area is already struggling, and likely to be further tested by further development. Yorkshire Ambulance Service request that specific text is included within the allocation to make provision for a bespoke facility (specification given) (Yorkshire Ambulance Service).</p> <p>Officers consider that the objections/comments regarding the sites can be dealt with through the masterplanning of the site and by amending the planning principles where appropriate to include the provision of suitable access for cyclists and pedestrians including connections to the Sustrans route. In addition provision can be made for the Yorkshire Ambulance request for a spoke facility at the Terry's site. It is considered that whilst the Car Park site would be suitable for other uses including healthcare and nursery uses that the preferable use would be for housing given the site is brownfield land and is in a sustainable location.</p> <p>The developer representation requests that consideration is given to removing the restriction on the height of the development on the former Car Park site as they consider that this would be a wasted opportunity and that such a limited scale of development would not deliver on the wider design objectives identified. They consider that the development of single or two storey houses at any density into his location would look out of place, therefore a development of three or four storey buildings would be appropriate.</p> <p>For site 2 the developer considers that the indicative site capacity of 56 dwellings identified into the site assessment is likely to underestimate the number of dwellings that could potentially be delivered.</p> <p>Officers consider that the sites should remain as in PSC and that the planning principles to</p>

Allocation Reference	Site Name	Officer Commentary
ST16 Cont...	Terry's Extension Sites 1 (Terry's Car Park) & 2 (Land to the rear of Terry's Factory) Continued.....	<p>restrict the height of any future development on the Car Park site Site 1) should be retained to protect the character of the surrounding landscape and prevent significant adverse impact on the openness and setting of the city. The estimated capacity on Site 2 (Rear of Terry's factory) is 56 dwellings based on a standard urban archetype of 95% of the site area (1.18ha) at density of 50dph. It is considered that a higher density and yield may be appropriate on this site subject to detailed consideration against the planning principles but that this should be looked at through the planning application process.</p> <p>The developer also requests that the council give consideration to extending the Site 1 (Terry's Car Park site) to include additional land to the South and East (site ref 928). They consider this would make a logical extension to the car park site and would be capable of accommodating additional housing development in a sustainable and accessible location without harm to other key interests.</p>
ST31	Land at Tadcaster Rd, Copmanthorpe	<p>Total Representations: 92 Supports: 52 Objections: 37 Comments: 7</p> <p>Support received for the principle of housing development on the site, including from Copmanthorpe Parish Council. It is noted that the site is also included in the emerging Copmanthorpe Neighbourhood Plan.</p> <p>Where support is recorded, in general there is reference to the potential need for additional infrastructure/services to mitigate potential impact. Additional considerations raised through consultation include ensuring the houses are set back from the main road, the need to consider the impact of development on semi-rural character of the village, including appropriate densities and protection of trees and hedgerows; retaining the existing public byway at Yorkfield Lane and that there should be no secondary vehicular access or pedestrian access from Learman's Way.</p> <p>The developer/landowner confirms that the site is viable and deliverable with an estimated yield of up to 200 dwellings. They request a slight boundary change to remove the triangle of land adjacent to the railway line which is not in their control. This would reduce the site size from 8.1 ha (PSC) to 7.53ha with provision of openspace remaining at 2.33ha.</p>
ST31	Land at	

Allocation Reference	Site Name	Officer Commentary
Cont....	Tadcaster Rd, Copmanthorpe Continued....	<p>Historic England objects to the allocation as they consider that development of the site would further reduce the gap between York's urban area and Copmanthorpe, harming a key element of the special character and setting of the City as identified in the Heritage Topic Paper. They recommend that the site be deleted since it is not possible to mitigate against identified harm.</p> <p>RSPB considers that there is currently insufficient information on the potential impacts of ST31 on Askham Bog SSSI, and the required mitigation, in the Local Plan and supporting documents.</p> <p>A number of further issues were raised in objection to development of ST31, as follows:</p> <ul style="list-style-type: none"> • Impact of additional traffic on local highway network; • Inadequate infrastructure; • Impact on natural environment, including Askham Bog, local wildlife, trees and hedgerows; • Insufficient local amenities; • Impact on flood risk, including potential for surface water flooding impacting Flaxman Croft estate; • Both the scale of development and development density proposed are too high; and • Loss of green belt/agricultural land. <p>Natural England confirms that the combination of the location of the A64 and provision of natural greenspace adjacent to the proposal would adequately mitigate for potential recreational pressures on Askham Bog; the topography of the site reduces the risk of impacts on hydrology from development. They advise that requirement for hydrological investigation and mitigation as necessary is included as a requirement in the plan. They suggest that the Council considers requiring the delivery of the adjacent green space allocation prior to the commencement of development and further advise contact with Yorkshire Wildlife Trust regarding potential for impacts on noted SINC's and uncommon plant species in the area.</p> <p>Yorkshire Wildlife Trust is satisfied that development maintains existing barriers between development and the reserve (Askham Bog), and that any hydrological connection is unlikely.</p>
ST31	Land at	<p>Officers consider that the site should remain as an allocation but with a minor boundary amendment to remove land not in the ownership of the developer adjacent to the railway line</p>

Allocation Reference	Site Name	Officer Commentary
Cont....	Tadcaster Rd, Copmanthorpe Continued....	<p>and to the south of Yorkfield Lane. The planning principles should be amended to make it clear that access to the site would be via Tadcaster Road and that there would not be a secondary access from Learmans Way. In addition reference to the requirement for hydrological investigation and mitigation will be added to the planning principles/policy for the site and a requirement for the delivery of the adjacent green space allocation prior to the commencement of development to ensure protection of the adjacent SSSI. It is considered that the site density of 60% net area at 35 dph is appropriate for the site's edge of village location.</p> <p>Officers consider that there could be a minor change in the PSC boundary to remove the triangle of land adjacent to the railway line and to the south of Yorkfield Lane. Reduction in site size to 7.5ha / 158 dwellings (60% @ 35dph). See map 185 on page 52</p>
ST32	Hungate	<p>Total Representations: 5 Supports: 1 Objections: 2 Comments: 2</p> <p>Hungate (York) Regeneration Limited supports provisions for the Hungate site as set out in ST32. Site capacity should reflect the 720 granted by 15/01709/OUTM and further residential capacity on the remainder of the site. Allocation boundary should remove the Hiscox building. Objections and comments on the site were around the additional demand on existing education/medical facilities and the impact on flood risk.</p> <p>Officers consider that the site should remain as a strategic site in the Local Plan. Of the original consent for 720 dwellings there are a remaining 550 dwellings (at 1st April 2017) which have planning permission and are included as an unimplemented consent. It is considered that a further 328 dwellings could be provided through the remaining phases of the site bringing to overall site capacity to 1041 dwellings. See Map 929 on Page 53.</p>
ST33	Station Yard, Wheldrake	<p>Total Representations: 39 Supports: 8</p>

Allocation Reference	Site Name	Officer Commentary
ST33	Station Yard,	<p>Objections: 31 Comments: 1</p> <p>Supports refer to the site being the best options should development land be required in Wheldrake, and that development could help support the village's services.</p> <p>The landowner/developer supports the draft allocation and confirms that it is appropriate, suitable and deliverable for residential development and should be allocated accordingly as set out within the Draft Plan.</p> <p>Wheldrake Parish Council notes that the Village Design Statement does not support the proposed development, which is located on good quality agricultural land and recognised green belt. A Planning Application for development on part of the site has previously been rejected on the grounds of noise impacts on proposed adjacent properties. Site would be more appropriately used for employment expansion.</p> <p>RSPB states that, in the absence of a Habitat Regulations Assessment (HRA) having been completed, this allocation is at risk of being neither legally compliant with the Conservation of Habitats and Species Regulations 2010 nor sound, as it may not be effective, justified or consistent with national planning policy.</p> <p>Several common themes were raised in objection to the proposed allocation, including concerns around the impact of development on local facilities/services and infrastructure capacity; the overdevelopment of the site which is considered to be incompatible with village character. Some comment that development of a smaller scale, on the brownfield part of the site, would be more suitable. There are also concerns raised around impacts on open countryside and views and impact on wildlife.</p> <p>Officers consider that the site is well contained and provides a natural extension to the existing village. There is a need for an assessment of Public Transport to be undertaken including the likely</p>

Allocation Reference	Site Name	Officer Commentary
Cont....	Wheldrake Continued...	<p>need for an uplift in bus services from the site. This requirement is within the planning principles/policy for the site allocation. There is also a need for the required financial contributions for the expansion of existing nursery, primary and secondary provision to meet the anticipated pupil yield. A HRA screening will be undertaken to support the next stage of consultation in line with the regulations. This will take account of both individual sites and potential cumulative impacts of sites on designated areas including Wheldrake Ings and the Lower Derwent Valley.</p> <p>Noise from the existing industrial estate could be an issue and a suitable assessment would be required to determine suitability of the site for residential use. Whilst this is not considered a show stopper for the whole of the site, there is the potential that noise from the industrial estate could make parts of the proposed allocation unsuitable for residential use. There is also the potential that if residential properties were placed next to the industrial estate then this could restrict any further expansion of the industrial estate or prevent existing businesses located on the industrial estate expanding any further. It is, therefore, essential that a noise assessment is carried out to assess the suitability of the site for residential use. It is considered that the planning principles for the site should be amended to reflect the need for a noise assessment to be carried to inform the masterplan for the site and that the developable area could be reduced subject to the results of the assessment in order to provide an adequate buffer to the existing industrial area.</p> <p>Officers consider that the site should be retained as per the PSC boundary at 6ha and circa 147 dwellings. It should be noted that the final yield of the site may be reduced following the completion of a noise assessment.</p>
Non- Strategic Sites		
H1	Heworth Green Gas Works	<p>Total Representations: 8 Supports: 3 Objections: 2 Comments: 3</p>

Allocation Reference	Site Name	Officer Commentary
H1 Cont...	Heworth Green Gas Works Continued....	<p>Supports refer to the use of a brownfield site for housing and sustainable location. Some concerns over density and provision of suitable access.</p> <p>Objections are based on the potential flood risk of the site and the high density proposed. Also to exploring the use of the site for light industry rather than housing. Comments are also made regarding the loss of Green Space, congestion and inadequate access.</p> <p>Historic England – no objection in principle but given proximity to conservation area (No. 26 Heworth Green) and Grade II listed building on the northern side of the site proposals would need to ensure that those historic elements are not harmed.</p> <p>Developer supports the allocation and estimated yield of 366 dwellings. Site is deliverable partly within 5 years and part phased for longer term. Northern Gas Networks who own the gasholder and associated pipeline infrastructure (0.67ha) are not currently in a position to make land available for re-development. This should not preclude the development of the land owned by National Grid and the site could be masterplanned to protect the short-term amenity of the new residents. Previous EIA demonstrates extent of contamination which can be mitigated and is not considered a showstopper. Land owned by National Grid totals 2.87ha which is immediately available.</p> <p>Technical officers consider that due to the proximity of the site to existing industrial/commercial units and Layerthorpe/Hallfield Road a noise assessment would be required. Also odour may be an issue during development due to previous uses and likely contamination and remediation required.</p> <p>The proposed phasing of the site doesn't necessarily alter this position but this is partly dependent on whether or not the remaining Northern Gas Networks site creates any noise in the area. There is also the risk of developing housing directly adjacent to bulk gas storage facilities in terms of health and safety, and so this would need to be adequately considered. This may possibly be a showstopper and needs to be carefully investigated including relevant consultation with the Health and Safety Executive (HSE).</p> <p>Officers support the retention of the site for housing as a sustainable use of brownfield land</p>

Allocation Reference	Site Name	Officer Commentary
		Submission stage.
H5	Lowfield School	<p>Total Representations: 17 Supports: 3 Objections: 10 Comments: 5</p> <p>Supports for the site focus on the use of brownfield land for housing, provisions of housing for older persons and the potential for a self build pilot.</p> <p>Objections for the site include concerns over the use of the greenspace and pitches for development – should be kept to just the building footprint/brownfield element only. Concerns over adequate highways infrastructure and access, loss of green space which is important for wildlife habitats and is a local green corridor. Also concerns over the deficiency in open space in Westfield ward including pitch provision.</p> <p>Sport England object to this allocation. Although the grass playing fields are outside the allocation boundary allocation H5 includes a multi use games area marked out for tennis and netball. The loss of this sports facility should be assessed in accordance with para 74 of NPPF. If it cannot be evidenced that the playing field is surplus then it should be replaced. Simply replacing the multi-use games area on existing playing field would itself result in a loss of grass playing field therefore any proposed relocation has to be on land that is not existing playing field.</p> <p>Residential numbers were assessed at 137 however a report taken to December 2016 Executive agreed a spatial plan for 162 homes (which included plots for self build and community build), an 80 bed care home (C2 Use) and public open space of 0.77ha including informal greenspace 0.6ha and allotments 0.17ha. Report states that options for alternate site for existing pitches are being explored.</p>
H5 Cont...	Lowfield School Continued...	<p>Officers suggest minor change to residential dwelling numbers from PSC from 137 dwellings to approximately 162 dwellings including plots for self build/community build to reflect latest Council agreed position on site. Further dialogue with Sport England will be progressed prior to Submission stage. Westfield ward is deficient in almost all open space typologies so future development must achieve an acceptable balance of on-site open space provision. Re-</p>

Allocation Reference	Site Name	Officer Commentary
		provision of the sports pitch will also need to be addressed before development commences.
H6	Land R/O The Square, Tadcaster Road	<p>Total Representations: 21 Supports: 4 Objections: 8 Comments: 10</p> <p>Supports confirm that the proposed specialised housing for the Wilberforce Trust is a more compatible neighbour to the adjacent St Leonards Hospice. Access needs to be carefully considered including access for emergency vehicles.</p> <p>Objections relate to sensitivity of location close to the hospice and impacts on tranquillity for residents. Concerns are raised surrounding the additional traffic and the increase in congestion, loss of existing greenspace including loss of habitats and mature trees.</p> <p>Representation received from the landowner/developer which confirms proposal for 30-35 residential units for visually impaired tenants plus new headquarters building for Wilberforce Trust. Object to designation as C3b specialist housing within PSC and to site boundary. Site should be extended to include 0.5ha of land to rear of St Leonard’s Hospice. C3B is defined as ‘not more than 6 residents living together as a single household where car is provided’. Whilst there is a level of care associated with the proposed units this is administered to tenants on an individual basis. Each apartment will be 1 or 2 bed with private bathroom, kitchen and lounge. There will be some shared facilities but the units will function as private dwellings and therefore should be classed as C3 (housing).</p>
H6 Cont...	Land R/O The Square, Tadcaster Road Continued..	<p>Officers suggest that the site is retained as a specialist housing site for C3b uses. The Strategic Housing Market Assessment concludes that there is a requirement for up to 84 extra care units per annum over the plan period and that this need falls within the objectively assessed housing need. As noted on the PSC analysis the mature trees will need to be protected along with the trees on the eastern boundary which provide a suitable edge to the site and are a valuable landscape asset. The analysis also states that there are great crested</p>

Allocation Reference	Site Name	Officer Commentary
		newts in the locality so a further detailed ecological assessment would be required including the hedgerows which may contain bat interest.
H7	Bootham Crescent	<p>Total Representations: 4 Supports: 1 Objections: 1 Comments: 2</p> <p>Sport England object to the allocation on the basis that the site contains a playing field and that whilst relocation is taking place, the redevelopment of the community stadium included an existing playing pitch, and therefore there will be a net loss of one pitch. The allocation of the site should be based on a robust evidence base that shows the site is genuinely surplus for all sports, including ancillary facilities such as changing rooms, grandstands etc; otherwise, the Council will need to identify potential replacement provision prior to re-development.</p> <p>Officers suggest no Change to PSC position. Further dialogue with Sport England will be progressed prior to Submission stage</p>
H8 H8 Cont...	Askham Bar Park and Ride Askham Bar Park and Ride Continued....	<p>Total Representations: 29 Supports: 3 Objections: 22 Comments: 4</p> <p>Supports relate to the use of brownfield land for housing.</p> <p>Number of objections received and main issues raised include increased congestion, impact on Askham Bogg, lack of local facilities including school provision and also that it should be used as a site for the creative academy rather than for housing. This includes representation from the Ebor Academy Trust who would like to build a Creative Arts Primary School on the site. Representation states that the Trust have been successful in its free school application for the national funding of a creative arts free school which will provide funding for build, set up and recompense for land.</p> <p>Report to March 2017 Executive on HCA Strategic Partnership includes the site as a potential for accelerated delivery. Gives quantum of up to 100 dwellings. Timescales are to work up business</p>

Allocation Reference	Site Name	Officer Commentary
		<p>case for exec approval in Q2/3 2017, procure builders Q3 2017, planning Q4 2017, commence building Q2 2018 and 1st completions Q1/2 2019.</p> <p>Officers suggest no change to PSC and retain the site for up to 60 dwellings. This calculation of estimated yield is based on a suburban archetype of 95% net area @ 40 dph.</p>
H10	The Barbican	<p>Total Representations: 7 Supports: 2 Objections: 2 Comments: 3</p> <p>Supports relate to the principle of re-use of brownfield land for housing.</p> <p>Objections relate to the use of the site for high density housing, concerns over adequate local infrastructure and retention of the site for a city park.</p> <p>Historic England - No objection to principle of this application, but given its proximity to city walls (scheduled ancient monument) and central conservation area, proposals would need to ensure that those important historic elements are not harmed.</p> <p>Officers suggest no change to PSC and retain the site for up to 187 dwellings. This is based on the planning approval granted 2015 for 187 apartments but it is still awaiting legal and conditions approval.</p>
H20	Oakhaven EPH	<p>Total Representations: 3 Supports: 2 Objections: 0 Comments: 1</p> <p>Representation received from CYC Older Persons Accommodation Programme. Care Home closed March 2016. The Executive have agreed to re-develop for extra care housing (Use class C3). The overall quantum for the site is likely to be 30 to 40 units therefore PSC site capacity should be increased. Report to March Exec seeking consent to sell to extra care developer (Ashley House</p>

Allocation Reference	Site Name	Officer Commentary
		<p>PLC). Scheme is for 56 extra care apartments (20 for affordable rent, 5 discount sale, 15 market rent and 16 for sale). CYC to have nomination rights on the 25 apartments for affordable rent and discount sale (25). Completion for Feb 2019.</p> <p>Officers suggest that the yield of the site is increased to 56 to reflect the latest position on the site. Site will be developed for extra care housing (use class C3). The Strategic Housing Market Assessment concludes that there is a requirement for up to 84 extra care units per annum over the plan period and that this need falls within the objectively assessed housing need.</p>
H21	Woolnough House	<p>Total Representations: 3 Supports: 1 Objections: 0 Comments: 2</p> <p>Representation received from CYC Older Persons Accommodation Programme which states that no decision has yet been made on the future of the site and that it will only close and be available for re-development once consultation on the option to close has been undertaken and following that should Executive make a decision to close. Note that consultation is currently ongoing. Review potential of the site post consultation and prior to the Publication stage of the Local Plan.</p> <p>Officers suggest that the site is removed as a housing allocation within the Plan as there is no current certainty over delivery as a housing site within plan period.</p>
H22	Heworth Lighthouse	<p>Total Representations: 2 Supports: 1 Objections: 0 Comments: 1</p> <p>Site is under construction as an extension to Glen Lodge for extra care units (use class C3). Officers suggest that the PSC allocation for 15 units is retained.</p>
H29	Land at Moor	Total Representations:90

Allocation Reference	Site Name	Officer Commentary
	Lane, Copmanthorpe	<p>Supports:59 Objections: 25 Comments: 7</p> <p>General supports for development of the site in principle but concerns raised over number of dwellings and proposed density. This is linked to capacity of existing infrastructure.</p> <p>Objections on this site relate to concerns regarding access to the site from Moor Lane particularly as it is a narrow road and would require widening which would impact on the existing grass verges. It is also considered that there would be issues regarding visibility and parking. Concerns are also raised regarding access to services and the lack of capacity of existing services including schools.</p> <p>Developer confirms that the site is suitable, available and achievable. Site can deliver the proposed 88 dwellings. Completions anticipated in 2019/20 @ 35 dwellings per annum. Proposed access to Moor Lane. Moor Lane to be widened to meet acceptable highway standards There is sufficient verge space without needing to encroach onto existing properties.</p> <p>Officers suggest that the site should be retained with no change to the PSC position. Site is also included in the emerging Copmanthorpe Neighbourhood Plan. Site capacity is based on 95% net area at 35 dph.</p>
H31	Eastfield Lane, Dunnington	<p>Total Representations:66 Supports:8 Objections: 42 Comments: 16</p> <p>Supports accept the principle of housing on the site but would need to retain the existing hedgerows. Considered to be the best option for housing in the village.</p> <p>Objections on the site relate to concerns over a suitable access to the site, road safety and visibility</p>

Allocation Reference	Site Name	Officer Commentary
		<p>and the narrowness of Eastfield Lane. Concerns are raised over surface water and drainage issues in the village, the capacity of existing facilities in the village including schools, loss of greenbelt land and the loss of wildlife habitats.</p> <p>Developer/landowner supports the proposed site H31 in Preferred Sites Consultation and confirms that the site is suitable, available and achievable. Site can deliver the proposed 84 dwellings. Completions anticipated in 2019/20 @ 35 dwellings per annum.</p> <p>Officers recognise that development of the site would require improvements to be made to the Eastfield Lane/Church Balk junction and that the carriageway and footpath width along Eastfield Lane would require further detailed assessment to ensure that visibility and safety requirements are met. Highway improvements, including carriageway widening with site boundary would also be required.</p> <p>Site boundary map submitted with the representation shows a minor change to the PSC site boundary to reflect the removal of an existing dwelling to the north east of the site. This would reduce the site size from 2.5ha to 2.3ha and the estimated yield accordingly from 84 dwellings to 76 dwellings (based on 95% net area at 35 dph). Officers suggest that this minor amendment to the site boundary and numbers are made to reflect landownership. See map 930 on page 54</p>
H39	North of Church Lane, Elvington	<p>Total Representations: 100 Support: 3 Objections: 91 Comments: 6</p> <p>Supports relate to the site being a logical extension to the village and preferable to the allocation of site at Dauby Lane (H26).</p> <p>The developer/landowner supports allocation in principle and confirms that site is suitable,</p>

Allocation Reference	Site Name	Officer Commentary
H39 Cont...	North of Church Lane, Elvington Continued	<p>deliverable and viable. Suggest that site viable to deliver 28 dwellings. Larger boundary could be accommodated without detrimental effect on Green Belt or village. Existing village boundary not defensible in long-term. Reconsider larger site 789 (West of Beckside).</p> <p>Objections are raised in relation to the following issues:</p> <ul style="list-style-type: none"> • Impact on character of village; • Loss of greenbelt land; • Concerns over access to site and impact on local roads including Beckside and Church Lane. Roads and footpaths are narrow, rural roads and concerns for pedestrian safety and parking; • Impact on surface water and water pressure; • Lack of capacity in existing local facilities including school places; and • Loss of wildlife habitats including SINC quality hedgerows. <p>Environment Agency – site is Located close to River Derwent and Derwent Valley SAC/SPA/Ramsar/SSSI. This is a designated site which is failing to meet its protected area objectives and WFD objectives and efforts to improve this stretch of river and associated water dependent habitats come under the Derwent Restoration Plan. One of the key issues is sediment. Should the site remain as an allocation it would be critical to ensure that sediment from the construction site does not end up in the River or local ditches. Ideally Surface Water should not be discharged into the river. Checks must be made by CYC to ensure that no cross connections on completion to ensure no contamination</p> <p>RSPB - In the absence of a HRA having been completed, this allocation is at risk of being neither legally compliant with the Conservation of Habitats and Species Regulations 2010 nor sound, as it may not be effective, justified or consistent with national planning policy.</p> <p>Officers consider that the site should be retained as per the PSC boundary at 0.92ha and 32 dwellings. The site provides a natural extension to the existing village and is located within</p>

Allocation Reference	Site Name	Officer Commentary
		<p>walking distance of local facilities. Previous analysis of the site at PSC confirmed that the Ideally Surface Water should not be discharged into the river. Checks must be made by CYC to ensure that no cross connections on completion to ensure no contamination</p> <p>RSPB - In the absence of a HRA having been completed, this allocation is at risk of being neither legally compliant with the Conservation of Habitats and Species Regulations 2010 nor sound, as it may not be effective, justified or consistent with national planning policy.</p> <p>Officers consider that the site should be retained as per the PSC boundary at 0.92ha and 32 dwellings. The site provides a natural extension to the existing village and is located within walking distance of local facilities. Previous analysis of the site at PSC confirmed that the southern hedgerow is of SINC quality and would need to be retained. In addition several trees are subject to TPO's and would need to be retained with an appropriate buffer for the tree canopies. A HRA screening will be undertaken to support the next stage of consultation in line with the regulations. This will take account of both individual sites and potential cumulative impacts of sites on designated areas including the Lower Derwent Valley.</p>
H43	Manor Farm Yard, Copmanthorpe	<p>Total Representations: 51 Support: 41 Objections: 7 Comments: 4</p> <p>Supports confirm that the site is suitable for the size of Copmanthorpe and its existing facilities and infrastructure.</p> <p>Objections regarding lack of local infrastructure, housing density too high and the farmyard is habitat to birds and bats.</p> <p>Historic England – Site adjoins boundary of Copmanthorpe Conservation area and Grade II listed building adjacent to north eastern corner of site. The Plan should make it clear that any development</p>

Allocation Reference	Site Name	Officer Commentary
H43 Cont.....	Manor Farm Yard, Copmanthorpe Continued....	<p>proposals would need to ensure that those elements that contribute to the significance of the CA and listed building are not harmed.</p> <p>No representation received from landowner/developer. Site was originally submitted through 2012 Call for Sites. No further representation has been submitted through Preferred Options (2013), Further Sites Consultation (2014) or PSC (2016).</p> <p>Officers suggest that site should be removed from the Plan due to no confirmation of a willing landowner for the site, a requirement of NPPF. Site may be suitable for development but could come forward through planning application and would therefore be treated as a windfall site.</p>
H51	Morrell House	<p>Total Representations: 3 Support: 1 Objections: 0 Comments: 2</p> <p>Representation received from CYC Older Persons Accommodation Programme. States that Morrell House will remain in operation as a residential care home and will only close and become available for re-development once consultation on the option to close has been undertaken and following that should Executive make a decision to close.</p> <p>Officer suggest that the site should be removed as a housing allocation within the Plan as there is no current certainty over delivery as a housing site within plan period.</p>
H52	Willow House EPH	<p>Total Representations: 5 Support: 1 Objections: 1 Comments: 3</p> <p>Support for use of brownfield land. Housing should be affordable and priority for young residents of the city who need housing.</p>

Allocation Reference	Site Name	Officer Commentary
H52 Cont....	Willow House EPH Continued.....	<p>Objection to the closure of the elderly persons home.</p> <p>Historic England – Site adjoins the City Walls (SAM) and CHCCA. Given importance of City Walls great care would need to be taken in order to ensure that the elements which contribute to their significance are not harmed.</p> <p>Option to close the Older Persons Home and sell the site agreed by Executive in November 2016.</p> <p>Officers suggest that the site should be retained as an allocation. Minor boundary amendment extends the site area to 0.3ha including an existing garage courtyard. Increase to estimated yield from 10 dwellings at PSC to 15 dwellings (100% @ 50 dph).</p>
H53	Land at Knapton Village	<p>Total Representations: 27 Support: 3 Objections: 22 Comments: 2</p> <p>Supports confirm that the site is suitable for housing but that the site capacity should be reduced to a maximum of 4 dwellings. Site is included as a potential site in the emerging neighbourhood plan for Rufforth and Knapton but with a maximum capacity of 4 units.</p> <p>Objections raised concerning the impact of 11 dwellings on the character of the village, housing number is too high, narrow lane which is not suitable for widening, current problems with existing drainage which will be exacerbated, loss of agricultural land and impact on mature trees. Also concerning lack of facilities within the village.</p> <p>Representation received from landowner/developer which supports the proposed allocation of land at Knapton village for residential use. Whilst Novus agrees the site is suitable to be allocated for residential use the assessments which have informed the planning application and subsequent feedback from the Council and local residents indicate that the indicative local plan capacity of 11 dwellings is too high. Technical site assessments undertaken to date suggest amendments are needed to the local plan site assessment proformas to indicate that access should be from Main Street and that the indicative capacity of 11 dwellings is too high. Site assessment work undertaken</p>

Allocation Reference	Site Name	Officer Commentary
H53 Cont....	Land at Knapton Village Continued....	<p>suggests that it is more appropriate to access the site from Main Street rather than Back Lane. The figure of 11 dwellings included within the PSC is derived by applying a standard density of 35 dph to the site area of 0.33ha assuming a net to gross ratio of 100%. The total site area of 0.33ha includes a small area of land, circa 150 sqm to the east of Knapton Grange which would not be suitable for development and would likely be retained as garden space. Factoring in the retention of trees and hedges also reduces the net developable area. Assessment of the local area suggests that a smaller number would more appropriately reflect the local character. This would also be more inkeeping with the Village Design Statement which states that new infill within the settlement limit should not be so intensive so as to change the open weave of the village's overall character. It is considered that four houses would reflect the character of Knapton and the surrounding density.</p> <p>Planning application for four houses (16/00542/FUL) refused at October Planning Committee. Reasons for refusal are stated as inappropriate development in the greenbelt and no very special circumstances put forward that would outweigh harm incl. impact on openness of greenbelt, conflict with purposes of including land within the greenbelt.</p> <p>Officers consider that the site should be retained as an allocation which fits with the emerging Rufforth and Knapton Neighbourhood Plan. It is suggested however that the standard density assumption is not applied given the further technical work which has been undertaken and highlighted above. It is considered that the estimated yield should be reduced to 4 dwellings.</p>
H55	Land at Layerthorpe	<p>Total Representations: 3 Support: 2 Objections: 1 Comments: 0</p> <p>Limited number of representations received. Supports agree with use of brownfield land for housing subject to controlling parking on Redeness Street. Objection relates to retaining the site for commercial land.</p>

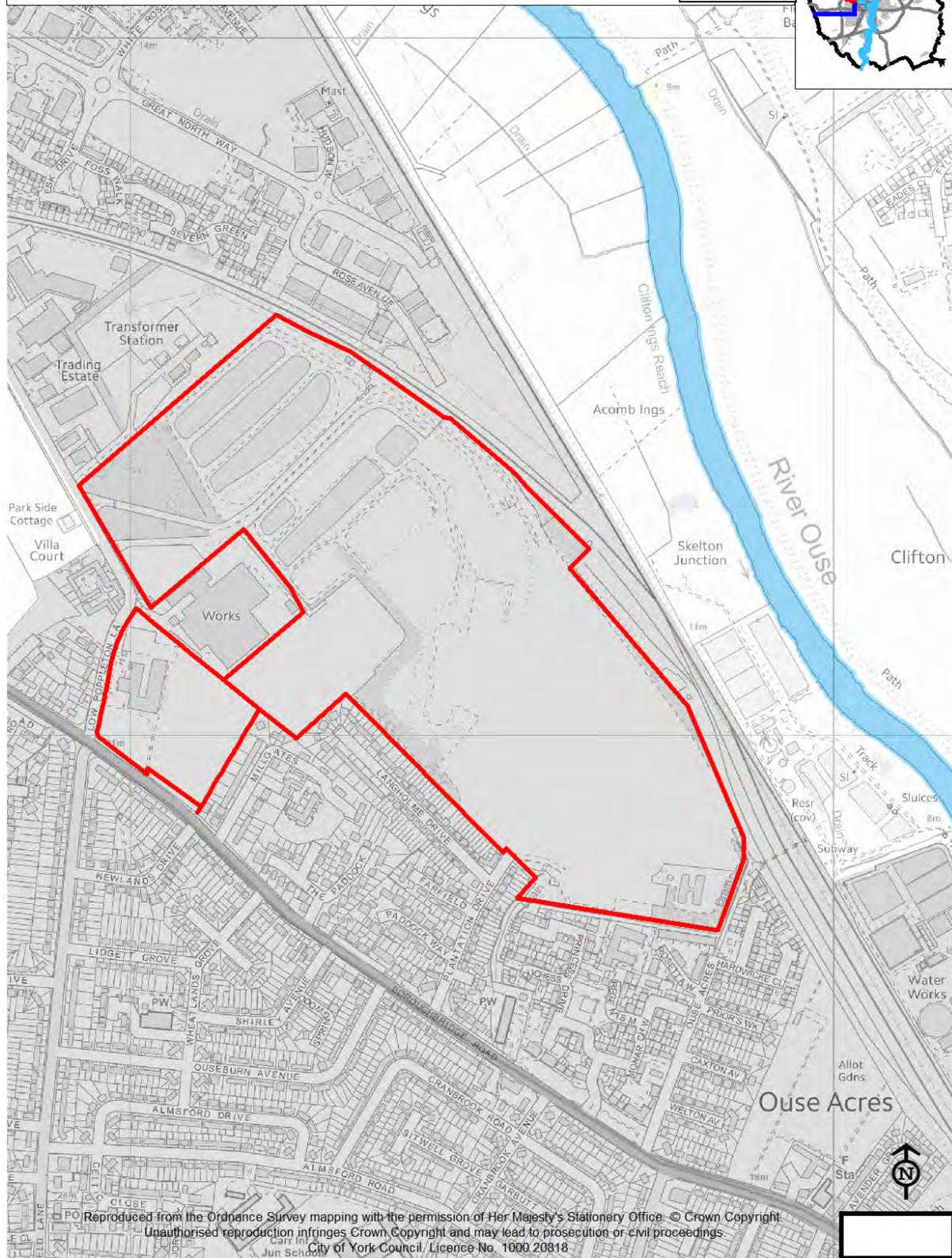
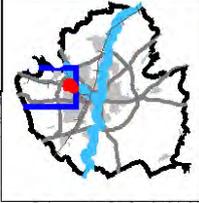
Allocation Reference	Site Name	Officer Commentary
		Officers suggest that the site should be retained as a housing site as per PSC.
H56	Land at Hull Road	<p>Total Representations: 24 Support: 9 Objections: 9 Comments: 7</p> <p>General supports confirm that site is a sustainable location for new housing, there is a need for family and affordable homes and that the site is screened by mature trees. Comments that access should not be taken from Windmill Lane to protect Heslington village.</p> <p>Objections relate primarily to loss of sports pitches and local green space without suitable local replacement and also regarding increased congestion on Hull Road. Also some concerns regarding the high number of dwellings suggested in the PSC.</p> <p>The allocation of the site for residential development is supported by the York St John University. Any future development of the site will have to retain significant tree belts on the northern and eastern boundaries, and existing tree planting on the west boundary. In addition new tree planting will be required to achieve an effective screen between the new development and the tennis centre. Retention of the existing access road will also be needed to maintain access to the tennis centre and to serve the proposed residential development. This would, in effect, divide the site into two developable areas separated by a shared access. This will reduce the capacity of the site to circa 80 dwellings.</p> <p>Sport England comment as follows: ‘We note that the playing field will be replaced and equal in terms of quality, quantity and access. In respect of any proposals to replace playing field, replacement must represent a genuine replacement i.e. creation of a new playing field. Improvements to existing playing field do not represent a genuine replacement because the quantity element of the exception has not been addressed only the quality element. The quantity element can</p>

Allocation Reference	Site Name	Officer Commentary
H56 Cont...	Land at Hull Road Continued...	<p>be addressed by bringing into use areas of an existing playing field that are currently incapable of supporting a pitch or pitches without significant works, or creating new playing field on land that is not currently playing field'</p> <p>The planning application (16/02358/OUTM) was approved at planning committee on 15th June subject to referral to the Secretary of State and completion of planning obligations</p> <p>Officer suggest that the allocation of the site should be retained in the Local Plan but with a reduced estimated yield of up to 70 dwellings to reflect the latest position.</p>
H57	Poppleton Garden Centre	<p>Total Representations: 38 Support: 2 Objections: 26 Comments: 11</p> <p>Re-considered as employment site to reflect Poppleton Neighbourhood Plan. See Annex x, page x.</p>

Annex 3: Officers Assessment of Housing Sites following PSC

295: British Sugar and Manor School

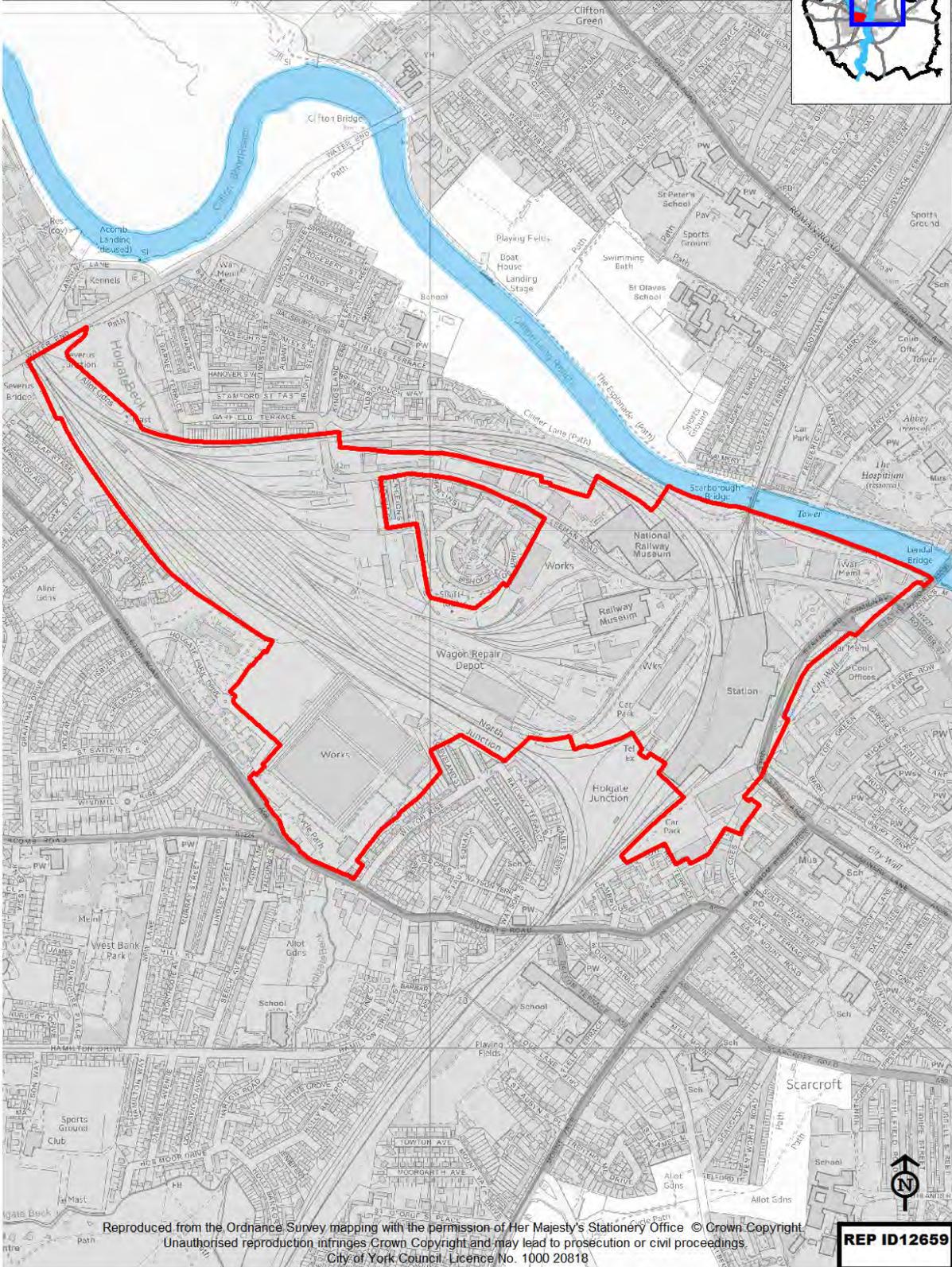
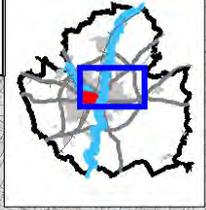
ST1



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906: York Central PSC Boundary

ST5

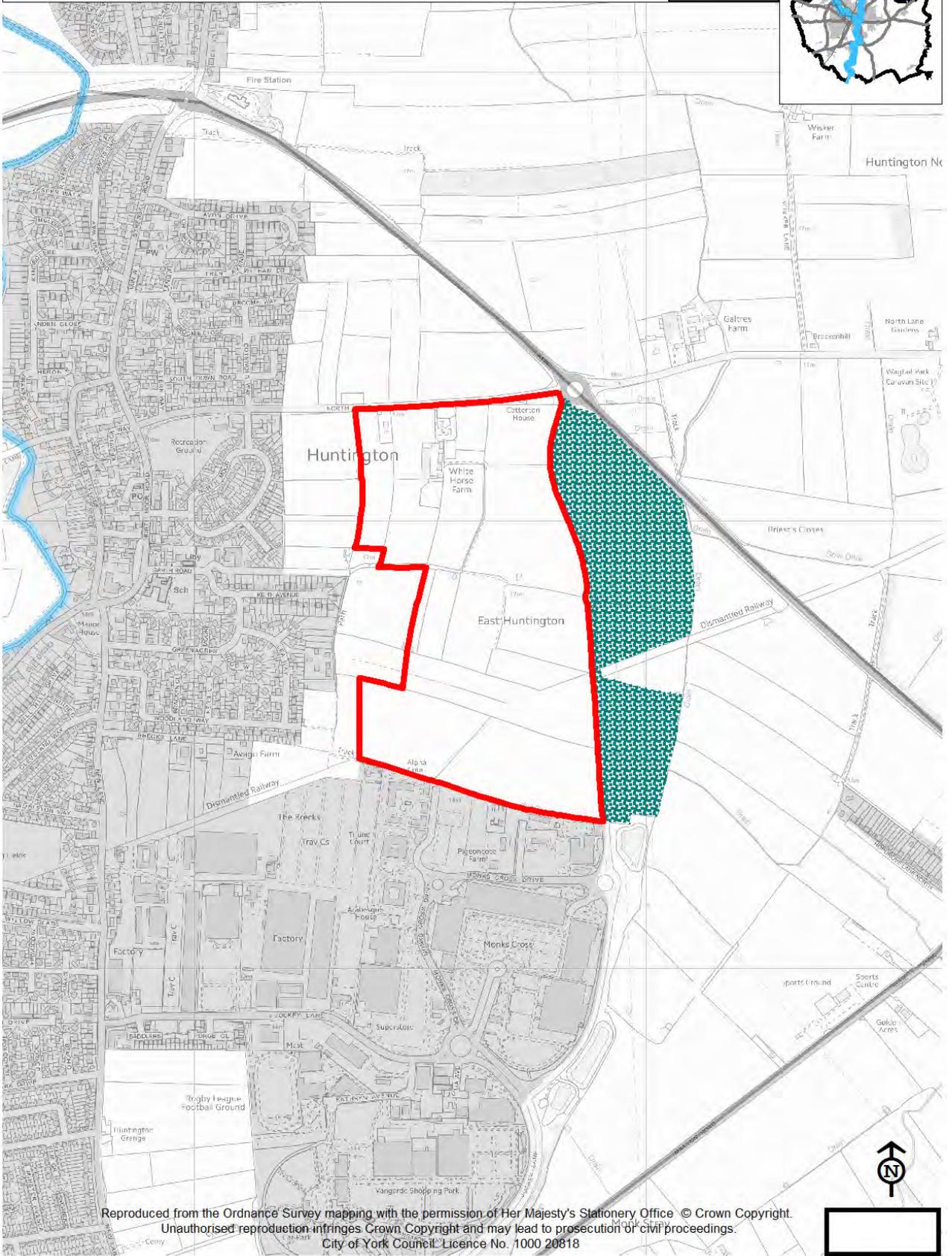


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REP ID12659

849: Revised North of Monks Cross

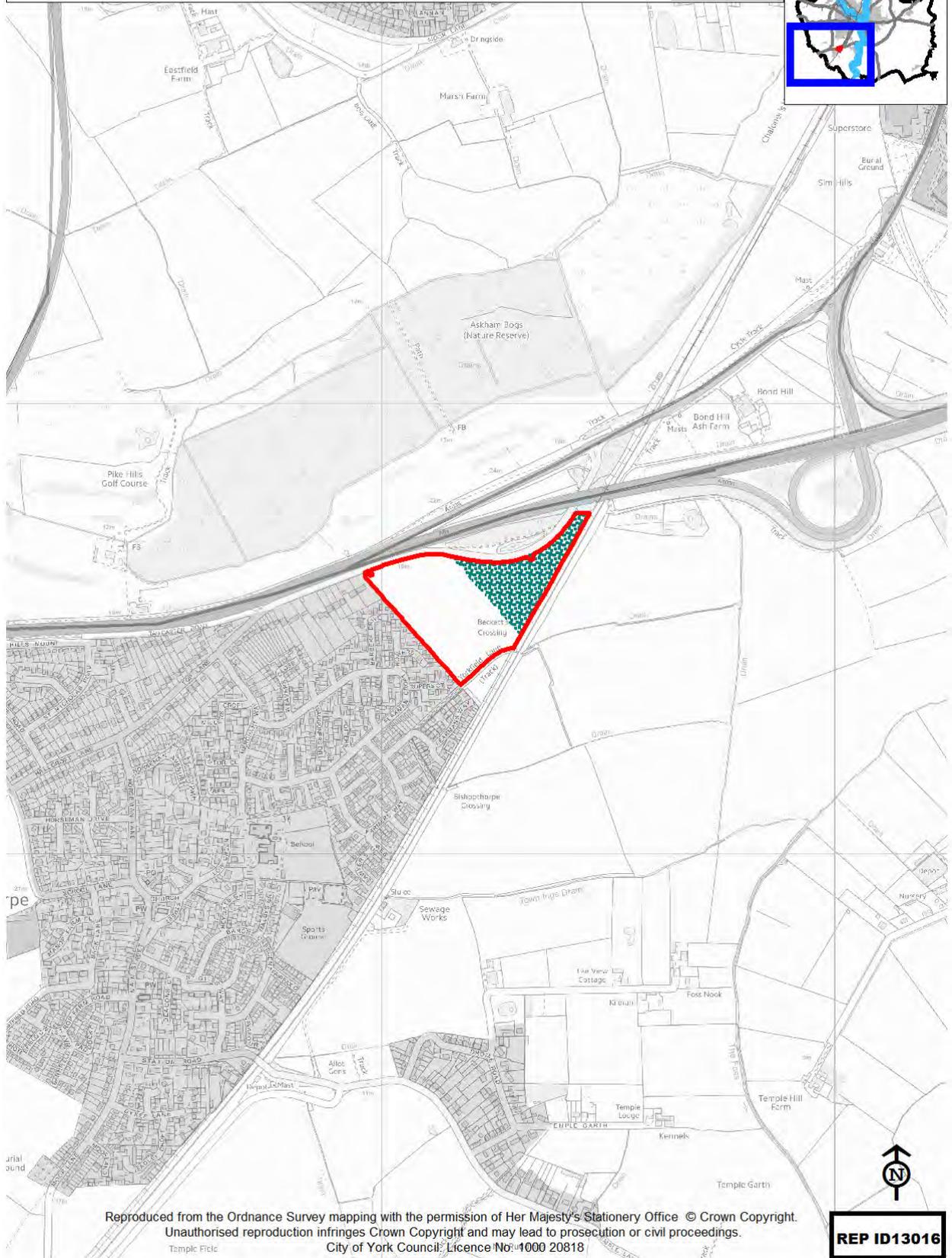
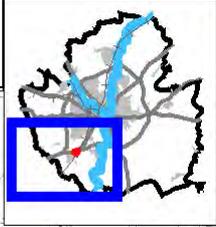
ST8



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185: Land to the South of Tadcaster Road

ST31

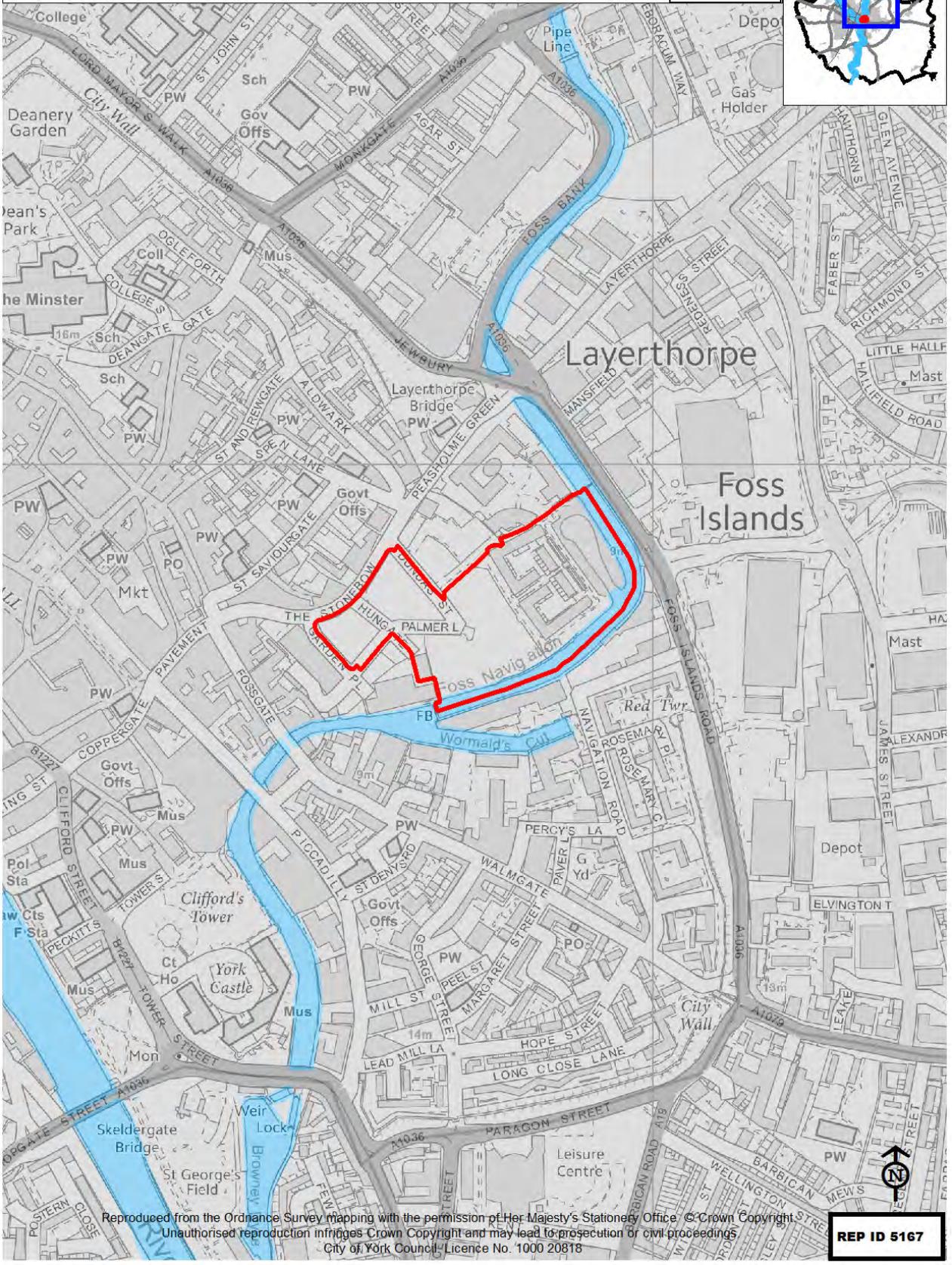
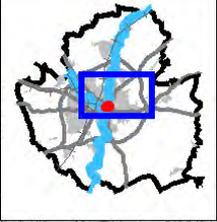


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REP ID13016

929 Revised Hungate Boundary

ST32

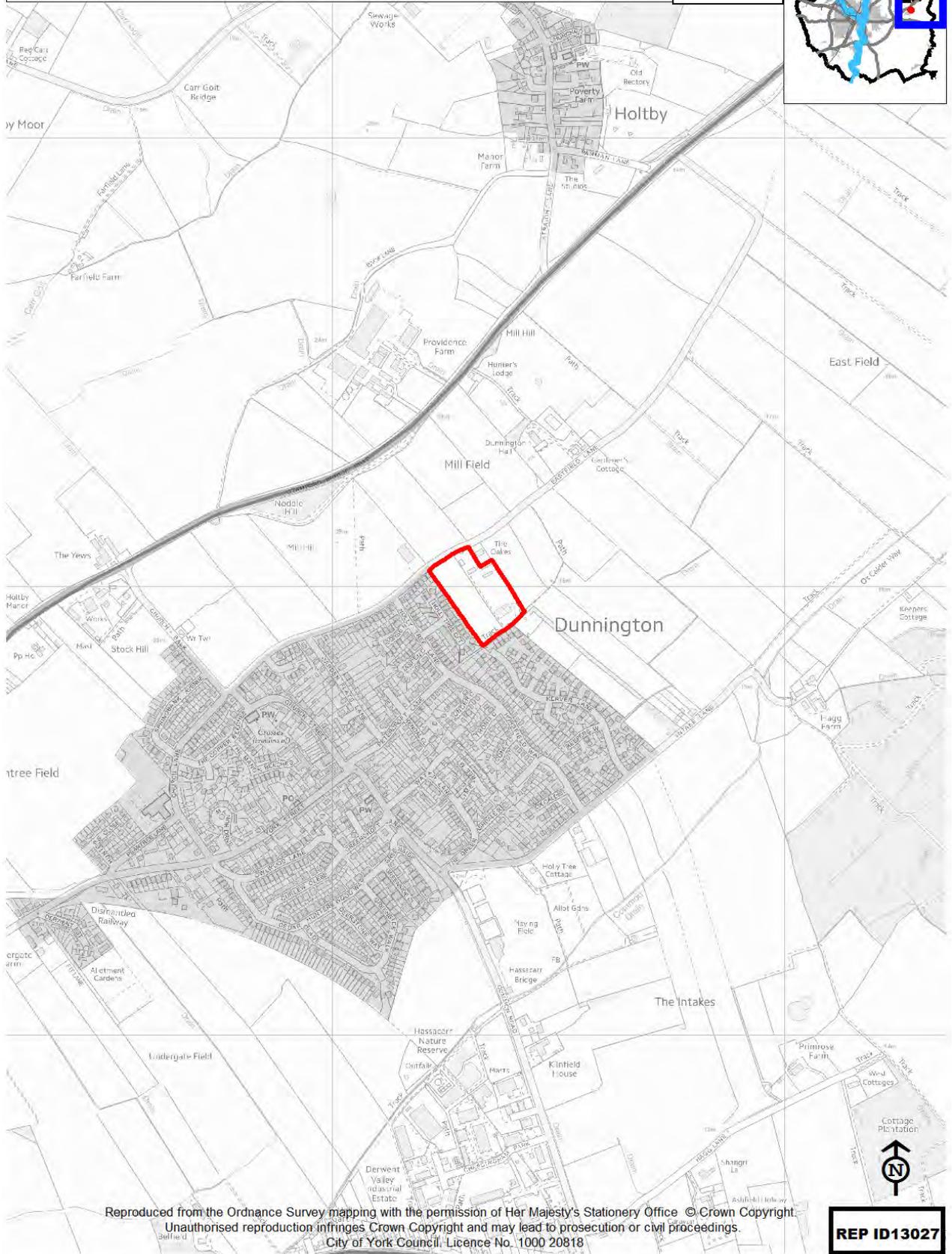
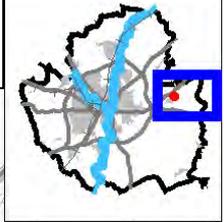


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REP ID 5167

930: Revised Eastfield Lane Dunnington

H31



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REP ID13027

Annex 3: Officers Assessment of Housing Sites following PSC

Table 3 – Officer assessment of technical evidence where addition or deletion of sites or boundary changes could be beneficial

Allocation Reference	Site Name	Officer Commentary
Strategic Sites		
ST7	Land East of Metcalfe Lane	<p>Total Representations:37 Supports: 11 Objections: 19 Comments: 12</p> <p>Historic England notes some potential for development to the east of York and that the extent of the PSC site is a big improvement on Publication Draft Local Plan boundary. However they identify potential harm to the special character and setting of the historic city by removing the gap between the ring road and the edge of York, changing the relationship between York and its villages. Suggested amendment could mitigate against this, notably by moving the eastern edge away from ring road/limiting scale of development.</p> <p>Other objections focus on the need to protect open land from further encroachment; that existing traffic on Hull Road makes residential development untenable; the site has drainage limitations; lack of local school space/other amenities; lack of natural/semi-natural open space.</p> <p>Heworth Without Parish Council welcomes the reduction in size of the proposed development, but suggests that it should be one of the last sites to be developed within the Plan period primarily due to the current infrastructure issues there are at present, most importantly access and the increase in traffic levels that such a development would have on Stockton Lane and Murton Way / Outgang Lane. They note the cumulative impact of traffic from other sites as a further concern.</p> <p>Other comments support the reduction in size of this allocation and scale of development proposed and that the proposal would create a separate 'garden village', distinct from the existing urban area. Changes will help to protect key views to the Minster (fundamental to the setting of York) and</p>

Allocation Reference	Site Name	Officer Commentary
ST7 Cont...	Land East of Metcalfe Lane Continued....	<p>support the proposal to protect the Millennium Way footpath linking York's historic strays with a 50m green buffer. Also support for green wedge from Stockton Lane to Bad Bargain Lane to safeguard the character of the area.</p> <p>Yorkshire Ambulance Service request that specific text is included within the allocation to make provision for a spoke facility (specification given)</p> <p>The developer/landowners support the principle of development of this site but state that the site is undeliverable under current proposals as the scale (845 dwellings) is too small to viably accommodate a garden village scheme incorporating substantial community infrastructure which is required to make the site sustainable and to meet the planning principles for the site set out in the PSC document. A new boundary proposed for an increase in site size from 34.5 ha to 44ha based on the evidence submitted demonstrating that the site needs to deliver a minimum of 975 homes. This is in association with the delivery of a Sub-Urban Garden Village design philosophy and the provision of substantial community infrastructure.</p> <p>Officers suggest an increase to the overall site size from 34.5ha (845 dwellings) at PSC to 44ha (975 dwellings) could be made on the basis of the technical evidence submitted. This reflects developers/landowners concerns raised regarding the viability/deliverability of the PSC site, the related ability to deliver the planning principles including provision of educational and community facilities and concerns over the provision of site access to the south of the site. Officers consider that this boundary amendment could improve the viability of the site and ensure that the planning principles can be delivered. These include the creation of a new local centre providing an appropriate range of shops and community facilities to meet the needs of future residents. It could also allow the creation of a new primary school and the provision of a secondary school (in conjunction with site ST8) to the east of York as there is limited capacity in existing schools. Education and community provision would be required early in the schemes phasing in order to allow the establishment of a sustainable community. The planning principles also require the delivery of high quality, frequent public transport enabling a minimum of 15% of trips to be undertaken using PT as well as optimising pedestrian and cycle connectivity. See map on page 78 see also table 5 for alternative boundaries considered.</p>

Allocation Reference	Site Name	Officer Commentary
ST14	Land West of Wigginton Road	<p>Total Representations:113 Supports: 20 Objections: 72 Comments: 27</p> <p>Support is given to the principle of development in this location on the basis that the necessary dualling of the A1237 should precede any development and that as a stand alone 'garden village' it should provide for its own services and facilities and appropriate infrastructure.</p> <p>Historic England recommends that there is considerable merit in continuing to explore the potential offered by this new settlement - the degree of harm caused to York's special character and setting could be much less than that caused were a similar scale of development located on the edge of the built up area of York, or within existing surrounding villages.</p> <p>The developer/landowners fully support the principle of the proposed allocation, and of delivering a Garden Village design philosophy with the provision of substantial community infrastructure including a primary school, village centre and open space (incl recreational facilities). However in order to achieve this consideration of additional land is requested and is detailed below.</p> <p>A number of objections were received on this site. Key issues raised include:</p> <ul style="list-style-type: none"> • Impact of the scale of development proposed on the green belt/landscape/ and agricultural land; • Site's capacity is not of sufficient scale to provide a range of facilities and services required for a stand-alone settlement; • Highways (and associated air quality) impacts will be significant, particularly to the already congested ring road. Rural roads are already affected - Skelton and settlements to the east already experience traffic seeking to avoid congested ring road in places these roads are too narrow to cope. Developments will exacerbate this problem. Note the cumulative impact of other development;

Allocation Reference	Site Name	Officer Commentary
ST14 Cont...	Land West of Wigginton Road Continued....	<ul style="list-style-type: none"> • Extensive infrastructure requirements are unlikely to be deliverable in the suggested timescale; • Potential drainage/flooding problems. <p>The developers/landowners put forward two alternative boundary amendments to the PSC site in order to improve the viability of the site and to ensure the planning principles can be delivered. The first option includes an increase in the site boundary from 55 ha to 65ha delivering a minimum of 1,350 homes (site 915). The second proposal is for an increase in site size to 72.73ha delivering 1,725 homes.</p> <p>Officers have considered the evidence submitted by the landowner/developer and suggest that an increase to the overall site size from 55ha (1348 dwellings) at PSC to 68ha (1672 dwellings) could be made. This reflects developers/landowners concerns regarding the viability/deliverability of the site and the ability to deliver the planning principles including the significant infrastructure requirements given the sites location adjacent to the A1237. The site's planning principles/policy require the provision of a local centre incorporating appropriate shops, services and community facilities along with on-site nursery and primary provisions and financial contributions for secondary school places. There are also substantial transport infrastructure requirements including new all purpose access roads/roundabouts to the east/south from A1237/Wigginton Road roundabout and off the Wigginton Road (B1363). There is also a requirement to deliver a minimum of 15% public transport trips and high quality safe pedestrian cycle links including the provision of an overbridge to allow access to the Clifton Moor area. Providing sufficient access to and mitigating the impacts of the development would require substantial infrastructure to be put in place at a significant level of cost to the developer. See map on Page 79.</p> <p>Alternative boundaries submitted for the site are listed in Table 4 and are detailed in the Consultation Statement included as Annex 7 to the Executive report. These representations from the developer included a further extension to the north of the site (6ha) which has not been included by officers due to concerns about the impact of the development on Moor Lane.</p>

Allocation Reference	Site Name	Officer Commentary
ST15	Land West of Elvington Lane	<p>Total Representations:167 Supports: 33 Objections: 103 Comments: 42</p> <p>A supportive response was received for the principle of development on this site. Key issues raised include:</p> <ul style="list-style-type: none"> • Support the principle of developing brownfield land; • Support the opportunities offered by developing a holistically planned settlement • A strategy in which part of York’s development needs are met in new freestanding settlements beyond the ring road might help to safeguard the size and compact nature of the historic city, the perception of York being a free-standing historic city set within a rural hinterland, key views towards York from the ring road, and the relationship of the main built-up area of York to its surrounding settlements. (Historic England) <p>A number of members of the public support the allocation, on the grounds that it will help meet the development needs of the City, reduce development pressures on other parts of the City, provide a ‘garden suburb new village’ south of York, support the change to move the site away from the A64, by adding a new junction onto the A64 it would reduce congestion at Grimston Bar, avoid floodplain areas, reduce the size of the site, less obtrusive location, could absorb the housing numbers proposed in site ST33, but also note that the infrastructure requirements, services (eg. Roads, sewers etc) and facilities and the impact on Heslington Tillmire (inc buffer) would need careful consideration.</p> <p>The developers/landowners are generally in support of the allocation but propose an alternative boundary (site ref 924). This includes a 41ha extension to north west of ST15, extension along Elvington Airfield to south-east, removal of land in third party ownership until technical suitability of this area can be proven as being appropriate and necessary and the removal of western airfield component. This would increase the brownfield intake, increase the number of new homes delivered and would create a net-gain in biodiversity.</p>

Allocation Reference	Site Name	Officer Commentary
ST15 Cont...	Land West of Elvington Lane Continued.....	<p>Objections/comments on the site are as follows:</p> <p><u>Natural Environment/Ecology</u></p> <ul style="list-style-type: none"> • The previous Habitat Enhancement Area appears to be excluded from the site map, with no alternative marked. No information is provided to indicate that any work has been undertaken on the recreation strategy. Further, the inclusion of a large part of Elvington Airfield, including parts of the SINC, without assessment of either direct or indirect impacts of the housing allocation, is concerning, particularly in light of the Council's own previously negative assessment of allocation here. If ST15 is allocated in advance of the HEA, the recreation strategy and all other mitigation measures being secured through policy there is a high risk of the allocation being found unsound (RSPB). • Natural England confirms that previous concerns regarding the proximity of the site to the Tilmire SSSI have been partly satisfied as the site has been moved away from the SSSI and proposed housing numbers reduced. Still concerns re potential impacts from visitors to SSSI and consider that mitigation tailored to specific site should be required. Site now closer to Elvington Airfield SINC which will require mitigation. Also consider impact on bird species on candidate SINC and mitigate. We would need to see more details of the mitigation scheme before we could fully assess the impacts of such an allocation. Given the sensitivity of the location, we advise that the council considers including detailed masterplanning of the proposal including mitigation measures and bespoke policy in order to ensure delivery of measures. In addition we would like to see a requirement for mitigation measures to be delivered prior to the commencement of development • Objecting to ST15 Land to the West of Elvington Lane due to, proximity to the impact zone for Lower Derwent Valley Special Protection Area (Flooding and Birds), closeness to the SSSI the Heslington Tilmire, lack of a habitat enhancement area, fragmentation of the Ouse and Lower Derwent Valley and loss of habitats (birds), being within a site of importance for nature conservation, disruption to bird breeding, proximity to A64 deterrent to cyclists, complexity of long term management with multiple landowners, habitat enhancement areas will be difficult to ensure and lack of a master plan. The original habitat enhancement area should remain

Allocation Reference	Site Name	Officer Commentary
ST15 Cont...	Land West of Elvington Lane Continued.....	<p>with buffer areas, a long term management plan is needed, researched access, a recreation plan and a master plan. (Yorkshire Wildlife Trust)</p> <ul style="list-style-type: none"> Object to the site because to now include a significant part of the Elvington Airfield site (Site 607) having previously rejected it because of the ecological impact is illogical and inconsistent. No change in circumstances is listed which would explain this choice of a previously rejected site. The site does not avoid impacts on Heslington Tillmire, which is a Site of Special Scientific Interest - the highest national level of environmental protection. The Tillmire is 6km from the River Derwent and the YWT reserve of Wheldrake Ings. It is very likely that birds, particularly waders, will move frequently between the area of the Tillmire where they breed and the Lower Derwent Valley (LDV) for feeding. Much of the L DV is under EU legislation designated a Special Protection Area (SPA) which provides a higher level of protection not only on the SPA but on adjacent areas like the Tillmire. If ST15 remains in the Local Plan any development must be consistent with the following principles: <ol style="list-style-type: none"> A full objective assessment of the Tillmire for devising measures which will protect and isolate it from any damaging impact from development. Such measures must be implemented before any further development takes place and be fully funded by landowners/developers; a buffer zone in excess of £500m needs to be established to minimise any form of disturbance or impact on the two SSSIs; the lack of inclusion of a Habitat Enhancement Area (HEA) in the allocation is a retrograde step form the 2014 Local Plan which provided grater certainty that a buffer zone and HEA would be provided; funding needs to be provided by landowners/developers in perpetuity to ensure the ongoing proper management of buffer zones (York Ornithological Club). <p><u>Traffic and Access</u></p> <ul style="list-style-type: none"> Whilst the Trust supports some of the changes made by CYC since last consultation, there are still concerns over traffic and access through Heslington, site location and Tilmire SSSI, historic views, viability of development which may lead to expansion of site or increase in density (Heslington Village Trust). The need for new access to the A64 could render the scheme unviable. Site is remote from public transport access

Allocation Reference	Site Name	Officer Commentary
ST15 Cont...	Land West of Elvington Lane Continued.....	<ul style="list-style-type: none"> • Note the wider impact of traffic generated/displaced by this development. • Concern around use of Elvington Lane for any form of access to the site. • Allocation has improved since last LP draft - it is reduced in size and located further from A64. A stand alone settlement is likely to cause less harm on the setting on York than an extension on the urban edge. However, it is by no means clear what impact the infrastructure necessary to deliver this new settlement will have upon York's special character and setting. As we made clear in our response to the last consultation, this aspect is of paramount importance. The Plan will need to demonstrate that this area can deliver the scale of growth anticipated in a manner commensurate with safeguarding those elements which make York such a special place. In the absence of this information, this allocation has potential to result in serious harm to SA Objective 14. (Historic England). <p><u>Delivery issues/other infrastructure</u></p> <ul style="list-style-type: none"> • No certainty over delivery rates due to complexities of site including land ownership, viability and developer interest. • Not of sufficient size to deliver required social and physical infrastructure. • Site could only provide new homes at end of plan period due to long lead-in times. • Site scores negatively in interim SA. • Doubts about site's viability and deliverability, particularly because of infrastructure requirements • Smaller more sustainable sites are situated on the edge of the existing settlement that could deliver housing promptly and sustainably and thereby boost housing supply in accordance with national policy. • A wide range of sites should be considered rather than CYC putting all of its eggs in one basket. <p>Officers have considered the evidence submitted by the landowner/developer and suggest that an increase to the overall site size from 159ha (3,339 dwellings) at PSC to 216ha (3901 dwellings) could be made. This reflects developer/landowner concerns raised regarding the viability/deliverability of the site and the ability to deliver the planning principles</p>

Allocation Reference	Site Name	Officer Commentary
ST15 Cont...	Land West of Elvington Lane Continued.....	<p>including the significant requirement for ecological mitigation, the infrastructure requirements including a new junction from the A64 and the creation of sustainable transport routes to deliver a minimum of 15% of trips by public transport and the provision of the community infrastructure required to deliver a sustainable garden village including on-site nursery, primary and potentially secondary provision.</p> <p>The suggested boundary amendments also reflects consideration of the latest technical evidence relating to ecological mitigation/biodiversity off-setting and the provision of enlarged areas of public openspace and habitat enhancement areas adjacent to Heslington Tillmire (SSSI) and the SINC site to the west of Elvington Airfield. Changes would need to be made to the planning principles for the site to illustrate the extent of the HEA including the addition of this boundary to the proposals map for clarity. It is also considered that the planning principles could be amended to require upfront delivery of the ecological compensation areas including the HEA e.g. prior to construction and for it to be retained in perpetuity. The planning principles would also specify the requirement for greater clarity on recreational routes, particularly in relation to the Tilmire SSSI. See map on Page 80.</p> <p>Alternative boundaries to the ST15 site were also submitted by separate landowners/developers. These are listed in Table 4 to this annex and are detailed in the Consultation Statement attached as Annex 6 to the Executive report. Officers are not recommending the inclusion of further land to the north of the PSC boundary adjacent to the Minster Way (42ha) due to concerns relating to landscape and heritage impacts.</p>
ST17	Nestle South	<p>Total Representations:9 Supports: 4 Objections: 2 Comments: 3</p> <p>Historic England supports the Plan's stated Planning Principles and expect much of the commentary regarding the need for a masterplan to be prepared and the retention of those buildings considered to be of importance to be incorporated into the Plan's policy for this allocation.</p>

Allocation Reference	Site Name	Officer Commentary
ST17 Cont....	Nestle South Continued.....	<p>Other respondents support the principle of prioritising housing development on brownfield sites.</p> <p>Those objecting raise concerns regarding increased traffic and congestion, especially on Wigginton road and loss of green space (and wildlife).</p> <p>Comments broadly relate to the need for supporting services and amenities. One comment suggests the site contribute to a stop on the York-Scarborough train line which (along with H7) could facilitate a tram-train service.</p> <p>A planning application has been submitted for part of the site (17/00284/FULM) for 258 dwellings on approx 2.35ha. Officers consider that this element of the site should be considered as phase 1 of the site with an earlier delivery timeframe. This application was approved at planning committee on the 15th June 2017 subject to confirmation of agreement to appropriate levels of education and open space contributions and completion of a S106 agreement relating to affordable housing provision, open space, education and highways. See map on page 81.</p> <p>Officers suggest that the remainder of the overall Nestle South site (4.74ha) could be included in the Local Plan for phase 2 of the site and that it could provide up to 600 additional dwellings based on suitable density levels for this type of site. This would increase the overall quantum for the whole site to circa 860 units. See Map on page 82.</p>
Former SF15	Land North of Escrick	<p>Site not included in PSC (2016)</p> <p>Total Representations:2 Supports: 1 Objections: 1 Comments: 0</p> <p>Support for the removal of SF15 from Escrick Parish Council, which was felt to be disproportionate to Escrick and other villages' allocations, poorly served by /accessible to York's infrastructure and services and detrimental to the character of Escrick.</p>

Allocation Reference	Site Name	Officer Commentary
Former SF15 Cont....	Land North of Escrick Continued.....	<p>Objection to the site received from the developer (Linden Homes). Site should be allocated as a housing site (noting new boundary proposed to incorporate land to the east for biodiversity enhancement/amenity/ drainage area as needed), on the following grounds: well positioned site to immediate north of existing built form of Escrick; offers a highly sustainable opportunity - the site is well served by a range of local services and facilities to meet day to day needs and also benefits from frequent bus services along the A19 to York and Selby. Additional buffering could be formed to screen the site further from the surrounding countryside. Previous representations made in respect of highways issues were made in July 2014 that demonstrated that the junction between the A19 and New Road has sufficient capacity to deal with additional residents, connectivity of the site to the existing built form can be improved for pedestrians/cyclists through use of an existing track to west of the site and through a potential new footpath/cycleway at sites south-west edge. The developer would agree to improvements at the junction of Skipwith Road and A19. Pedestrian/cycle links can be improved. Note that surface water drainage solution and provision of an additional biodiversity area at land west of Blanshard's Wood would enhance local bio-diversity.. Any future development would clearly have to pay due regard to the Conservation Area. A comprehensive Landscape Report relating to this site and surrounds has been submitted. Further, in terms of the Council's Duty to Cooperate re Selby, the site provides land for housing within an area appropriate to Selby's spatial strategy.</p> <p>The site was previously included in the halted Publication Draft Local Plan (2014) as safeguarded land to reflect the position of Selby District Council and their emerging allocations given its location on the boundary between City of York and the Selby district area. The site passes the site selection methodology and there are no showstoppers identified through the technical officer assessment. Officers suggest that the site could be included as an allocation for the post plan period (2033-2038) to reflect the current uncertainty around the position of the emerging Plan Selby. See map on page 83 .</p>

Allocation Reference	Site Name	Officer Commentary
Non- Strategic Sites		
Site H2b	Land at Cherry Lane	<p><u>Deleted H2b: Land at Cherry Lane</u></p> <p>Total Representations: 2 Supports: 1 Objections: 1 Comments: 0</p> <p>Support for the site’s removal from the plan given its potential to impact on one of the City’s main approaches/prime attractions (Racecourse)</p> <p>The prospective developer (Shepherd Homes) objects to the site’s deletion as they consider it a deliverable and sustainable small site able to feed into the short-term housing supply.</p> <p>The site was removed from PSC on access grounds given restricted narrow access to the site via Cherry Lane and also because the site contains mature hedgerows and trees which would impact on the developable area. Technical officer assessment considers that the reduced site area could be suitable for development if existing trees and hedgerows can be retained and if it can be developed in a way which retains the rural character of Cherry Lane. See map on page 84.</p> <p>Alternative boundaries to the H2b were also submitted by separate landowners/developers. These are listed in Table 4 to this annex and are detailed in the Consultation Statement attached as Annex 6 to the Executive report. This larger site submitted to the east is not supported by the technical officer assessment as it is considered this would have an adverse impact on the character of Cherry Lane and the open aspect to the Knavesmire.</p>

Allocation Reference	Site Name	Officer Commentary
Site H12	Land R/O Stockton Lane/Greenfield Park Drive	<p><u>Deleted H12: r/o Stockton Lane</u></p> <p>Total Representations: 3 Supports: 1 Objections: 2 Comments: 0</p> <p>Support for the site's removal on grounds of potential to increase congestion on surrounding roads.</p> <p>Developers/landowner query the Council's stated transport access issues, stating that access to the site is not constrained and the full capacity of the site can be delivered. Planning Application/Transport Assessment is currently being prepared. They consider that the site should be re-examined and re-instated as a housing allocation.</p> <p>Current planning application awaiting determination for 9 dwellings. The site passes the site selection criteria and technical officer assessment should appropriate access, drainage and design and conservation issues be adequately addressed through the development management process.</p> <p>Officers consider therefore that the site could be included as an allocation within the Plan See map on page 85.</p>
Site H23	Grove House	<p><u>Deleted H23: Grove House</u></p> <p>Total Representations: 2 Supports: 0 Objections: 1 Comments: 1</p> <p>Both respondents comment that the site has been marketed. Note that Executive has supported the best offer for the site, for general housing development.</p>

Allocation Reference	Site Name	Officer Commentary
Site H23 Cont.....	Grove House Continued....	<p>Site was removed from PSC as at that time there was uncertainty over the future use of the site and was therefore not considered suitable for allocation. As confirmed through the consultation the site has now been agreed for sale for re-development. The site has been marketed and Executive has agreed to accept the best offer for the site (general housing).</p> <p>Officers consider therefore that the site could be included as an allocation within the Plan See map on page 86.</p>
Site H25	Heworth Green North	<p><u>Deleted H25: Heworth Green North</u></p> <p>Total Representations: 1 Supports: 0 Objections: 1 Comments: 0</p> <p>Tiger Developments, on behalf of the landowner, propose the reinstatement of the site as a designated residential and mixed-use development site within the Council's Local Plan. The site represents an available vacant brownfield site in a suitable location within walking distance to York City Centre. The site has been deleted due to concerns over flooding and issues of deliverability/willingness of the landowner. However, upon review the site is not located within Flood Zone 3 and only partially located within Flood Zone 2. Furthermore, the landowner has already commenced pre-application discussions with the Council over the potential redevelopment of the site, demonstrating a willingness to see the site developed. The site is considered suitable for redevelopment including residential led mixed-use development, hotel, student accommodation or retail.</p> <p>The site was removed from the PSC due to concerns over flood risk as the site contains areas of flood zone 2 and 3a. It was stated that the site may be suitable for re-development subject to suitable assessment and mitigation. To the north is a residential and employment scheme and to the north west recent a planning permission (14/00112/FULM) for hotel, drive thru and the extension of James Street/Heworth Green Link Road which forms one of the</p>

Allocation Reference	Site Name	Officer Commentary
Site H25 Cont...	Heworth Green North Continued...	<p>boundaries to the site. To the north east is the Heworth Gas Works allocation (H1). Representation from landowners confirms that the site is partly in flood zone 2 and not 3a and that this should not be a showstopper as can be mitigated through design. Site boundary submitted through PSC consultation shows site with reduced boundary due to road alignment. This reduces the site area to 0.19ha and therefore is under the 0.2ha site allocation threshold for Local Plan allocation. If the site was to come forward through the planning application process it would therefore be treated as a small site windfall.</p> <p>Officers consider therefore that the site should be deleted as an allocation within the Plan as it is under threshold. See map on page 87.</p>
Site H28	Land to north of North Lane, Wheldrake	<p><u>Deleted H28: Land North of North Lane, Wheldrake</u></p> <p>Total Representations: 7 Supports: 5 Objections: 1 Comments: 1</p> <p>Those supporting the site's removal from the plan do so principally on the grounds that the site is currently Greenfield/ draft green belt and would result in the loss of natural open space. Further access issues and highway safety concerns have been raised. Drainage/sewerage is noted as being a problem in the North Lane area.</p> <p>The prospective developer (Linden Homes) objects to the site's proposed deletion. They consider that the site serves no (or limited) green belt purpose, and that (in response to particular issues raised in PSC, 2016) there are two available vehicular access points to serve the site. On this basis there is no constraint to development and as such it should be allocated for housing.</p> <p>The site was removed from the PSC due to concerns regarding site access which required further detailed survey/analysis. The PSC stated that the proposed access via Cranbrooks, North Lane or Valley View needed to be investigated further given they are narrow residential streets and that there were potential visibility and footways issues. The representation and</p>

Allocation Reference	Site Name	Officer Commentary
Site H28 Cont...	Land to north of North Lane, Wheldrake Continued....	<p>further technical evidence received through the consultation demonstrates that whilst the site has three potential access points via North Lane, Cranbrooks and Valley View that North Lane is the preferred access point and this is supported by the Transport Statement. Assessment through the technical officer groups confirms that there is no 'access' showstopper as the principle of access can be adequately demonstrated.</p> <p>Officers consider therefore that the site could be included as an allocation within the Plan see map on page 88.</p>
Site H37	Land at Greystones, Haxby	<p><u>Deleted H37: Greystones, Haxby</u></p> <p>Total Representations: 7 Supports: 6 Objections: 1 Comments: 0</p> <p>General support for the site's removal from the emerging Plan, including from Haxby Town Council and Strensall with Towthorpe PC, given the likely impact of the scale of development on Haxby's road network.</p> <p>The Developer/landowner refute objections raised to the site's development, namely in relation to technical constraints identified (drainage, green belt and transport). They point to the Council's earlier support for the site as an allocation (Publication stage (Sept 2014). They consider that, as is the case with any new development, it will be required to address any infrastructure deficiencies through appropriate CIL payments at a future planning application stage. The site is promoted alongside a generous provision of enhanced, public open space (incorporating a woodland walk, balancing ponds and reed beds) which is proposed to be dedicated to York City Council/ or Haxby Town Council in perpetuity and to remain within the green belt.</p> <p>The site was removed from the PSC primarily due to potential drainage and flood risk issues. The site contains elements of flood risk 2 and is adjacent to flood risk zone 3b. The representation confirms that the total site area is 3.57ha with a 1.95ha developable area</p>

Allocation Reference	Site Name	Officer Commentary
Site H37 Cont...	Land at Greystones, Haxby Continued...	<p>(55%). The remainder of the site area will be open space. The development and the required SUDS will be located wholly in flood zone 1. Access will be via Greystone Court. Yorkshire Water has confirmed that they have no objection in principle in terms of foul water discharge or surface water.</p> <p>Officers consider therefore that the site could be included as an allocation within the Plan see map on page 89.</p>
H38	Land to rear of Rufforth Primary School	<p><u>H38: Land r/o Rufforth School</u></p> <p>Total Representations: 19 Supports: 8 Objections: 10 Comments: 1</p> <p>Support for the site being included as an allocation focuses on the potential for the site to deliver small scale development/affordable housing in the village. Conditional support from Rufforth and Knapton Parish Council and from the emerging Rufforth and Knapton Neighbourhood Plan points to the need for further consideration to be given to an appropriate mix/type of housing, parking provision, sewerage and drainage.</p> <p>The developer supports the site's development, noting that the site was assessed as part of CYCs rigorous site selection methodology and as a result of passing the process the site was proposed as a housing allocation in previous versions of the draft local plan. Suitability of the site is not therefore in question. They also confirm that the site is available, and deliverable.</p> <p>Those objecting to the site's development point to the likely negative impact on local amenity, namely in terms of additional traffic, impact on village character and community, poor sewerage and drainage (potential for flood risk) and lack of local facilities, including school spaces. Development of green belt land is also a concern. A number of objections comment on the approval of a pig-breeding barn adjacent to the site, bringing it closer to domestic dwellings than when approval was granted.</p>

Allocation Reference	Site Name	Officer Commentary
H38 Cont...	Land to rear of Rufforth Primary School Continued...	<p>As part of the developer's representation a boundary extension was submitted for the site. In the PSC (2016) Site H38 was allocated for 0.99ha and up to 33 dwellings. The additional land could increase the site by a further 1.42ha (+47 dwellings). The extended site follows the existing field boundary to the rear of the school. The site is well contained with clearly defined boundaries including existing residential properties and tall/extensive hedgerows. The original site (H33) is included within the emerging Rufforth Neighbourhood Plan as a potential residential site.</p> <p>Officers suggest that the site could be extended to a total site area of 2.41ha and up to 80 dwellings. This is based on a large village archetype of 95% @ 35dph. See map on page 90.</p>
H46	Land North of Willow Bank and East of Haxby Road	<p><u>H46: Land north of Willow Bank and East of Haxby Road</u></p> <p>Total Representations: 86 Supports: 5 Objections: 48 Comments: 35</p> <p>Both objections and comments to the scheme raise similar issues: the likely impact of development on traffic and congestion (locally, and onto the A1237), lack of local services/infrastructure, poor drainage and flood risk. Concerns are also raised regarding the loss of the sports club and MUGA in New Earswick.</p> <p>While Joseph Rowntree Housing Trust fully support the site's allocation, they object to the Council's stated reasoning for the split between built and open space; they do not consider it possible to produce a housing scheme for 104 dwellings on approx half of the site in a form which reflects the character of the village itself. It is not accepted that there is a deficiency of open space in New Earswick. It is not accepted that the site is part of a local green infrastructure corridor linking New Earswick and Huntington along the Foss corridor. Ecological concerns have now been clarified and resolved. The site will promote a mixed of cohesive community providing a wide range of housing mix. The site is not at risk of flooding. The proposal will be sustainable in terms of physical characteristics, character and social composition. residential development are to be built away from</p>

Allocation Reference	Site Name	Officer Commentary
H46 Cont...		<p>listed buildings. Changes have been made to the layout of for more flexible living and self- help ethos. This development will help meet the Trust's and The City's need for affordable housing. The proposal will not affect visual importance as views of the church are now all but obscured by the dense tree belt along the eastern boundary and landscape character will be retained.</p> <p>A number of comments were received from specific/statutory bodies, as follows:</p> <ul style="list-style-type: none"> - Historic England raise no objection in principle, but comment that the plan should make it clear that any development would need to ensure that those elements which contribute to the significance of the New Earswick Conservation Area are not harmed. - Yorkshire Wildlife Trust note that bats are likely to live on site and lighting of new housing would disturb them and the layout of the site will need to factor this in by possibly locating housing to the South of the site. - Wigginton Parish Council do not object in principle but comment that the necessary infrastructure must be addressed before development commences, in terms of schools; housing mix and type; upgrades to transport infrastructure (strategic network and local roads); public transport; congestion and parking; pedestrian safety; sewerage and drainage; employment, training and development; retail facilities; environmental issues; impact of construction on existing residents and businesses. - River Foss Society support the principle of a green corridor, and consider that the run-off from the site could be containable through the implementation of SUDS. <p>The site was included in the PSC but the overall site size was reduced from the previous allocation in the halted Publication Draft to 2.74ha from 4.16ha and the open space provision was increased and aligned to the south of the site with the development to the north. The PSC site was allocated for up to 104 dwellings The site is owned by JRHT and is proposed as an extension to the garden village. A substantial tree belt already exists to the eastern boundary to form a buffer between any new residential development and the green wedge to east. The tree belt and proposed openspace forms a natural continuation of greenspace</p>

Allocation Reference	Site Name	Officer Commentary
H46 Cont...	Land North of Willow Bank and East of Haxby Road Continued....	<p>between the site and the River Foss and will link the site to the existing public footpath and cycleway. The proposals follow ecological advice to protect remnant species rich grassland and respond to concerns raised by YWT regarding the number of areas of high quality habitat and mature trees which are valuable for bats to the north of the site and therefore housing would be better located to the south of the site.</p> <p>Officers suggest that that the site could be extended to a total site area of 4.16ha and up to 118 dwellings. See map on page 91.</p>
H54	Whiteland Field, Haxby	<p>Total Representations: 275 Support: 10 Objections: 222 Comments: 43</p> <p>A small number of supports for the site were received for development on the site, where support was recorded, in general there is reference made to the suitability of the site for housing and that it is a well contained site.</p> <p>The developer/landowner confirms that the site is deliverable and viable.</p> <p>A significant level of objection was received. Key issues raised include:</p> <ul style="list-style-type: none"> • impacts on local traffic congestion particularly on Usher Lane; • current congestion levels on the A1237 and in particular the Haxby/Strensall roundabout would be compounded by further development. A number of comments refer to the need to dual the outer ring road prior to any further development taking place; • Concern that existing public transport provision is unsatisfactory and could not provide for additional residents; • inadequate drainage and sewerage – that the new drainage would need to be installed before any development took place, that the current sewerage system is totally inadequate in the village, that the WWTW at Strensall is at or above capacity and that currently surface water flooding regularly causes the sewers to back up in heavy rain; • Many comments point to the need for development to be self sufficient in amenities/services, including the provision of a primary and secondary school and GP provision;

Allocation Reference	Site Name	Officer Commentary
H54 Cont...	Whiteland Field, Haxby Continued....	<ul style="list-style-type: none"> • Significant ‘piecemeal’ development has already taken place in Haxby which has already impacted upon the character of the area and the adequacy of the existing levels of community facilities; and • Site is crossed by two high voltage pylons which would be expensive to move or require a reduction in site area. <p>Officers have considered the objections raised and in particular have looked in more detail at the issue regarding the high voltage power lines that cross the site. Advice from National Grid confirms that the site is crossed by the YR400kv route high transmission over head line. National Grid only support proposals for the relocation where such proposals directly facilitate major development or an infrastructure project of national importance. In this case the site is not a strategic site and is not large enough, at 1.3ha to be considered a major development so relocation of the line is unlikely to be supported by National Grid or indeed economically viable for the site developer/landowner.</p> <p>National Grid advice suggest that where lines cross a development site buildings must not be located directly beneath both for residential amenity and safety reasons and so that National Grid maintain access for maintenance. There are statutory clearances between overhead lines and the ground and built structure must not infringe this clearance.</p> <p>On balance due to the small size of the site (1.3ha) and the fact that the site area would need to be reduced to both provide suitable clearance to the lines and to buffer the railway line to the east officers suggest that the site is removed as a housing allocation. See map on p 92.</p>
Former SF10	Land North of Riverside Gardens, Elvington	<p><u>Deleted Former Site SF10: Riverside Gardens, Elvington</u></p> <p>Total Representations: 2 Supports: 0 Objections: 2 Comments: 0</p> <p>Barratt and David Wilson Homes object to the deletion of former safeguarded land, and its rejection as a potential housing allocation. The site is deliverable and available now and is under the control of a national housebuilder. The site can be considered achievable as new homes can be delivered on the site within the next 5 years and within the first 5 years of the Local Plan. There are no</p>

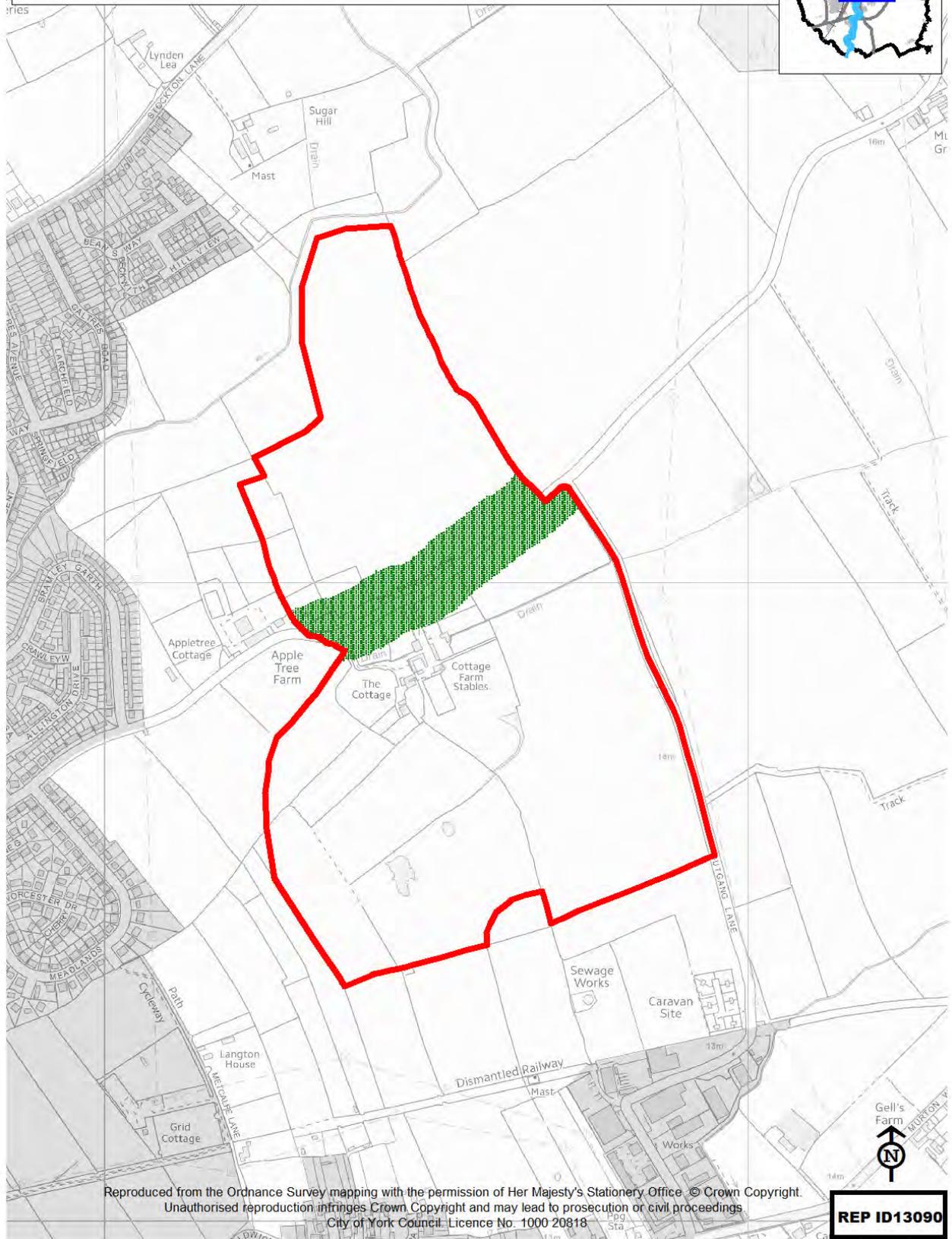
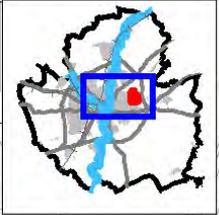
Allocation Reference	Site Name	Officer Commentary
Former SF10 Cont....	Land North of Riverside Gardens, Elvington Continued....	<p>technical or environmental (built or natural) constraints which would preclude the development of the site.</p> <p>The site was previously included as safeguarded land in the halted Publication Draft Local Plan. At that point the site passed the site selection criteria but further information was requested in order to demonstrate suitable access. Landscape impacts on the 4ha site were not considered to be a showstopper as the site is well contained, surrounded on two sides by existing residential and on the other two by mature hedgerows. The site is close to the village centre and can be accessed via Riverside Gardens. It is considered that visual impact on the wider landscape and setting of the village would be relatively limited.</p> <p>Officers suggest that that the site could be included with a total site area of 4.15 ha and up to 102 dwellings (70% @ 35dph). See map on page 93.</p>
New Site 878	Land at Victoria Farm, Rufforth	<p>New Site submitted through PSC</p> <p>This is a new site submitted through the PSC. Site is 0.95 ha and could provide up to 32 dwellings. The site is currently used for grazing. The site passes the site selection criteria and there are no showstoppers identified through the technical officer assessment although the site does contain a Tree preservation order which could reduce the capacity of the site as the tree would need to be retained with adequate space for the canopy with any buildings set back. The site represents a small extension to the existing village envelope but is currently not supported as a potential housing site through the emerging Rufforth Neighbourhood Plan due to concerns about the TPO.</p> <p>Officers suggest that that the site could be included with a total site area of 0.95 ha and up to 32 dwellings (95% @ 35dph). See map on page 94.</p>
New Site 879	Land at Maythorpe, Rufforth	<p>New Site submitted through PSC</p> <p>This is a new site submitted through the PSC. Site is 0.67 ha and could provide up to 22 dwellings. The site is currently used for grazing. Site access would be via Maythorpe. The site passes the site selection criteria and there are no showstoppers identified through the technical officer assessment. The site represents a small extension to the existing village envelope and is supported as a potential housing site through the emerging Rufforth Neighbourhood Plan.</p>

Allocation Reference	Site Name	Officer Commentary
		Officers suggest that that the site could be included with a total site area of 0.67 ha and up to 22 dwellings (95% @ 35dph). See map on page 95.
New Site 938	Former Clifton Without Primary School	<p>New Site</p> <p>New site that was included in the report to Executive in March 2017 on the HCA Strategic Partnership as a residential site for 25 dwellings. Site passes the site selection criteria and there are no showstoppers identified through the technical officer assessment. Site boundary may need to be amended to provide land to Cannon Lee school for access arrangements.</p> <p>Officers suggest that that the site could be included with a total site area of 0.71 ha and up to 25 dwellings. See map on page 96.</p>

Annex 3: Officers Assessment of Housing Sites following PSC

911: ST7 Alternative

ST7

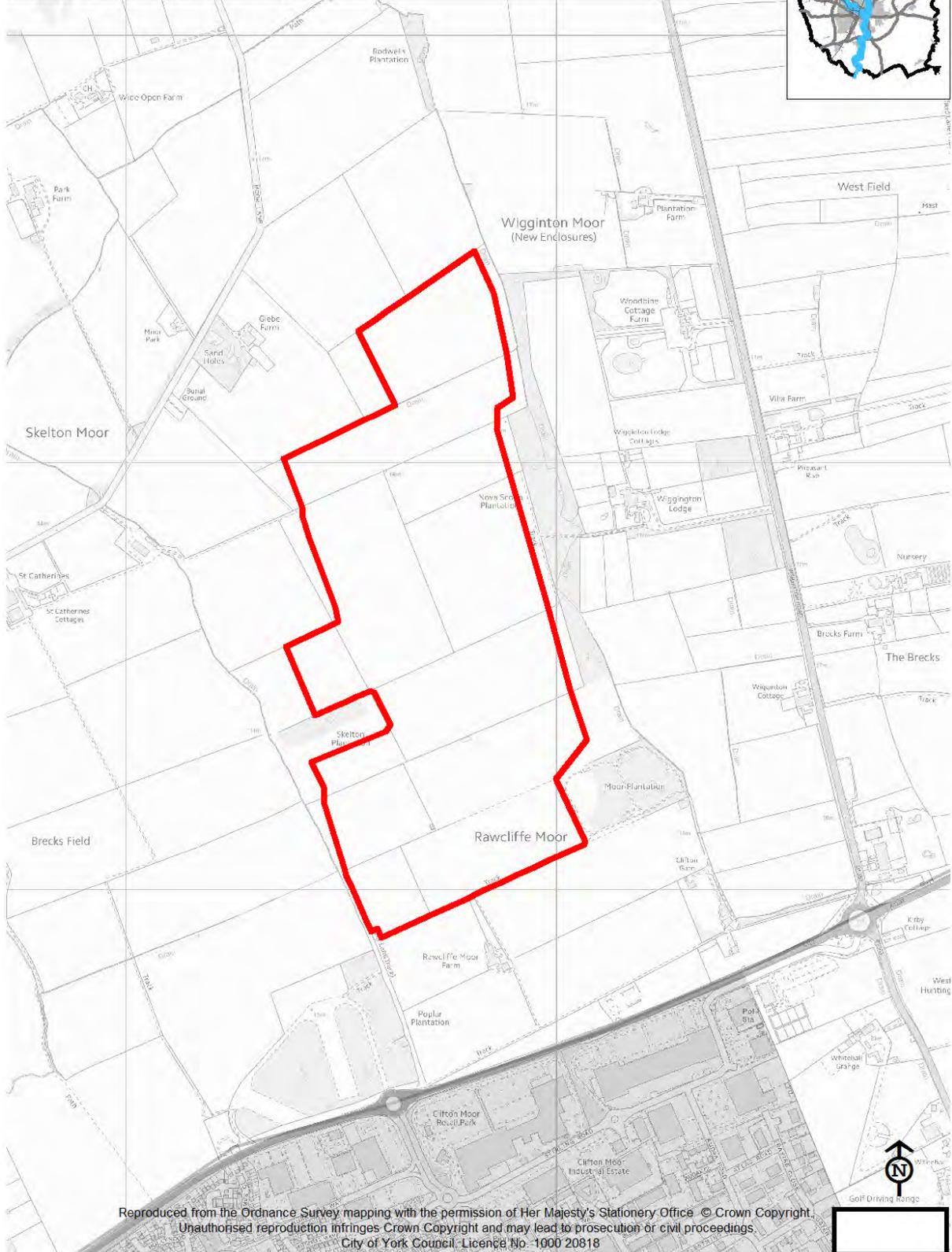
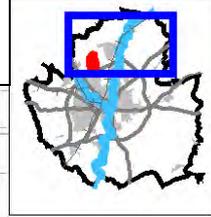


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REP ID13090

Land West of Wigginton Road Post PSC Officer Proposal

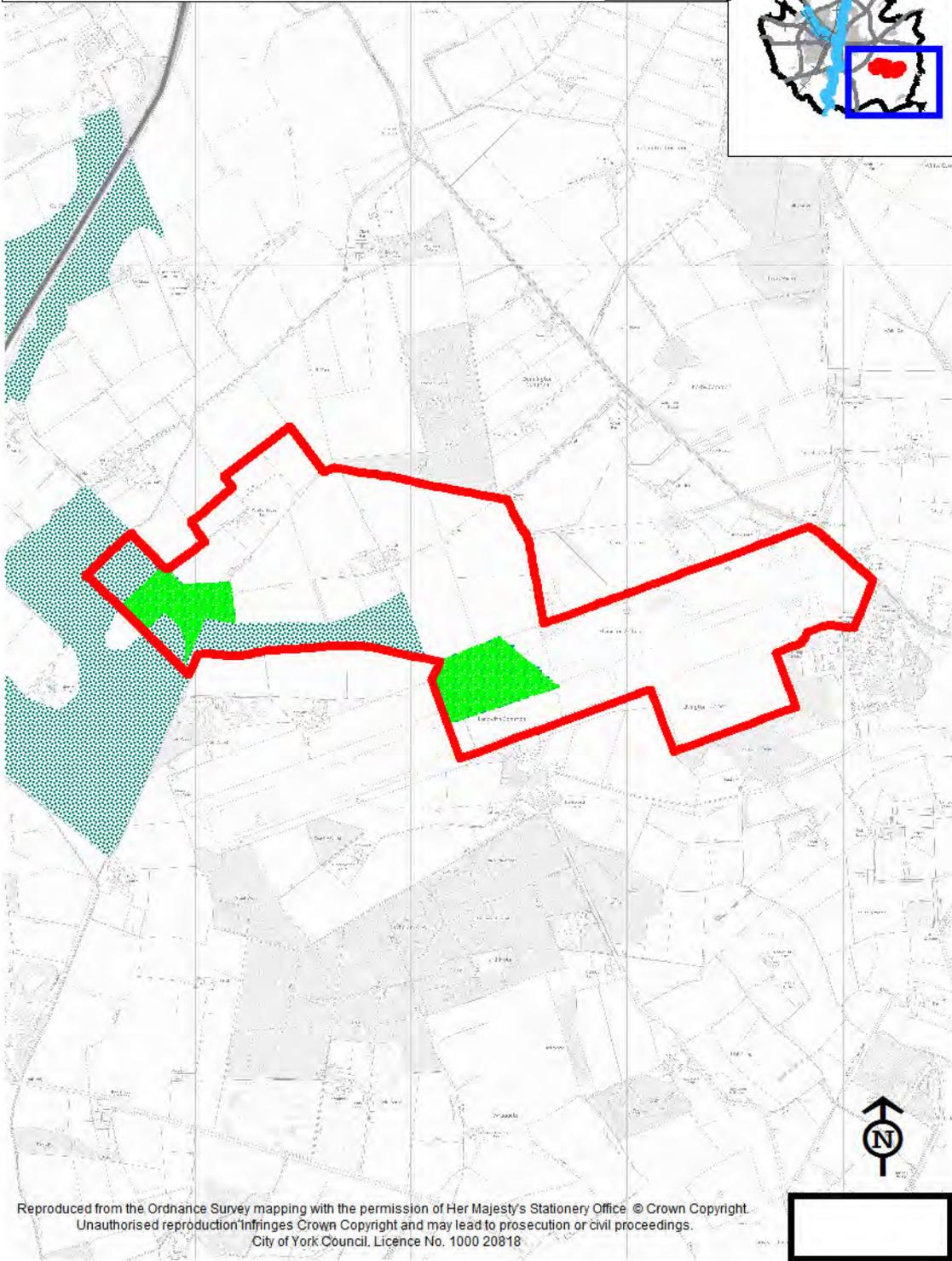
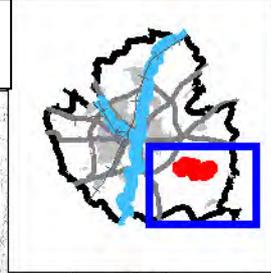
ST14



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924: ST15 Langwith and Elvington Airfield
PSC Submission

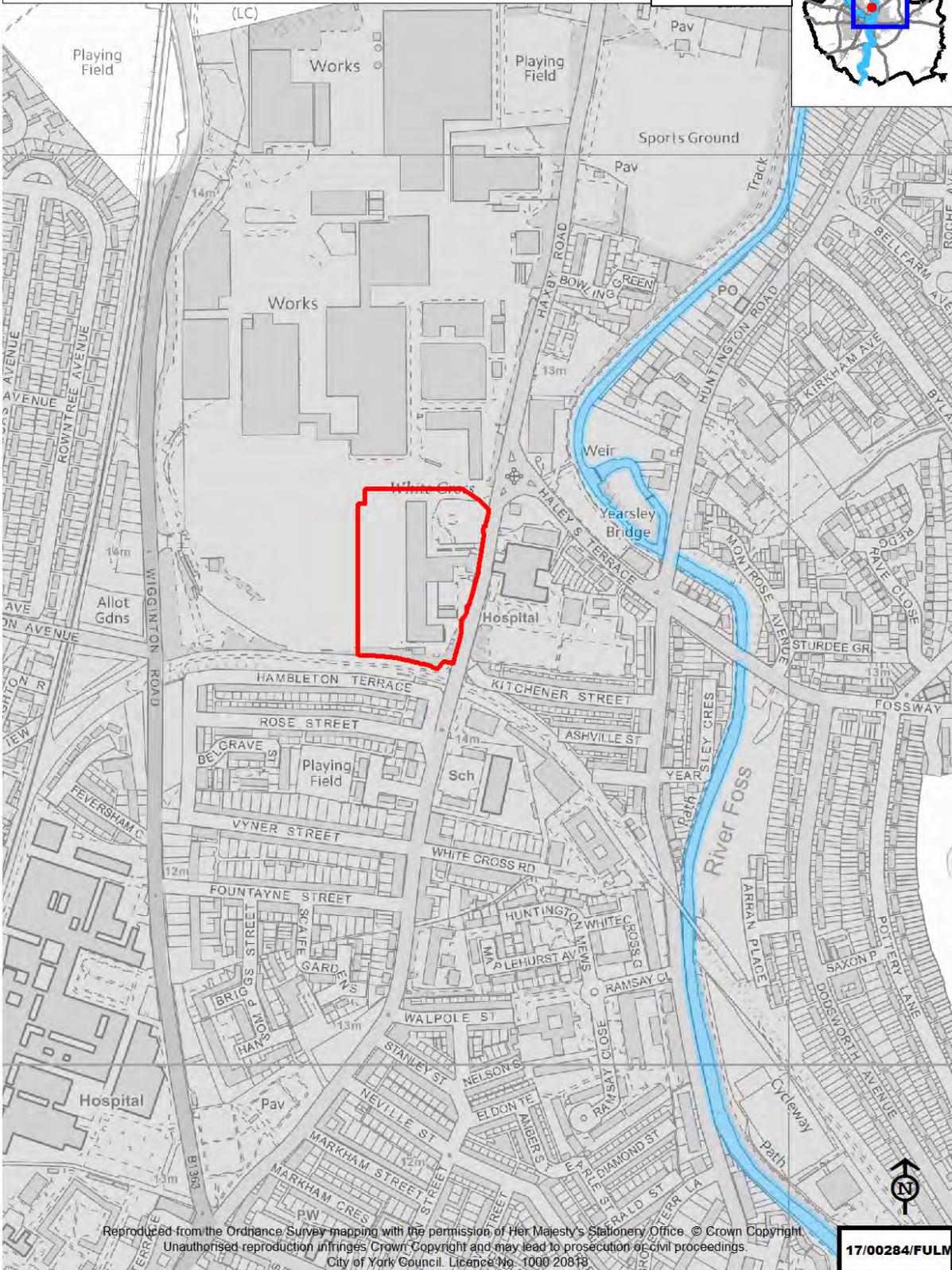
ST15



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931 Former Almond and Cream blocks
Nestle South ST17a

ST17a

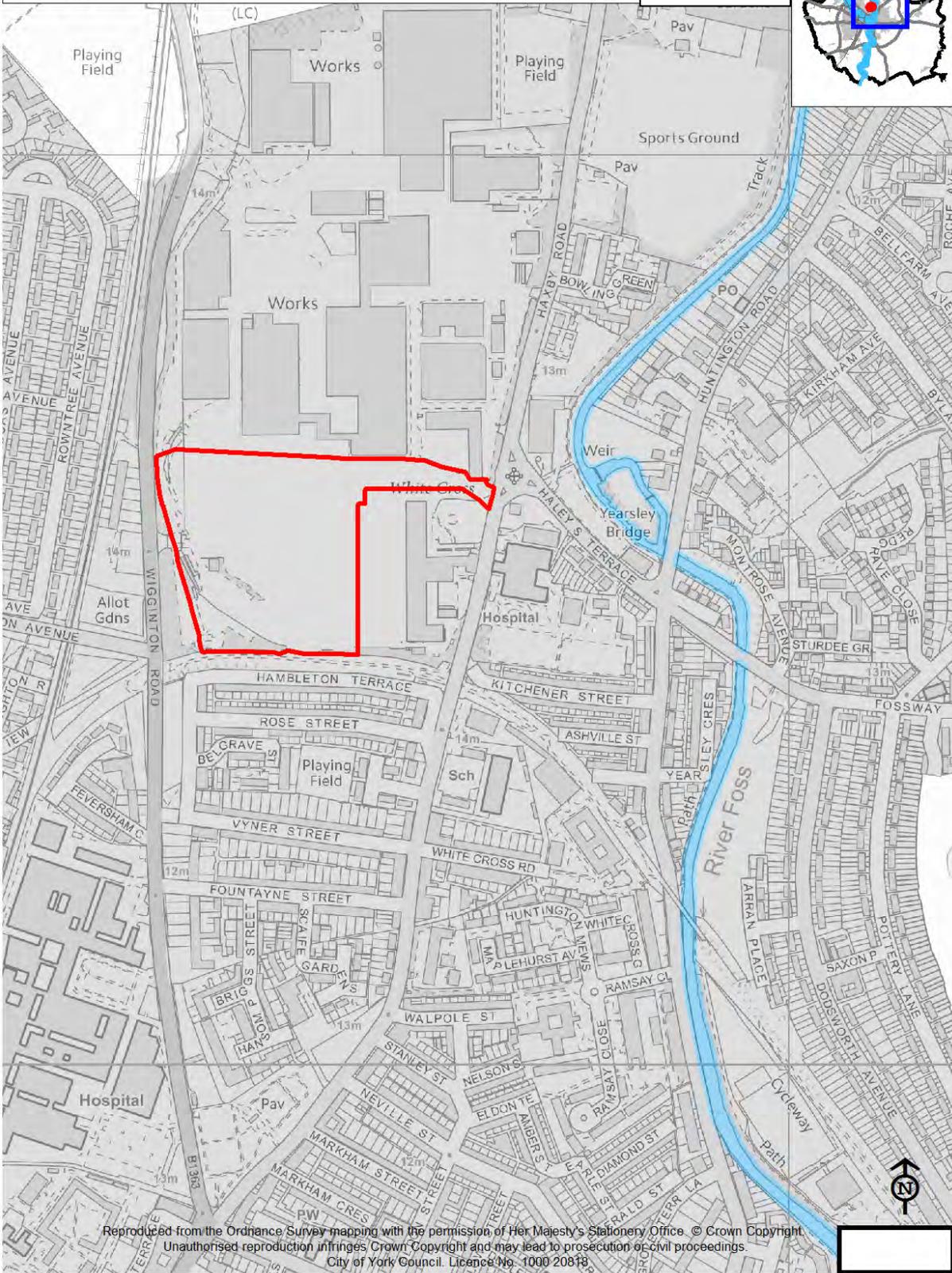


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17/00284/FULM

932 Remaining Land at Nestle South
ST17b

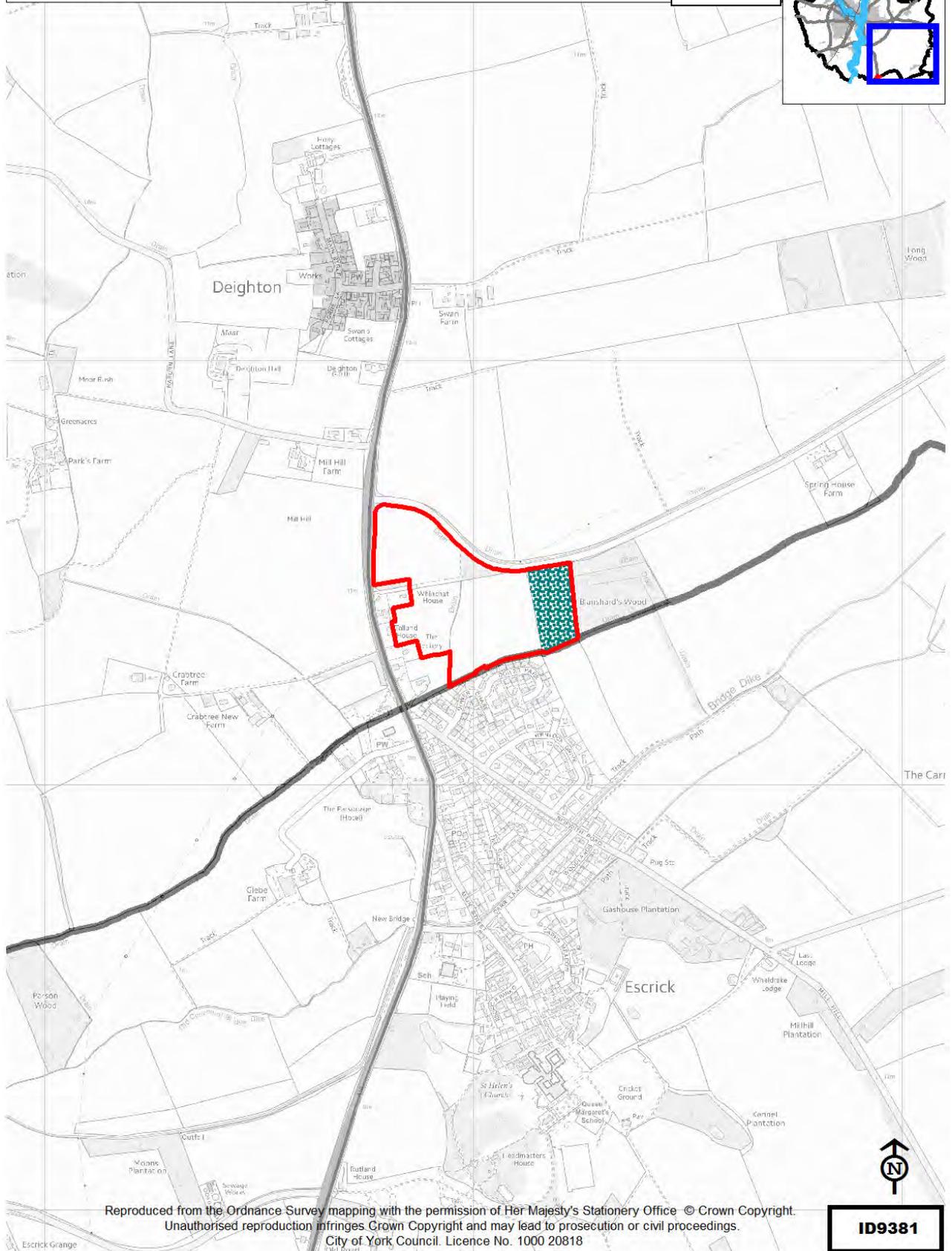
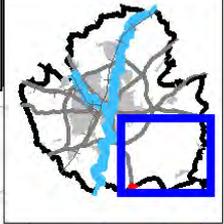
ST17b



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881 Land to the North of Escrick
with additional Biodiversity Area

SF15

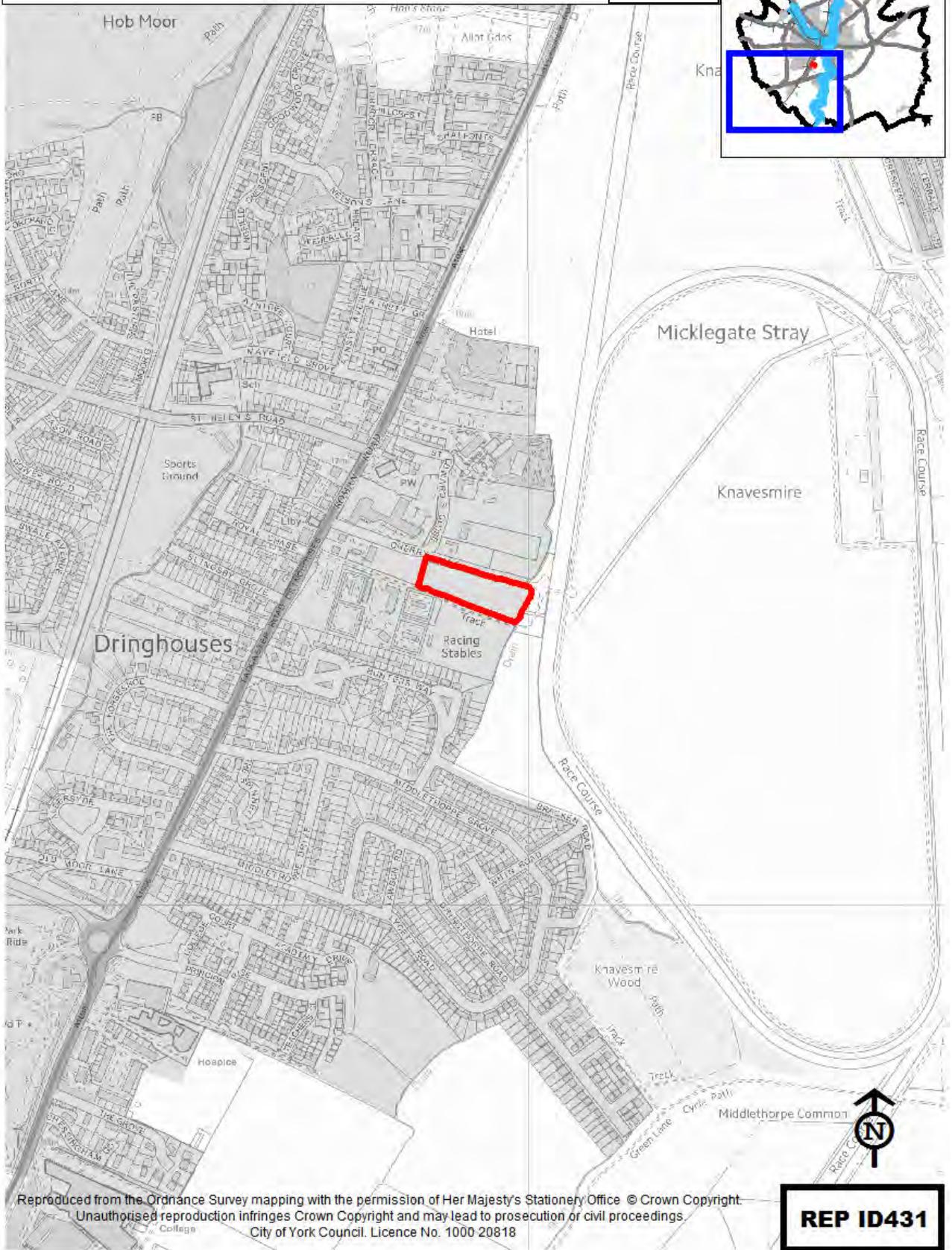
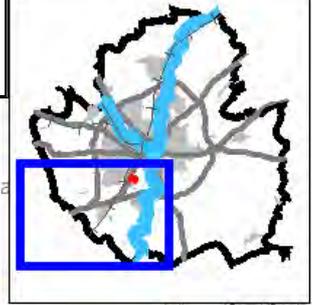


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ID9381

132: Land at Cherry Lane

H2b

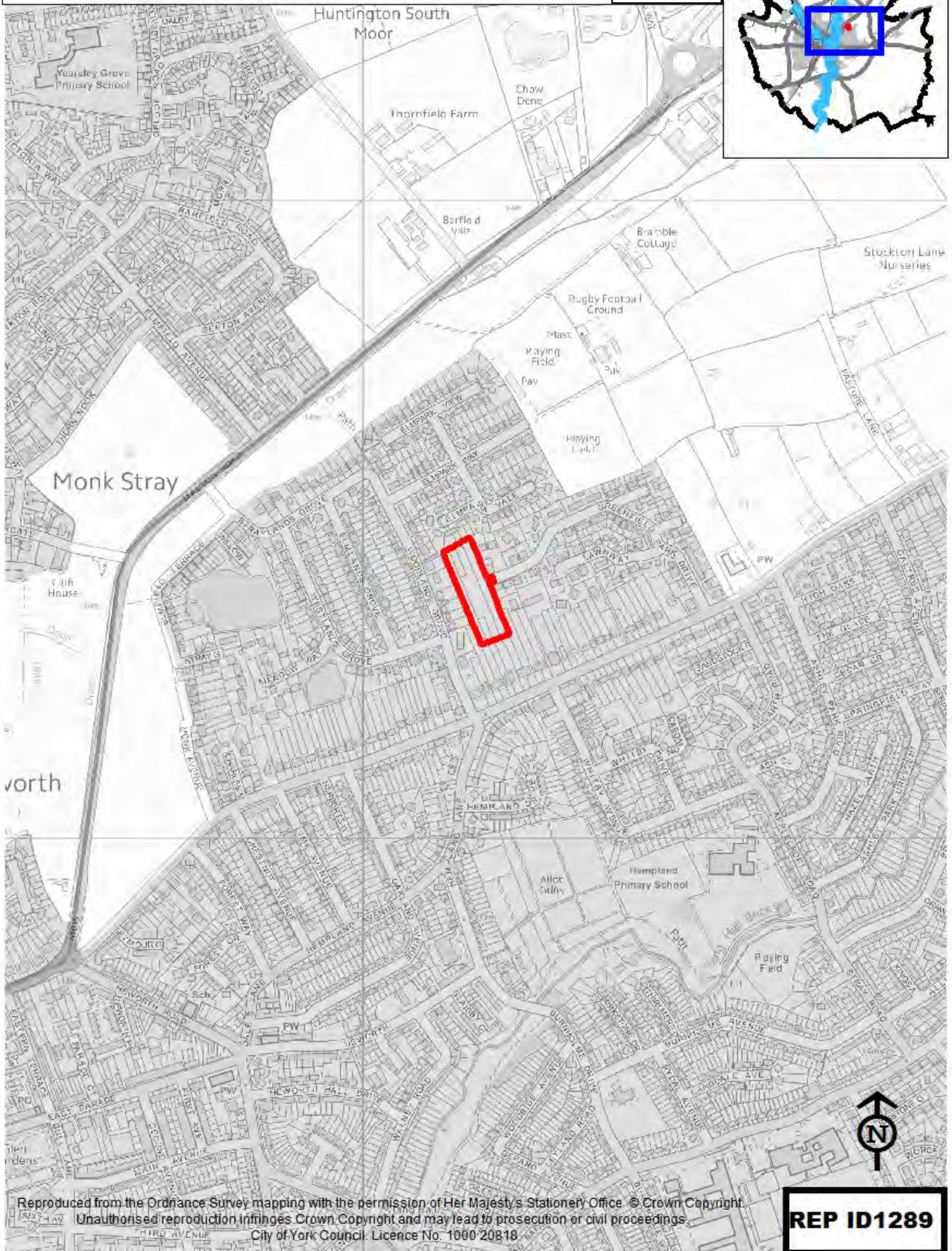
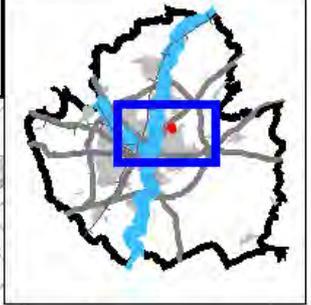


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REP ID431

192: Land RO Stockton lane off
Greenfield Park Drive

H12

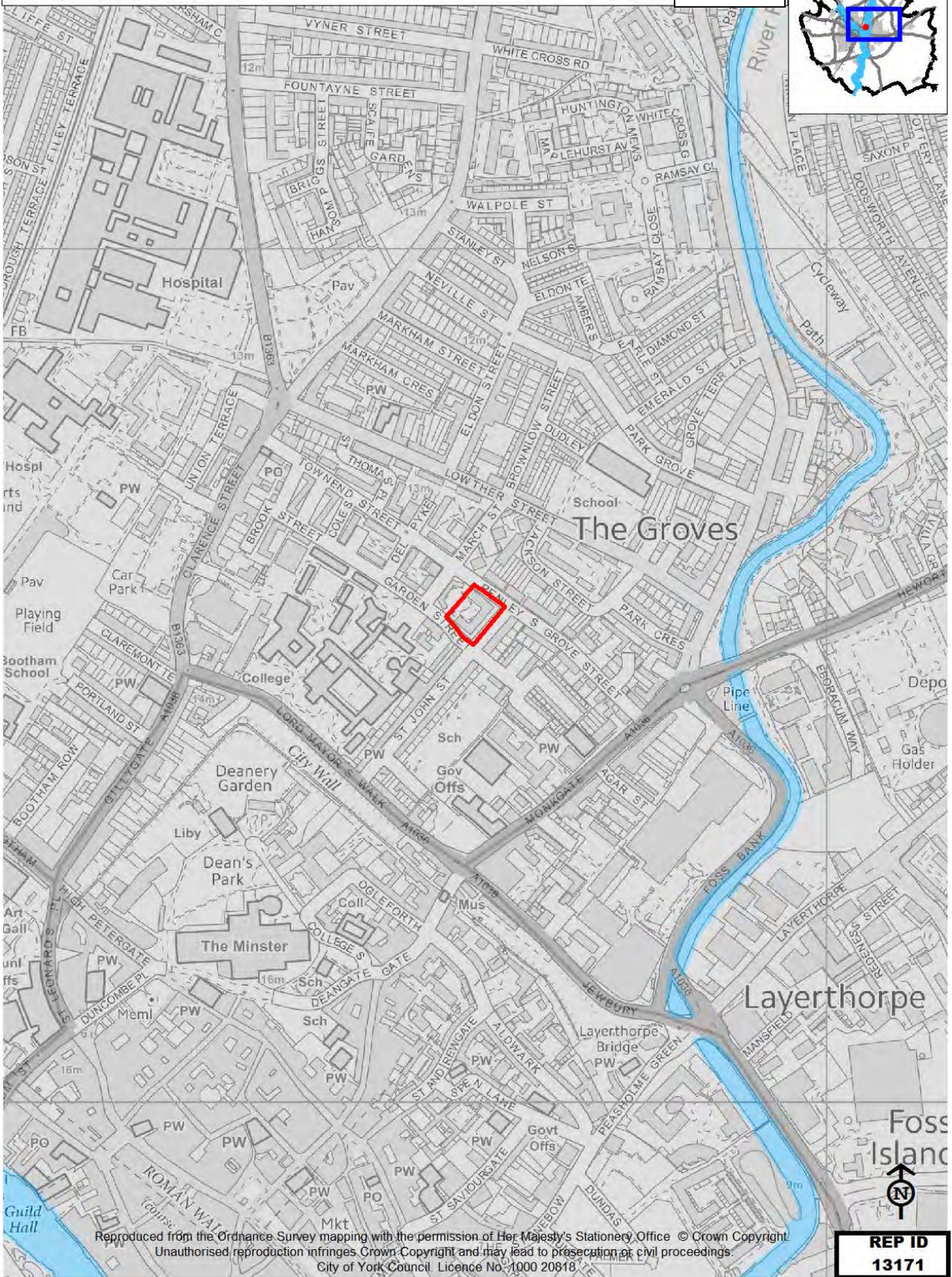


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REP ID1289

98: Grove House

H23

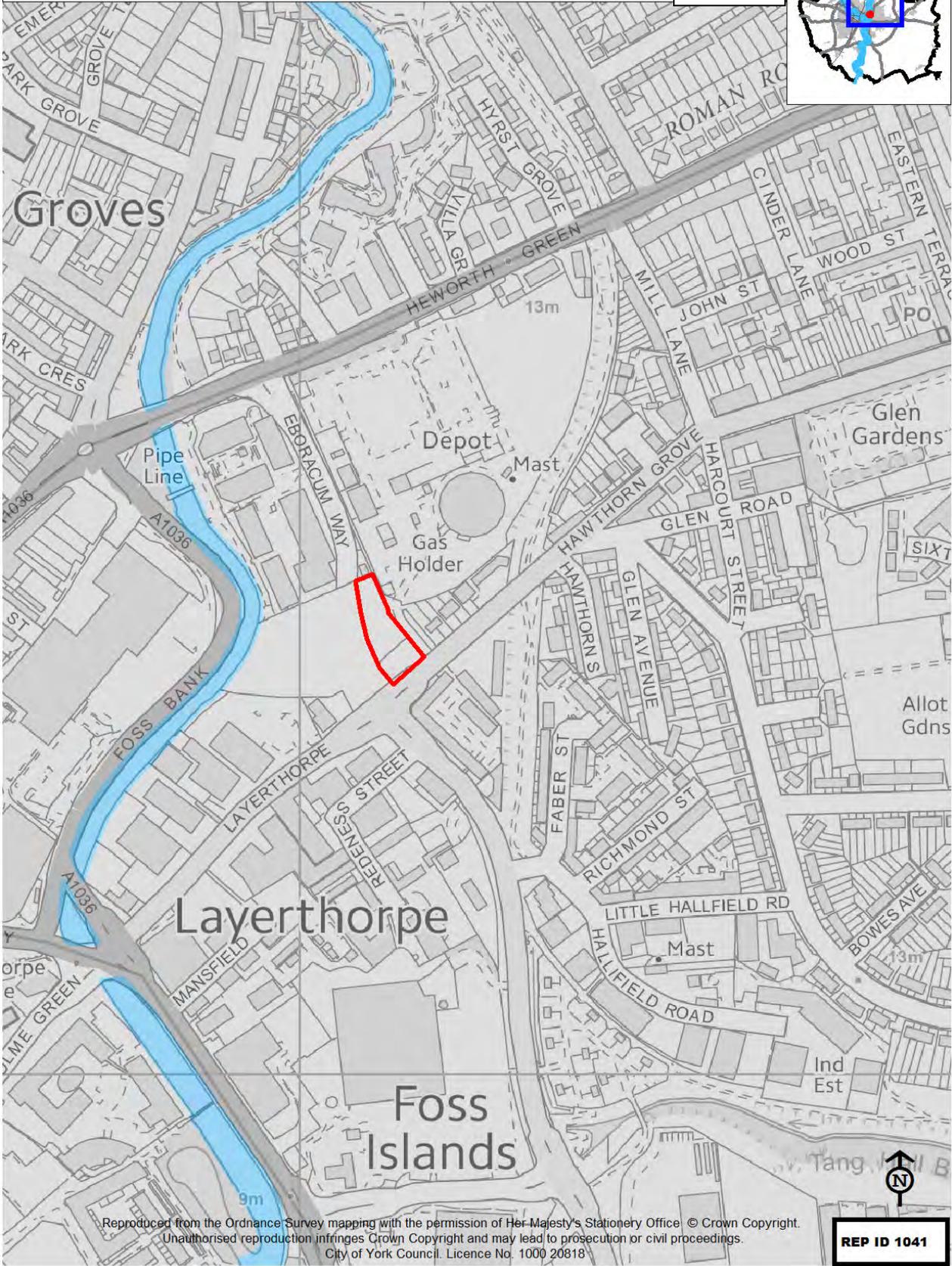
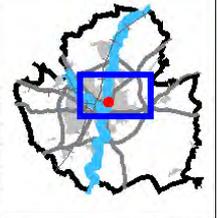


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REP ID
13171

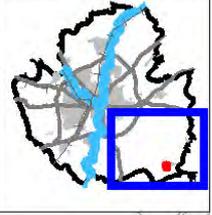
889 Heworth Green North Remaining Land

H25



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REP ID9381

6: Land adjacent to Greystone Court

H37

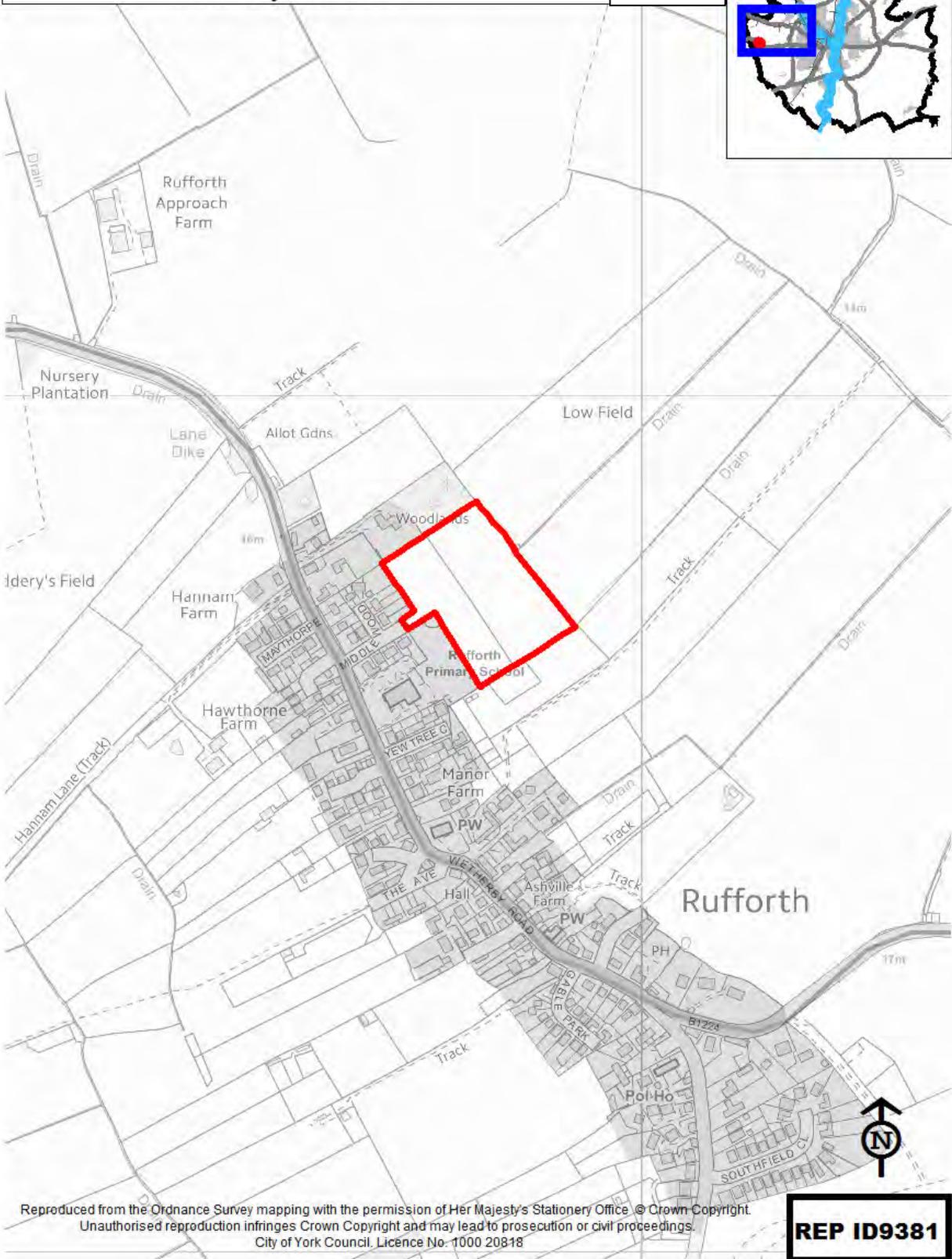
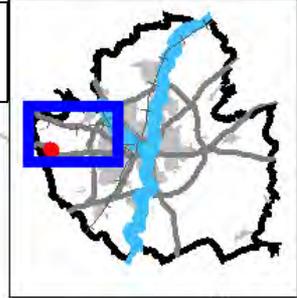


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REP ID
12389

908: Extended Land to rear of Rufforth Primary School

H38

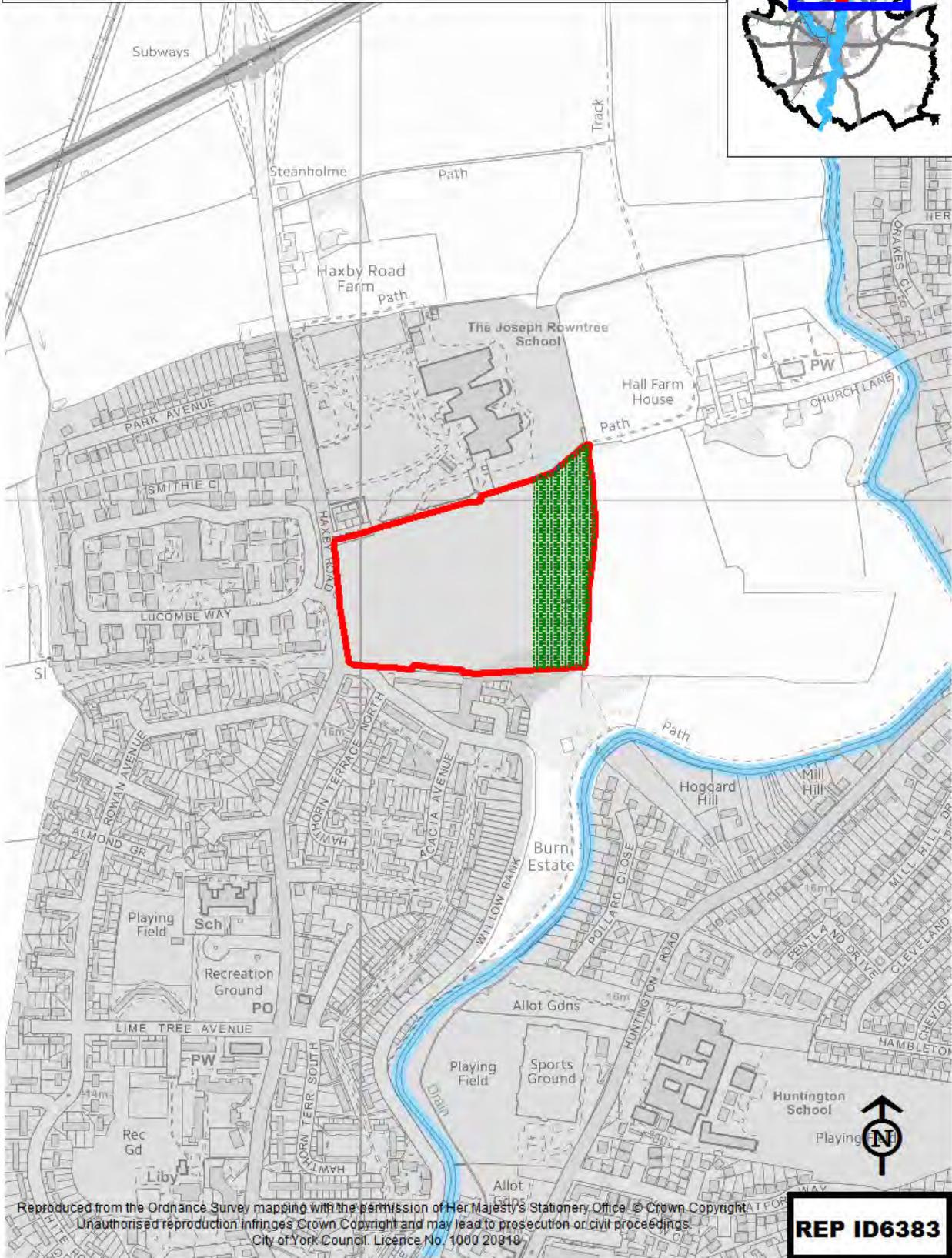


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REP ID9381

182: Land North of Willow Bank and East of Haxby Road

H46

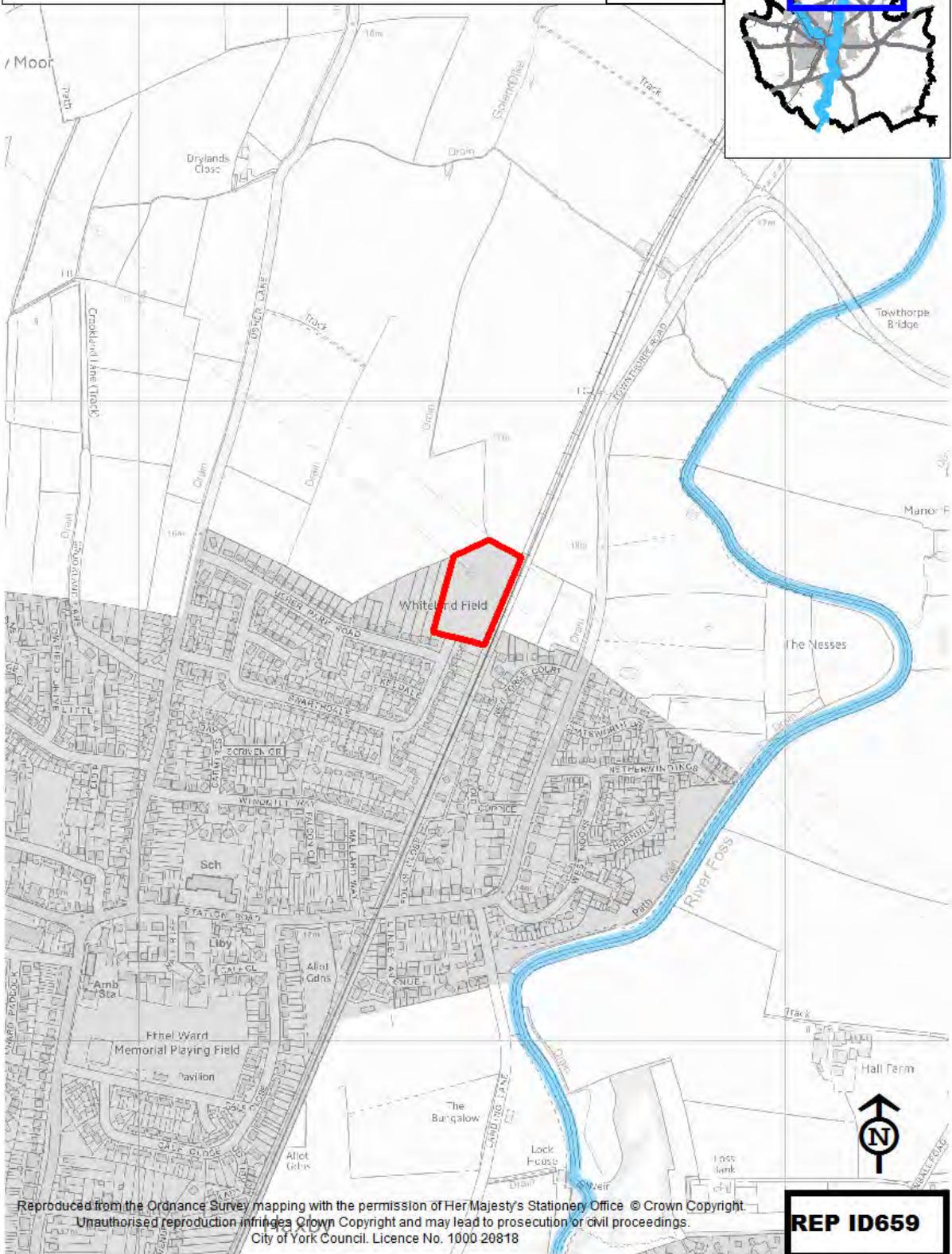
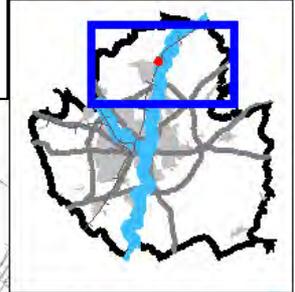


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REP ID6383

179: Whiteland Field

H54

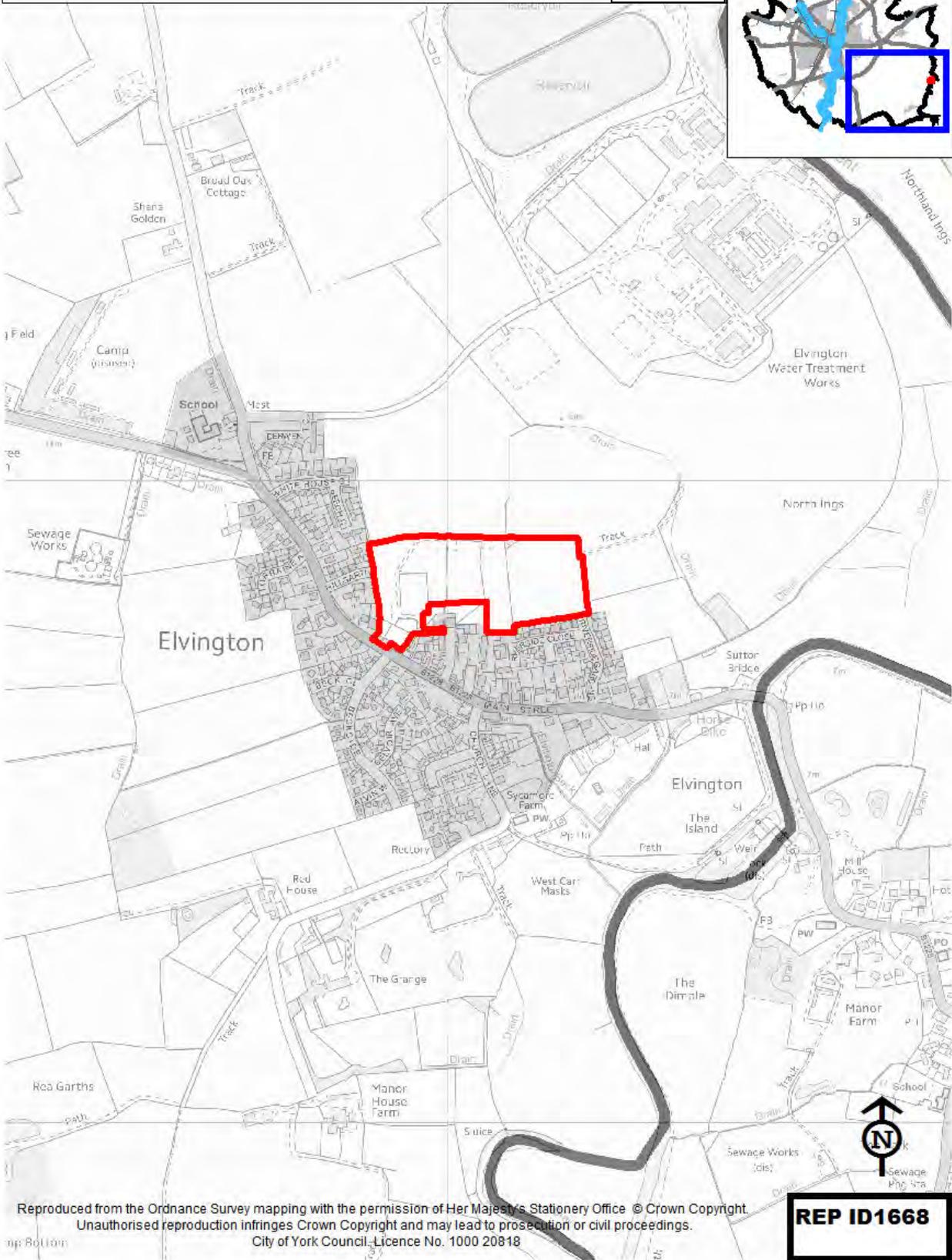
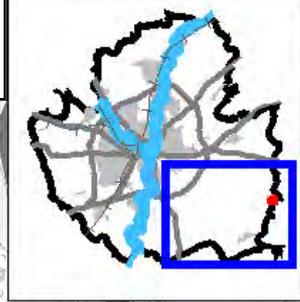


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REP ID659

874: Riverside Gardens Elvington

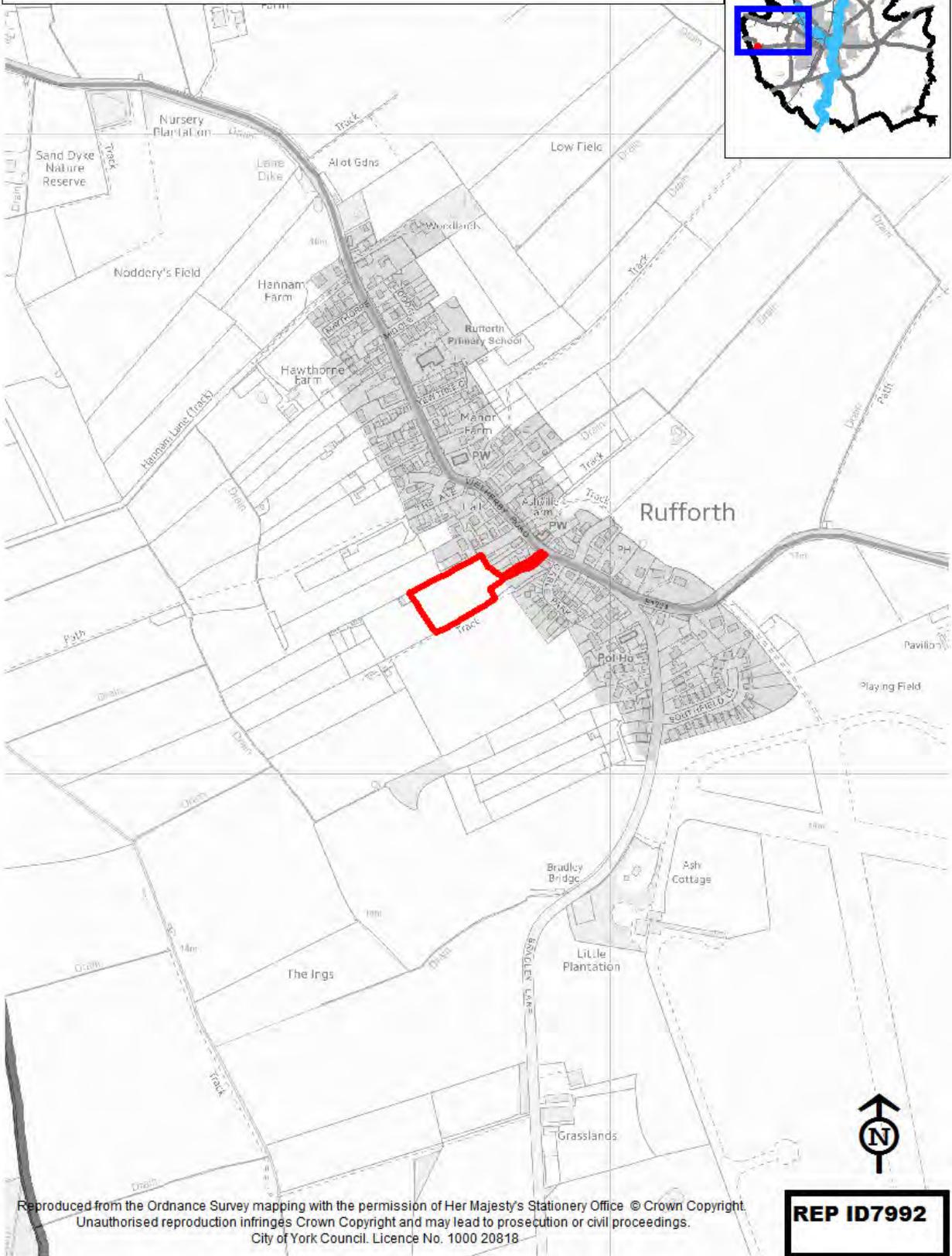
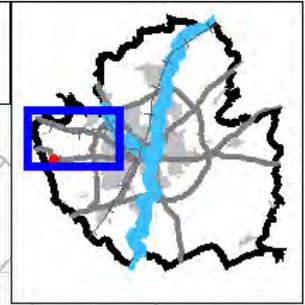
SF10



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REP ID1668

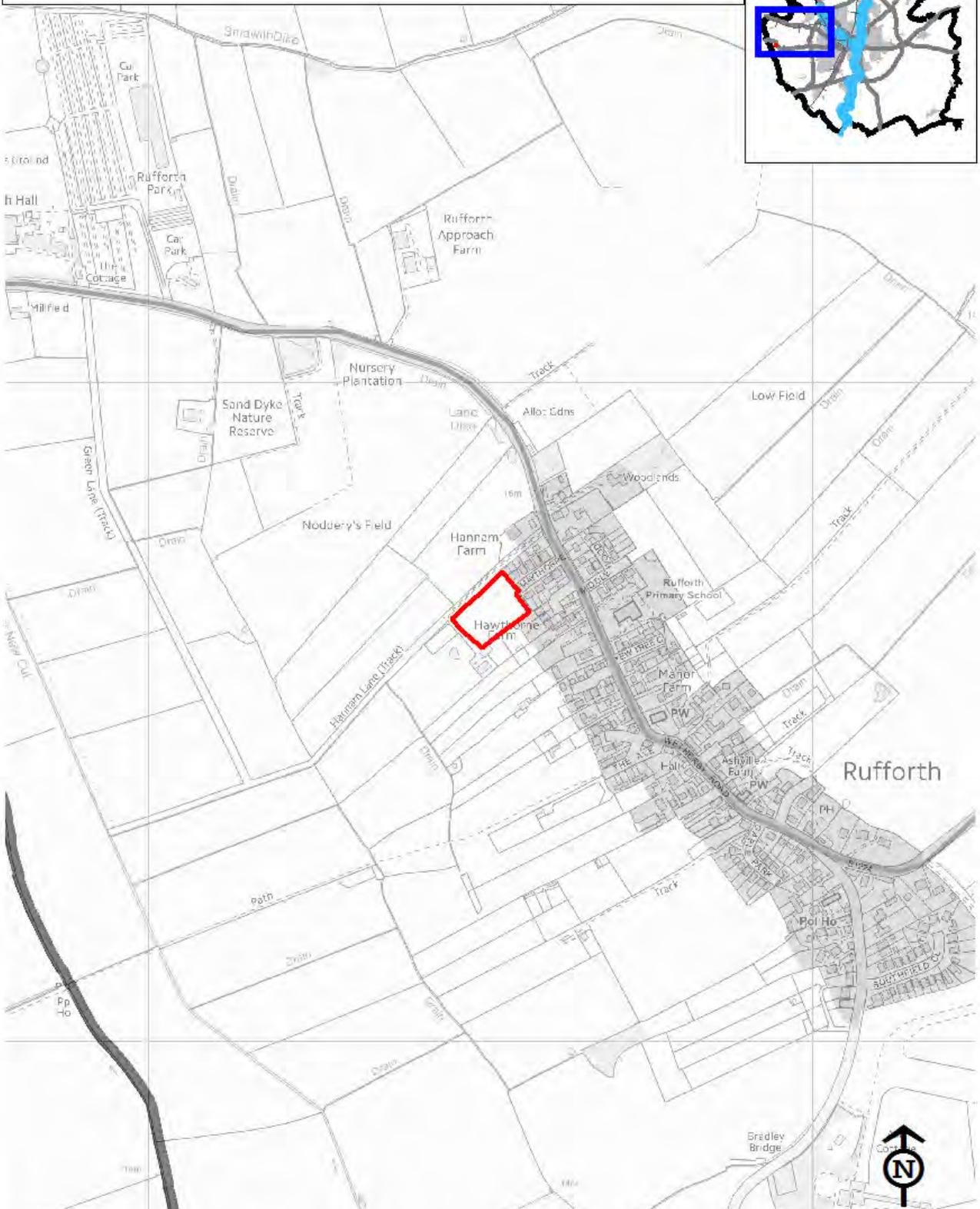
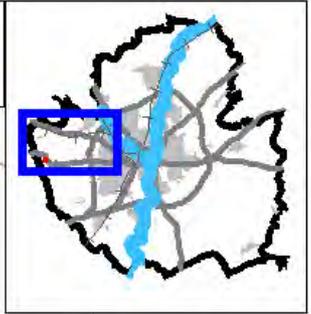
878: Land at Victoria Farm Close Ruffoth



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REP ID7992

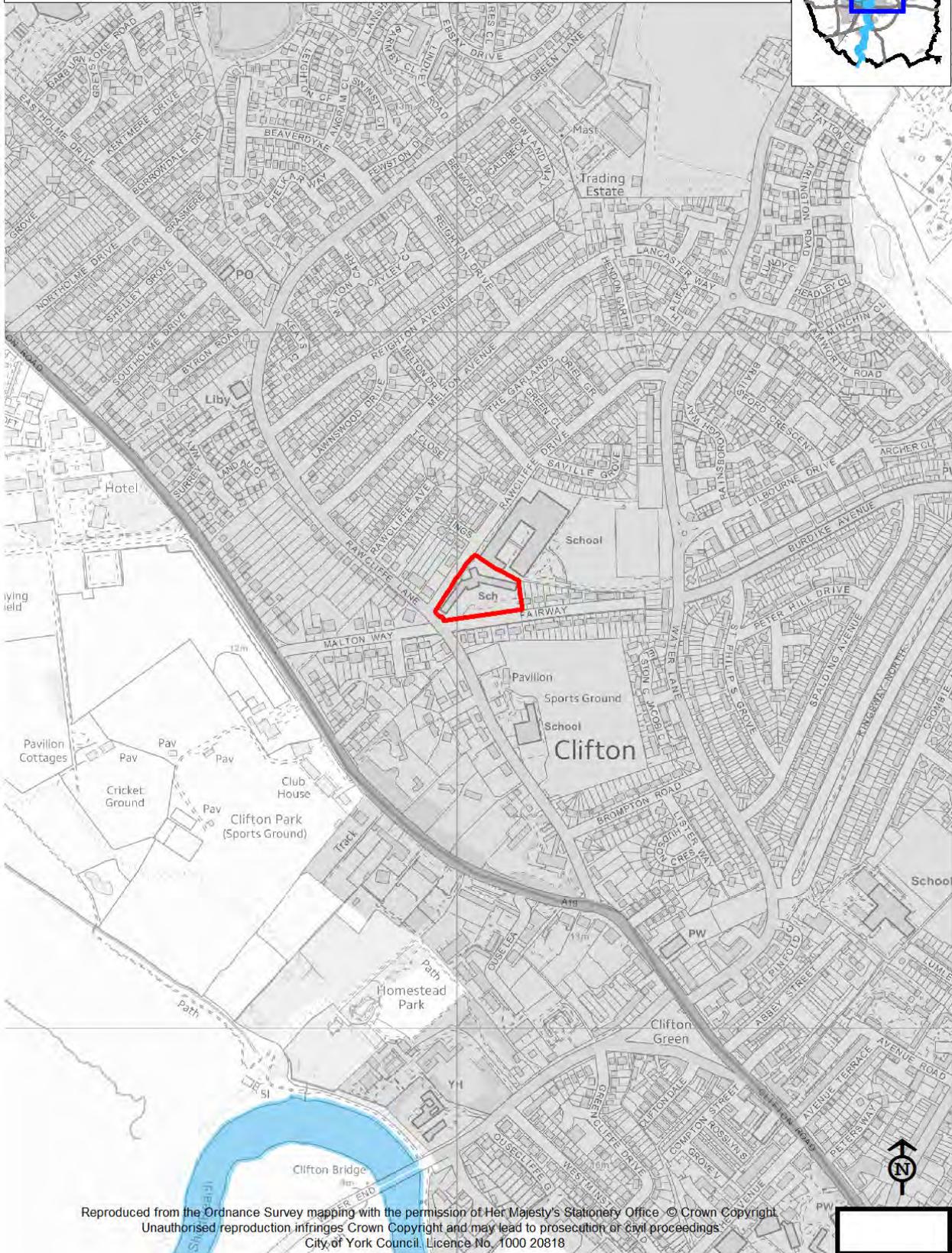
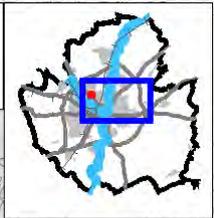
879: Land off Maythorpe Ruffoth



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REP ID7992

938: Former Clifton Without Primary School



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Annex 3: Officers Assessment of Housing Sites following PSC

Table 4 – Officer assessment of technical evidence where addition of sites or boundary changes not accepted

Allocation Ref	Site Name	New Site/Previously Rejected Site
Strategic Sites		
Former ST11	New Lane, Huntington	<p><u>Deleted Site ST11:</u> Total Representations: 6 Supports: 2 Objections: 3 Comments: 1</p> <p>Support for the removal of site on the grounds of its potential impact on congestion on surrounding roads, loss of visual amenity and parking. General comments regarding the strain put on the area by recent developments including the stadium.</p> <p>Objection to deletion of site from Paul Butler Planning OBO Barratt and David Wilson Homes who have option on land to north of cemetery. They argue that this is one of most sustainable sites, has strong defensible boundaries, no technical constraints, is deliverable and submit a revised masterplan to address concerns re setting of Scheduled Ancient Monument (SAM), creation of public openspace (3.67ha) and frontage to New Lane. Site could offer potential for circa 250 housing units and associated infrastructure improvements.</p> <p>Persimmon Homes (land to the south of the cemetery) object to the site’s removal from the Plan, noting that it is located in a very sustainable location close to local facilities including substantial employment, as well as park and ride.</p> <p>Officers did not include the site in the PSC (2016) as it is considered that the site has an important</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Former ST11 Cont...	New Lane, Huntington Continued...	<p>role in preserving character and setting of Huntington and provides an important gap between existing residential area of Huntington and the commercial area of Monks Cross. The site also contains SAM – Roman Camp which requires an adequate setting.</p> <p>Site discussed at Technical Officer workshop including the revised masterplan submitted for the land to the north of the cemetery (Barratt and David Wilson Homes). It is considered that the site does offer important relief in what is a dense area of Huntington and has important local amenity value. The revised masterplan does not respond adequately to setting of SAM or the creation of valuable openspace.</p> <p>Officers consider that the site to the south of cemetery should be retained as part of green wedge into Huntington.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 140 .</p>
Former ST12	Manor Heath, Copmanthorpe	<p><u>Deleted Site ST12</u> Total Representations: 49 Supports: 43 Objections: 3 Comments: 3</p> <p>A significant number of responses support the proposed deletion of this site. Commonly these refer to the level of development proposed bringing about an unwelcome change to the character of the village and that Copmanthorpe’s services/amenities would be overburdened by additional demand.</p> <p>David Wilson Homes and Linden Homes both object to the deletion of ST12, stating that the site serves little or no green belt purpose and had previously satisfied CYC’s site assessment as it was included as a potential allocation at ‘Further Sites’ stage (site ref 872). They further state that the site is in a highly sustainable location, and there are no technical or environmental constraints that</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Former ST12 Cont....	Manor Heath, Copmanthorpe Continued....	<p>would preclude the development of the site. Landowner and developer interest is confirmed. Homes can be delivered on site in the next 5 years, indeed within the first 5 years of the Plan.</p> <p>DWH query why ST31(Land south of Tadcaster Road, Copmanthorpe) has been included as a preferred development site when there are outstanding constraints on delivery, and suggest that ST12 is allocated as a suitable, viable and achievable additional or alternative development site.</p> <p>Site discussed at Technical Officer workshop including the revised masterplans submitted (Barratt and David Wilson Homes to the North and Linden Homes to the South).</p> <p>Site was removed from PSC due to lack of containment, sense of openness and intrusion into open countryside and impact on the rural edge of Copmanthorpe village.</p> <p>The revised masterplans offered an increased belt of buffer planting along western and southern edges as well as landscaped openspaces incl. allotments to create a transition between urban edge and green belt. As part of the land is also owned by Askham Bryan College delivery of site would allow them to continue to invest in York with new technology and capital/estate improvements.</p> <p>Whilst there was some support for the reduced site boundary and extensive buffering offering an element of transition a defined green belt boundary would still have to be artificially created in this location and would not be as robust as the existing boundary currently offered by Manor Heath Road to the east of the proposed site. The roman road which runs through the site is still a gateway to the open countryside and building up on either side of this would be a significant intrusion into the open countryside.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 141.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Former ST13	Moor Lane, Copmanthorpe	<p><u>Deleted Site ST13</u></p> <p>Total Representations: 44 Supports: 40 Objections: 3 Comments: 1</p> <p>A significant number of responses, support the deletion of this site. Commonly these refer to the level of development proposed bringing about an unwelcome change to the character of the village and that Copmanthorpe's services/amenities would be overburdened by additional demand. Those who support the removal of ST13 from the preferred list of sites generally also support the proposed allocations for Copmanthorpe set out in the Preferred Sites document.</p> <p>Shepherd Group Properties strongly objects to the deletion of ST13, submitting evidence base to respond to the Council's concerns – they argue that this shows the site is suitable, available and viable. Site can be accessed safely - concerns regarding access not previously raised as a showstopper. Consider PSC conclusion is unfounded. ST13 is visually and physically well related to the urban area and development would not have an adverse impact on open countryside.</p> <p>Submitted Transport Assessment and Travel Plan and detailed access drawings. Layout amended removing vehicular access to Barnfield Way and retaining for pedestrian and cycle access only. Access shown to Moor Lane – access drawings shows new priority junction on Moor Lane, south of cemetery at required width (5.5.m) plus footways. Road would need to be widened and land is part of public highway.</p> <p>Technical officer workshop – access is only constraint, mitigation required but not considered a showstopper to development. The evidence submitted through the PSC from the landowner/developer confirms that from a technical perspective the site could be accessed with the required mitigation including widening Moor Lane and is not a showstopper to development. Officers consider however, that there would still be adverse impacts when looked at cumulatively with site H29. On balance it is considered that site H29 would be preferable to site ST13 given it is smaller in scale and would require less mitigation. In addition the development of Site ST13 would extend the</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Former ST13 Cont....	Moor Lane, Copmanthorpe Continued....	<p>built edge of Copmanthorpe to the west into open countryside.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 142</p>
Former ST29	Land at Boroughbridge Road	<p><u>Deleted Site ST29</u></p> <p>Total Representations: 14 Supports: 13 Objections: 1 Comments: 0</p> <p>Amongst others, Nether Poppleton Parish Council, Upper Poppleton Parish Council, Rufforth and Knapton Parish Council, Rufforth and Knapton Neighbourhood Planning Group, and York (Trenchard) Residents Company Ltd support the removal of the site on the grounds of: its role in preserving the historic character and setting of York and neighbouring villages; potential loss of green belt land; potential loss of agricultural land (Grade 2); impact of additional traffic on A59, noting cumulative impact with ST1 and ST2. Site is also stated to be within EA Groundwater Protection Zone 1.</p> <p>Landowners/developers state that the site should be reinstated as a housing allocation since it is not subject to environmental/amenity constraints and does not contribute to green belt purposes. Site does not have technical constraints, has limited ecological importance, masterplan retains existing hedgerows and trees and improves frontage to A59. Scope for access improvements to Boroughbridge road frontage and pedestrian access through Sherwood Grove to Beckfield Lane.</p> <p>Site was removed from PSC due to greenbelt/setting concerns. Views over open countryside as travelling from York towards A59. Site is partially contained but open fields to southern boundary. Site has a role in separating the urban edge of York from Poppleton and preventing coalescence which has already been compromised by Manor School, new A59 roundabout and PFS development.</p> <p>Site discussed at technical officer workshop – concerns remain over impact of site on setting of city</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Former ST29 Cont....	Land at Boroughbridge Road Continued....	<p>and coalescence between York main urban area and Poppleton. Also perception of openness, views of open countryside as you travel out of York. Agree that existing Manor School and extended roundabout have already compromised the area to a certain extent but that the development of this site would fill in the gap entirely.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 143.</p>
Former ST30	Land north of Stockton Lane	<p><u>Deleted Site ST30</u></p> <p>Total Representations: 10 Supports: 4 Objections: 5 Comments: 1</p> <p>Support for the site's proposed de-allocation, including from Heworth Without Parish Council, acknowledges the site's draft green belt status and the important role of this 'green wedge' in preserving the historic character and setting of York. Concerns around impact of development on infrastructure are also noted.</p> <p>Representation received from landowner/developer who consider the site should be allocated for housing development; it is available, suitable and achievable and serves no or limited green belt purpose. Quote advice from previous GB Inspector (1995) - 'Character of site viewed from north to south with north more closely aligned to green wedge, Monk Stray and open countryside but south influenced by urban development to Stockton Lane', 'when viewed from Stockton Lane the character of the site is influenced by existing residential properties to Greenfield Park Drive, the church and dwellings. Largely urbanised and not part of wider countryside or greenwedge'. Only northern boundary is open as eastern boundary is contained by Pasture Lane. Represents 'infill' development.</p> <p>Site removed from PSC due to green belt concerns. Site is considered to play an important role in maintaining green wedge into York from Monk Stray. The site is not contained to northern boundary</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Former ST30 Cont...	Land north of Stockton Lane Continued.....	<p>and eastern boundary (Pasture Lane) is a rural track/lane with dispersed intermittent buildings and is not considered to provide containment to the site.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page144.</p>
Former ST10/SF12 Site 880	Land at Moor Lane, Woodthorpe	<p>Representation received from HOW Planning OBO Barwood Strategic Land promoting 104ha site with up to 1250 dwellings. Technical evidence submitted including: OAN, Delivery Statement/Masterplan, Water Technical Note, Transport Technical Note, Ecology Technical Note, Heritage Technical Note and Landscape Technical Note.</p> <p>Site is a sustainable urban extension with strong physical defensible boundaries. Comprehensive engagement with NE and YWT. 15 months of hydrological modelling and monitoring. Extensive ecological survey work incl. Phase 1 and 2 habitat survey, aquatic invertebrate survey, Arboriculture Survey, LVIA, ALC and Soils baseline assessment and Archaeological assessments incl geophysical survey and trial trenching.</p> <p>This is a previously considered site with a smaller 17ha site being included as a potential allocation in the 2013 Preferred Options Local Plan and then subsequently included as potential safeguarded land at Publication Draft (2014) due to concerns over the technical information required, particularly with regards to ecological and hydrological mitigation and the potential impact on Askham Bogg SSSI. The site was then removed at PSC. The larger site has always been rejected as part of the site selection process as it falls within a historic character and setting area – area protecting the rural setting and therefore fails criteria 1 of the site selection methodology. Whilst it is acknowledged that both the previously considered smaller 17ha site and the newly promoted 104ha site are controlled by a willing landowner, and the smaller site extent meets the first stages of the site selection methodology the potential for ecological impact on the adjacent Askham Bog SSSI, and potential implications of any mitigation approach on site viability and deliverability are still uncertain. The severity and complexity of these issues is likely to be increased for the larger site extent, due to closer proximity to the SSSI and larger quanta of development.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
		<p>In addition, there are key and fundamental landscape and greenbelt/ heritage impact concerns relating to the larger proposed site allocation.</p> <p>The further ecological technical report submitted through the PSC consultation have been considered by officers and do not provide significant data. Their conclusion about the hydrological connectivity has not changed (i.e. the SSSI is principally rain-fed not surface water fed); it is stated that 12 months hydrological monitoring has been undertaken although the data has not been presented.</p> <p>One of the key points is the uncertainty around the effectiveness of the proposed mitigation - there are no proposals to demonstrate how the level in the buffer 'lake' would be maintained or how issues such as sustaining acceptable nutrient concentrations in this water would be addressed. Concerns that any lowering of the water levels in Holgate Beck would lead to increased drainage from the Bog and so lowering of the water table there have not been addressed in any detail, only stating that the flow regime could be controlled. There is no detail to the water management strategy.</p> <p>There are still concerns that the proposed buffer zone is too narrow, with some research indicating that 300-400m would be needed to be an effective barrier to impacts such as predation by domestic cats.</p> <p>The fundamental landscape impact concerns remain and the majority of the larger site falls within an area designated within the Historic character and setting area – area protecting rural setting and the Heritage Impact Assessment undertaken to date identifies the potential for serious harm to heritage characteristics.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 145 .</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 122	Windsor House EPH	<p>Site is under Local Plan allocation threshold of 0.2ha (site is 0.18ha). If site comes forward through the planning application process it would be considered as a small site windfall.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 146.</p>
Site 165	Westfields, Wigginton	<p>Previously rejected site. Representation received from Persimmon Homes. Object to site not being included in PSC. Disagree with reasons for rejection and consider that the site will provide a natural extension to Wigginton and has clear defined boundaries. New masterplan submitted with access from Westfield Lane and Walmer Carr.</p> <p>This site is entirely within an Extended Green Wedge (D1) and therefore fails criteria 1 of the site selection paper methodology (environmental constraints). No technical evidence has been submitted through the PSC to articulate why this area should not form part of the extended green wedge. No change to previous position.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 147.</p>
Site 170	Ponds Field, Heslington	<p>Previously rejected site. Representation received from Persimmon Homes. Object to site not being included in PSC. Disagree with reasons for rejection as do not consider that the site will compromise setting of Heslington Village, coalescence between Heslington with Badger Hill or damage the Green Infrastructure corridor. New masterplan submitted with revised access from Windmill Lane rather than Field Lane.</p> <p>Officers have further considered the revised masterplan submitted through the PSC. The <i>Proposed public open space</i> does not tally with the <i>Potential open space</i> shown on the <i>Site analysis</i>. The latter shows a width of open space alongside Windmill Lane that relates to the <i>Existing vegetation</i> within the eastern campus. In any case, this does not retain a meaningful separation – physically or</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
		<p>visually, between Badger Hill and Heslington village. Whilst the revised site access – on Windmill Lane – results in a reduced impact on Field Lane, the imposing <i>Proposed Residential parcels</i> in effect fill this remaining critical gap.</p> <p>It is considered that the critical gap provided by Pond Fields also strongly relates to the campus master plan which deliberately leaves the western portion of the campus free of built development, i.e. Pond Fields reflects the openness that is provided on the opposite side of the road, thus the two act both individually and in partnership to reinforce the open setting of Heslington university/Heslington village.</p> <p>The proposed design provides an open space off Windmill Lane – most of which is natural amenity space created around the exiting pond and vegetation. The need for sustainable drainage may further reduce the available open space.</p> <p>The <i>buffer planting</i>, which would provide a limited amount of seasonal screening, would not mitigate the loss of undeveloped land between Badger Hill and Heslington</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 148.</p>
Site 171	Lime Tree Farm, Common Lane, Heslington	<p>This site boundary has been previously considered through earlier iteration of the site selection process. The representation received from Persimmon homes objects to the earlier technical officer comments but does not provide any further detailed evidence to overcome the issues presented.</p> <p>The majority of the area is designated open space (4.36ha of it is natural/semi natural) and it therefore fails criteria 2 of the site selection methodology (existing open space). The remaining available land which is not designated as open space is 0.78ha and the majority of this already contains existing built structures. No technical evidence has been submitted which the council accepts which would change the designation of this land from openspace.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
	Lime Tree Farm, Common Lane, Heslington	<p>No further landscape assessment submitted to substantiate comments made. These fields are part of the setting of the original village of Heslington and help to define its character and boundaries as well as adding to the enjoyment of the Public Right of Way (PROW).</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 149.</p>
Site 220	Land at Lowfield Lane, Knapton	<p>Previously rejected site. Representation received from planning agent OBO landowner. Site resubmitted for residential and confirmation that site is considered to be suitable and deliverable. No additional technical evidence submitted as part of the representation.</p> <p>Site is isolated and does not have sustainable access to services or public transport. Development of the site would compromise the setting of York and of Knapton village consisting of a significant intrusion into open countryside. Not considered a suitable site for residential development.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 150.</p>
Site 755	Land East of Strensall Road	<p>Previously rejected site. Representation received from planning agent OBO landowners. Object to site not being included in PSC. Site is considered to be a sustainable extension to Earswick village. No additional technical evidence submitted as part of the representation.</p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as a residential site.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 151.</p>
Site 768	Land to the West of Moor	<p>Previously rejected site. Representation from planning agent OBO landowner. Re-consider site for</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
	Lane, Copmanthorpe	<p>residential allocation. Was previously allocated as part of safeguarded land (SF5) at Local Plan Publication Draft (2014). Access would via Moor Lane in conjunction with ST13 allocation (not included within PSC, 2016). Submitted Transport and Access Statement.</p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as a residential site.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 152.</p>
Site 789	Land at Becksde, Elvington	<p>Representation received from planning agent OBO Landowner. Objects to rejection of the site for residential allocation or safeguarded land. No additional evidence submitted through PSC.</p> <p>No landscape or visual impact assessment including assessment of key views submitted as set out as part of previous Site Selection Paper reports. It is maintained that the development of this site would constitute a considerable extension to Elvington Village in a sensitive location which would impact on a number of sensitive residential receptors and a number of public right of ways (PROW's).</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 153.</p>
Site 820 and Site 923	Land at Poppleton and Land at Poppleton (Phase 1)	<p>Previously rejected site. Representation received from planning agent OBO landowner for wider site of 39.3 ha to be safeguarded. Refers to masterplan and evidence previously submitted as part of 2014 Further Sites Consultation.</p> <p>Separate representation received for 1st phase of the site for up to 200 dwellings and provision of upgrade to level crossing, car parking for Poppleton station and area of open land in perpetuity.</p> <p>Previously submitted as individual sites and then as a cumulative larger site (39.3ha) which all fail</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
	Land at Poppleton and Land at Poppleton (Phase 1) Continued...	<p>criteria 1 of the Site Selection Paper methodology (environmental assets) as within historic character and setting designations – area preventing coalescence (G5). Further evidence submitted as part of 2014 Further Sites Consultation including landscape appraisal, transport statement and masterplan. Site was rejected on the basis of landscape concerns and archaeology/heritage concerns. It is considered that this area of land is important for the setting of the city and for the setting of Poppleton due to the open landscape it provides especially as viewed from the ring road. The land prevents the coalescence between Poppleton and the city and retains a degree of separation between Upper Poppleton and Nether Poppleton. The masterplan addresses some of these issues by retaining some openspace and screening to the ring road and railway line and the village extensions would be naturally split by the railway and openspace/natural features. However, the site is still considered to be unsuitable as a plan allocation.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 154.</p>
Site 861/862	The Retreat	<p>Site submitted by planning agents on behalf of the Retreat Hospital. The site contains an existing hospital (C2) specialising in mental health. Needs to relocate into modern fit for purpose hospital facility to secure long term future. New facility needs significant level of cross subsidy to achieve a viable solution. Necessary funds needed from conversion of listed building to create approx 100 residential units and new build to create 150 dwellings. Seek allocation as mixed use strategic site to include residential institution (C2), Day Care clinic (D1) and housing C3 including conversion and new build. Site area is 16.2ha including existing buildings, grounds, sports facilities (cricket pitch and tennis courts) and agricultural grazing land.</p> <p>There have been recent planning consents for demolition of existing buildings and replacements as well as some building in the walled garden.17/00959/FUL - Creation of an enclosed landscaped garden adjacent to the Kemp Unit, including erection of a retaining wall, fences and railings (revision to approval 16/00711/FUL to reduce size of garden) - Approved</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 861/862 Cont.....	The Retreat Continued.....	<p>15/00421/FUL - Erection of a patient accommodation block and day care centre with associated landscaping following demolition of the existing student accommodation building - Approved</p> <p>15/00419/FUL - Erection of a patient accommodation block and day care centre with associated landscaping following demolition of the existing student accommodation building - Approved</p> <p>The entire 16ha site is within the draft green belt and Walmgate Stray wraps around the site. The site contains a number of listed buildings:</p> <p>Grade 2; The Retreat Hospital Heslington Road (861 Section)</p> <p>Grade 2; Garrow House Heslington Road. - Student accommodation? (on 862 section of site)</p> <p>Grade2;Summerhouse (861 Section)</p> <p>All of the buildings on the site are within a conservation area. The conservation area is based on the openness of the area and the existing buildings and their setting. The north west corner is a designated Area of Archaeological Importance (AAI) which includes a Scheduled Ancient Monument - this is the mound which forms part of the civil was siege monument - SMR No. 287; Lamel Hill (Anglo-Saxon Tumulus). A small area to the north east (*62 parcel) also overlaps with the City Centre AAI. There is an Anglo/roman burial ground on site which is a huge cemetery the full extent of which is still unknown and runs underneath the existing buildings. There is also a burial ground which contains many Quakers including Joseph Rowntree.</p> <p>The Gardens of the site contain elements of designated open space which includes a cricket pitch, bowling green and tennis courts. It is known that the tennis courts have not been taken care of and have therefore degraded over time.</p> <p>All of the site to the south of existing buildings is designated as part of Green Wedge C3 and the site is very important in contributing to the openness and feel of that green wedge as well as it</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 861/862 Cont.....	The Retreat Continued.....	<p>playing an important role in terms of biodiversity. The mature trees to the east of the site are important and although there is an enclosure wall to the south of these, the area is open to the East. The wall returns around the burial ground.</p> <p>All of the site is sensitive in terms of its impact on heritage and landscape. The area closest to the road has views of the Wolds and is prominent in how it can be perceived. The sports ground and area to the north form plateaus. Even though the site is walled the higher areas offer views in and out of the area which contribute to a sense of openness which needs to be preserved. All of the cemetery, sports facilities and burial ground form part of the setting of Walmgate stray. It would be impossible to retain the landscape character of the area if new buildings were added. The area to the south is not just one big field but contains many different elements, it merges with the adjacent university land and creates good landscape flow into this and grazing land. There could be some support for retaining and converting existing buildings to the North but it would be difficult to define a green belt boundary around this. The entire site is currently within the greenbelt and needs to remain so.</p> <p>Access could be taken off Heslington Road but Green Dykes Hill is very steep and has a sharp bend - there are concerns as to whether further access from here would be safe.</p> <p>The Northern Section of the Site is within 250m of the AQMA on Lawrence Street.</p> <p>No technical evidence submitted as part of the consultation. Due to the significant constraints of the site and the importance of the whole site to the character setting of the City it is considered that any future development of the site needs to be assessed through Planning application processes and not as an allocation in the Local Plan.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 155.</p>
Site 863	Clifton Park	<p>This site has been previously considered under site reference 187 in previous site selection reports and failed criteria 1 (environmental assets) as the site is part of green wedge (C6) and abuts the</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 863 Cont....	Clifton Park Continued....	<p>River Corridor (B1) in the Historic Character and Setting appraisal work (2003, 2011,2013).</p> <p>Representation received from developer through PSC seeking allocation of 12.9ha with developable area of 3.3ha/90dwellings and open space to create new city park of 9.6ha. New masterplan submitted to create a new City Park to the eastern section directly below the former hospital site and adjacent to Shipton Road.</p> <p>Site continues to fail criteria 1 (environmental assets) as part of green wedge and River corridor. Site is not considered suitable for development even at the reduced level proposed in the revised materplan.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 156.</p>
Site 871	Land East of Northfield Lane	<p>Representation received from planning agents on behalf of landowner. 48ha ha site submitted for up to 1000 units. Proposed boundary change to previously rejected site 250. Site is in single ownership, is close to existing services along Beckfield Lane and Boroughbridge Road and access can be provided via A59. Site has no specific landscape features with some mature hedgerows and trees providing dense screening to A1237. Landscape assessment submitted by CSA Environmental. Views from A1237 limited and where views exist it presents a blunt edge to the settlement. The proposals would retain the southern part of the site as farmland with housing on northern part set back from road frontage with new landscaping. Phase 1 Habitat Survey shows predominantly intensively farmed arable fields. Some smaller grazed semi-improved permanent grassland to south. Some nesting habitats potential in farm buildings.</p> <p>Site fails criteria 1 as it is within historic character and setting area, partly area preventing coalescence (G4) and area retaining rural setting. This land creates a physical and visual separation between the A1237 and the main urban area of York and between Knapton and Beckfield Lane.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 871 Cont.....	Land East of Northfield Lane Continued.....	<p>Whilst it is acknowledged that landscaping could provide some mitigation the introduction of a solid form in this location would compromise what is currently open countryside.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 157.</p>
Site 875	Land beyond Riverside Gardens, Elvington	<p>Alternative boundary of previously considered site. Additional land (12.75ha) to north submitted as safeguarded land through the PSC (2016). No further evidence submitted.</p> <p>Previous technical officer comments stated that the development of the site would materially affect the character of the eastern boundary of the village. Development of the site would bring the edge of the village closer to the River Derwent corridor and public rights of way (PROW). The site would visually impact on a significant number of residential receptors and Stamford Bridge (bridge).</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 158.</p>
Site 882	Land East and West of Askham Lane/A1237	<p>Previously rejected site. Submission by planning agent OBO landowner/developer. Objects to lack of housing or safeguarded land allocation. Site can deliver 500+ houses. Site split by Askham Lane and is currently agricultural land. Eastern section is smaller and comprises an agricultural field bound to west by Askham Lane and to east by field boundary and beyond The Gallops and Osprey Close. The northern and southern boundaries of eastern section is bounded by existing hedgerow boundaries. Larger western section consist of two fields with western boundary to A1237 and to east by Askham Lane. Links to Site 782 and H9 parcels to north of eastern section. Reference to previous evidence including Archaeology, Transport and Infrastructure Report, Masterplan and Landscape and Visual Impact Assessment.</p> <p>Site is within historic character and setting area - area retaining rural setting and therefore fails criteria 1 (environmental assets) of the site selection paper methodology. It is considered that the development of the site would compromise the setting of the city especially given the gentle topography of the site and that the rural edge of the city would be lost especially when experienced</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 882 Cont....	Land East and West of Askham Lane/A1237 Continued....	<p>on the approach to Askham Lane and the A1237. The landscaping proposed would not mitigate for the loss of openness, impact on landscape character or on the setting of the city. The introduction of high hedging could not mitigate for this impact as the introduction of buildings in this location would still introduce a solid form which would compromise the fluidity and feel of the landscape.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 159.</p>
Site 887	Land East of Northfield Lane, Poppleton	<p>Previously considered site.</p> <p>Officers consider that this site provides a buffer between development at Northminster Business Park and the A1237. Allowing built development to stretch closer to the western boundary of the ring road would increase the feeling of urbanisation in this area. The development of this open area would significantly reduce the gap between the Ring Road and what in effect would become the southern edge of Poppleton village. Development of this area would consolidate development in this area</p> <p>Potential access to the site is proposed from two points on Northfield Lane. Further traffic assessments would need to be carried out as to the impact any potential site would have on the existing road network and in particular the junction with the A59 and the A59/A1237 roundabout. Any study would also need to take account the use of the road and the proposed expansion of Northminster Business Park.</p> <p>The site is some distance from Poppleton village and associated facilities including shops, GP surgery and primary school.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 160.</p>
Site 891/922	Galtres Garden Village	<p>New Site submitted through PSC (2016)</p> <p>Original site submitted through PSC was for 38.7ha and up to 953 dwellings. The site passes the</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 891/922 Cont...	Galtres Garden Village Continued....	<p>first 3 site selection criteria but based on this boundary fails the sustainable access criteria (4a and 4b) not meeting the minimum scoring threshold for residential sites. The location of the site adjacent to the A1237 means it currently has very limited access to existing services and does not attain the minimum score required to be considered further as a potential residential site. The revised submission extends the site to 78.8ha (up to 1500 dwellings) and includes the provision of a pedestrian and cycle footbridge over the A1237 which would potentially improve its access to existing facilities within the Huntington area. It is not currently clear what services this would then bring within a suitable walking/cycling distance. It is noted that the revised masterplan includes the provision of a 'village hub' which it is proposed would include a primary school, playing pitches and retail/community facilities (circa 0.15ha). Provision of a village centre including an appropriate range of shops and community facilities would be essential to make this site function as a sustainable settlement. This provision would need to be taken into account in considering the overall viability of the site.</p> <p>Through the Local Plan spatial strategy and the evidence base we have identified those areas that are most important for maintaining the historic character and setting of York. The Galtres Village site is located directly adjacent to the A1237 and it is considered that the site boundary and layout reflects neither an urban extension or a separate settlement or 'garden village'. It is not considered that the site reflects the urban form of York which is a compact city surrounded by a 'clock face' of smaller independent villages. This also reflects previous consultation comments received from statutory consultees including Historic England.</p> <p>Whilst it is accepted that the revised masterplan includes a widened landscape buffer to the A1237 it is not considered it provides an adequate setting for the site.</p> <p>In terms of access it is proposed that the site would be accessed from a realigned North Lane roundabout with a 5 arm junction and an additional road access to the east of the roundabout onto North Lane. A bus only link is also proposed to the A1237. Providing suitable access to the site and mitigating the impacts of this site on the highway network are likely to be difficult and expensive which would impact on the site viability and deliverability. The submissions to date do not evidence</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
		<p>a suitable, safe access that is acceptable to the Council.</p> <p>Overall there are concerns regarding the viability and deliverability of the site based on the provision of the community facilities and services required in order for it to function as a sustainable settlement and in addition the required highway mitigation including the potential new junctions/roundabouts to the A1237 and proposed footbridge over the A1237.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 161.</p>
Site 892	Land at Grange Fm, Strensall Rd,	<p>New Site submitted through PSC</p> <p>Site fails criteria 1 (environmental assets) as it is within an area preventing coalescence (G1) in the Historic Character and Setting work (2003,2011,2013) criteria 1</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 162.</p>
Site 894	Land at Crossmoor Lane and Usher Lane, Haxby	<p>New Site submitted through PSC (2016)</p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as a residential site.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 163.</p>
Site 902	Land south of Strensall Village	<p>Alternative boundary of previously considered site (Site 825/SF1) SF1 (825)</p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as a residential site.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 164.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Non- Strategic Sites		
H26	Land at Dauby Lane, Elvington	<p data-bbox="629 312 1370 344"><u>Deleted Site H26: Land at Dauby Lane, Elvington</u></p> <p data-bbox="629 384 1014 416">Total representations: 19</p> <p data-bbox="629 421 801 453">Supports:2</p> <p data-bbox="629 458 846 489">Objections:16</p> <p data-bbox="629 494 833 526">Comments: 1</p> <p data-bbox="629 603 2047 676">Supports for the removal of the site consider that H26 does not offer an alternative to H39 and is not logical site for housing development.</p> <p data-bbox="629 715 2047 959">A number of objections to the removal of the site from members of the public and Elvington Parish Council. They consider that site H26 should be re-allocated and replace site H39 (Land to North of Church Lane, Elvington). Reasons for this include that H26 is a larger site so could provide a better mix of family housing including affordable homes, has direct access to Elvington Lane so would cause less impact on the village centre, is close to facilities including the school, medical centre and open space and would also bring the two areas of the village together and create better linkages.</p> <p data-bbox="629 997 2047 1369">Representation received from planning agent on behalf of developer. They object to the removal of the land from the Plan due to disagreement with the overall housing requirement (OAN), lack of safeguarded land policy, density assumptions and concerns over York Central (ST5) and Land West of Elvington Lane (ST15) delivery. Site previously passed CYC Site Selection criteria and serves no or limited greenbelt purpose as previously included as allocation. The site is well contained visually and physically and is at the heart of the settlement. This is a small gap in an otherwise built up settlement and allocation would not harm the character or form of Elvington. No constraints as proven by previous evidence submitted for the site including archaeology (evaluation and trail trenching), flood risk and drainage, air quality assessment, transport assessment, travel</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H26 Cont....	Land at Dauby Lane, Elvington Continued....	<p>plan, ecological appraisal and bat survey.</p> <p>Site was removed from PSC due to concerns regarding the impact of the development on the character of the village given its development would extend the village well beyond the main village centre and settlement limits. The site currently provides a gap between the main village centre and the industrial/commercial areas to the north. Whilst it is recognised that the site is partially contained by hedge and tree screening to the north west, Elvington Lane to the south and SINC to the west it is considered that the site would still constitute a significant change to the shape and form of the current village. Officers consider that the H39 site offers a more logical extension to the existing village and that on balance would be preferable to H26.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 165.</p>
H27	The Brecks, Strensall	<p><u>Deleted Site H27: Land at the Brecks, Strensall</u></p> <p>Total representations: 76 Supports:72 Objections:2 Comments: 2</p> <p>Number of supports for the removal of the site at PSC including from the parish council and members of the public. Many recognise that that the village of Strensall is already large enough and that the existing infrastructure including roads, drainage and sewerage and community facilities including schools, shops and GP's are at capacity already. Also concerns over the impact of the development on what is currently natural/semi-natural open space and potential impacts on Strensall Common SSSI.</p> <p>Objection to the sites removal from the landowner/developer. They state that the site has consistently been excluded from draft green belt boundaries and CYC has confirmed on may</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H27 Cont.....	The Brecks, Strensall Continued.....	<p>occasions that it does not serve and green belt purposes. It is incorrect for CYC to rely on SoS and Inspector's conclusions in relation to the call-in Inquiry in discounting Brecks Lane as an allocation as this decision was made in the context of the site being situated within the Green Belt and whether its development was justified by very special circumstances (and it was found that it was not). This does not preclude a proper consideration of whether the site should be located within the Green Belt and its contribution to Green Belt purposes. Land at Brecks Lane is a suitable site for housing that would have no unacceptable environmental impacts or create unacceptable impacts upon amenity of new and existing residents. There are no insurmountable constraints and the site is deliverable within 5 years.</p> <p>The site has recently been refused by the Inspector and Secretary of State at appeal and the decision concluded that the development of the site would impact on the purposes of greenbelt including on opened, encroachment and unrestricted sprawl.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 166.</p>
H30	Land South of Strensall Village	<p><u>Deleted Site H30: Land south of Strensall Village</u></p> <p>Total representations: 78 Supports:72 Objections:1 Comments: 1</p> <p>Number of supports for the removal of the site at PSC including from the parish council and members of the public. Many recognise that that the village of Strensall is already large enough and that the existing infrastructure including roads, drainage and sewerage and community facilities including schools, shops and GP's are at capacity already. There was also concerns raised regarding the narrow access to the site and the impact on the village centre which is already congested.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H30 Cont....	Land South of Strensall Village Continued....	<p>Objections from various landowner/developers seeking the allocation of the site for housing development. The site was part of a larger area of land proposed for housing in the Preferred Options Local Plan 2013. From the Council's methodology it is clear therefore that the site has been run through a detailed suitability assessment process and has been judged to be in a sustainable location, relatively unconstrained and suitable for development. The revised access design provides an acceptable junction with The Village and is of a sufficient standard to serve up to 25 dwellings, thus is more than sufficient to serve a development of 11 dwellings. Overall the proposal satisfies local and national planning policy requirements and in the absence of a 5-year land supply there is a need to allocate sites such as the objection site (H30 (part)) that can be brought forward quickly to address the significant underprovision in housing supply across the plan period and, more particularly in the first 5 years of the plan</p> <p>Representation also received from landowner of land both sides of railway line who states the proposal would include provision of land for a car park for proposed rail halt. Proposing eco/self build scheme with modular construction. Provision of low cost self build plots using modular construction.</p> <p>Application (15/02353/OUTM) refused 12/1/2016. Appeal dismissed 27/10/16 (APP/C2741/4/16/3154113). Inspector concluded that site is within general extent of GB as saved by RSS. Appellant argued site was not within general extent due to enclosure and separation from open countryside. Inspector concluded that the site had a fringe of village location with housing to north and east, open fields to west and railway line to south with open countryside beyond. Strensall is already a significant size with extensive modern housing extending from historic core. Unrestricted sprawl applicable here and proposal would conflict with this purpose. Site is not within settlement limits of village and is undeveloped Greenfield parcel on edge of village with open countryside to south and west. Considered to be encroachment into open countryside. Very special circumstances not demonstrated.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H30 Cont....	Land South of Strensall Village Continued....	<p>Highways Safety – Supplementary transport note submitted in appeal which addressed CYC concerns and incl. revised access design. Appears to include adequate visibility splays and shared access way sufficient to serve development and not prejudice future development of adjacent land.</p> <p>The site has recently been refused by the Inspector and Secretary of State at appeal and the decision concluded that the development of the site would impact on the purposes of greenbelt including on openness, encroachment and unrestricted sprawl.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 167.</p>
H33	Water Tower Land, Dunnington	<p><u>Deleted Site H33: Water Tower Lane, Dunnington</u></p> <p>Total representations: 15 Supports:15 Objections: 1 Comments: 0</p> <p>Supports for the removal of the site including from Parish Council and members of the public. Considered that Eastfield Lane forms a clear and well defined boundary for the northern edge of the village. This land is part of the York Moraine and is currently productive agricultural land. Inclusion of this land for development would compromise defensible Green Belt boundaries. Any additional housing in this location would potentially make the already precarious surface water drainage issue for the village much worse. The development of this site would impact the junction of Church Balk / Eastfield Lane, which is already problematic. Considered that development would destroy ancient native hedgerows, would seriously affect drainage capacity and cause more flooding, have negative impacts on parking and congestion in the centre of the village at the "Cross" area, changes to road may harm the conservation area, concerns over access and congestion around</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H33 Cont....	Water Tower Land, Dunnington	<p>Pear Tree Lane School, the development would over look the cemetery and intrude on people tending to graves and increased demand for facilities in Dunnington requiring extra funding.</p> <p>Objection to the sites removal from landowner/developer. Site would create a consistent boundary to the northern edge of the village following the line already established by houses to the west of Church Balk and continued by the expansion of the cemetery. Consider that the water tower is local landmark and is the first property on Church Balk as you approach from the north. The existing dormer bungalows on southern side have already shifted settlement limit to the north of Eastfield lane and development of this site will establish a consistent boundary filling in gap between existing housing. York Moraine is low curving ridge and the gradual fall from the north to south is only perceptible on site. Travelling south along Church Balk towards the village core the views are screened by high hedging on western boundary. Masterplan provides extensive landscape buffer to Church Balk and the Roam Road can be accommodated within the site layout. Further land can be made available for additional car parking for Dunnington Church and also for playing pitches to north between Water Tower and A166. H33 submitted plus further 2.4ha to north (as previously rejected).</p> <p>It is accepted that the site is partially contained by trees and appropriate landscaping could mitigate some impacts however the existing trees are intermittent and there are views into the site from Church Balk. The site is part of the York Moraine which forms parts of the character and setting of the village. Further extension of the site to the north would impact on the character and setting of the village, it is important to retain the separation to the A166.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 168.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H34	Land North of Church Lane, Skelton	<p><u>Deleted Site H34: Land north of North Lane, Skelton</u></p> <p>Total representations: 6 Supports:3 Objections: 3 Comments: 0</p> <p>Support for the removal of the site from Parish Council and the Skelton Village Action Group.</p> <p>Objection from planning agent on behalf of landowner. Landowner objects to the removal of former allocation H34, the suggested housing requirement and the lack of safeguarded land policy and allocations. The site previously passed the Council's site selection criteria and was proposed for allocation in the Preferred Options Draft and the Publication Draft version of the Plan. The PSC gives the reason for removal of the site as access concerns and impact on conservation area. Disagree with the reasons and submit a Transport and Access Statement and a detailed drawing of the proposed access arrangements. Also demonstrate that the widening of Church Lane has been kept to a minimum and would only affect the section of Church Lane which runs the width of the site and away from Skelton conservation area and St Giles Church.</p> <p>Representation also received from further developer objecting to removal of site.</p> <p>Church Lane is a single carriageway with grass verges. In order to accommodate the proposed development, Church Lane would need to be widened and would also be required to provide a footway either side. This widening would need to be carried out from the junction of Church lane with the A19 to a point further East, beyond where the site access for H34 would meet Church Lane.</p> <p>While Church lane is not entirely within the conservation area it is directly adjacent to its boundary and within proximity to St Giles Church (Grade 1 Listed Building). The National Planning Policy</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H34	Land North of Church Lane, Skelton	<p>Framework asks that Local Planning authorities identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development which might affect the setting of a heritage asset) as heritage assets are irreplaceable, any harm should require clear and convincing justification.</p> <p>Church Lane is of significance to Skelton Conservation area and St Giles Church as it provides the approach to both and is therefore part of the context and setting of both heritage assets. The Synopsis of what makes Skelton Conservation Area Special (which can be viewed online here: https://www.york.gov.uk/info/20215/conservation_and_listed_buildings/1325/conservation_areas_in_york) notes that although more recent suburban style houses have been introduced along Church Lane “it is lined by trees and hedges, sufficient to maintain the county lane character”.</p> <p>When discussing the main elements of the character and appearance of the village, the way that boundary walls, hedges, grass verges and roadside trees lead naturally from one part of the village to another is also listed as being an important consideration.</p> <p>The necessity to widen Church Lane would remove its country lane character, grass verges and trees, thereby having a potentially negative impact on the heritage assets.</p> <p>The additional traffic which would be generated by a development of this size and could potentially add to congestion on the existing roads of the village and may have a potentially negatively impact on the villages existing character.</p> <p>The submitted documents have been reviewed and it is noted that while the access could technically be widened sufficiently, if this were to include much needed footways and provide pedestrian access to the bus stops on the A19 this would still result in the loss of grass verges at an important entry point to the village and would significantly change the nature of the area in this location. It is considered that suitable access to the site could not be designed without adversely</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H34	Land North of Church Lane, Skelton	<p>impacting on the character of this narrow lane which forms part of the Skelton conservation area and the wider setting for St Giles Church.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 169.</p>
H35	Land at Intake Lane, Dunnington	<p><u>Deleted Site H35: Land at Intake Lane, Dunnington</u></p> <p>Total representations: 17 Supports:14 Objections: 3 Comments: 0</p> <p>Support for the removal of this site including from the Parish Council and members of the public. Development of this site would require access from Intake Lane, which is a narrow lane at this point. Any development on this site will probably precipitate development of the north side of Intake Lane, which would lose the rural character of the existing cluster of 4 houses further along the lane. The lane itself is of particular value to the village as it is used regularly for walking to Hagg Wood and the surrounding countryside as part of Route 66. The site is "landlocked" as requires the purchase of some of the allocated land, development would threaten ancient native hedgerows, the development would seriously affect drainage capacity and cause more flooding, negative impacts on parking widening highways and congestion (Common Rd and Intake Lane).</p> <p>The Landowner/developers object to the proposed deletion of housing allocation H35, to the suggested housing requirement and to the lack of a safeguarded land policy and allocations.. Disagree with the proposed removal of the site in PSC on access grounds. Demonstrate through submission that Barratt and David Wilson Homes have an option to acquire the H31 site. The option requires B&DWH to provide an access through to allow the development of H35. We have</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H35	Land at Intake Lane, Dunnington	<p>demonstrated that the layout plan for H31 shows an access from Eastfield Lane through the development and also that the developer of H35 controls all the land up to the southern boundary of H31. On this basis there is no access constraint to the development and it should be re-allocated for housing.</p> <p>Officers have considered the evidence submitted through the PSC and whilst this lessens the risk of site H35 being landlocked, it doesn't eliminate the risk entirely, as it will need Barratt and David Wilson Homes to actually purchase the land and construct the access. Failure to do both of these will result in Site H35 still being landlocked. Given the layout and shape of the site it would also result in an elongated access road through H31 into H35.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 170.</p>
H50	Land at Malton Road, Huntington	<p><u>Deleted Site H50: Land at Malton Road, Huntington</u></p> <p>Total representations: 3 Supports: 1 Objections: 1 Comments: 1</p> <p>One support received to the removal of the site from PSC.</p> <p>Comment received from the Environment Agency (EA) who state that they are 'pleased to see that flood risk has been given significant importance during the site assessment process and they welcome the further review of sites to ensure that a sequential approach is taken'. Also state that 'in line with the sequential approach to location of new development as per the NPPF they support the removal of sites on flood risk grounds where there are other suitable sites available at a lower risk'.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
H50 Cont....	Land at Malton Road, Huntington Continued...	<p>In relation to this site they state that ‘they are pleased to see Site H50 removed’.</p> <p>Objection received from planning agent on behalf of landowner/developer. Object to the removal of the site in PSC on flood risk/sequential test grounds. Site is in a sustainable location close to local facilities and has well defined boundaries. The 7.1ha site could provide up to 150 dwellings. PSC removed site on sequential test grounds stating that other sustainable sites in lower flood risk zone. PSC states that part of site in flood zone 3a and 3b and majority in flood zone 2. Previously submitted Lidar data confirms that smaller area within zones 2, 3a and 3b than in current EA and SFRA. Majority of site is in flood zone 1. PSC also states that site is in a green wedge adjacent to Monk Stray and gives a sense of openness along New Lane separating existing Huntington area from commercial area of Monks Cross. Previously submitted GreenBelt Appraisal (URS) demonstrates that development would not compromise the green wedge and would not impact on views of the Minster from A1036.</p> <p>Officers consider that whilst part of the site is in a lower flood risk zone there are still concerns regarding the impact of the development of the site on the green wedge adjacent to Monk Stray and the current sense of openness experienced along New Lane which provides separation between the existing Huntington area and the commercial area of the Monks Cross development.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 171.</p>
Site 3	Chowdene	<p>Previously rejected site. No further evidence submitted.</p> <p>Site fails criteria 1 of the site selection methodology as within a Site of Local Interest (SLI) – Monks Cross Balancing Ponds and there are great crested newts in the surrounding area. Also the site is adjacent to area of importance for historic character and setting – green wedge (C2).</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 172.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 9	Land to west of Common Road, Dunnington	<p>Previously rejected site considered previously under site references 697 and 328.</p> <p>Representation from planning agent on behalf of landowner/developer. Objects to the lack of a specific policy dealing with specialist older persons accommodation and the corresponding lack of site specific allocations and in particular the inclusion of the site to the west of Common Road Dunnington . The need for elderly person’s accommodation is demonstrated in the SHMA. The site would provide much needed accommodation for the elderly and provide a significant area of open space. Development only proposed on the area of land that lies within flood zone 1. Large part of site is within flood zone 3 so previously discounted. The proposed scheme for the site has been discussed at a meeting of Dunnington Parish Council and initial discussions with Dunnington and Grimston Sports and Leisure Centre. The proposals include the erection of a 2 storey retirement living apartment block of 35 units with associated parking (use class C3). This element of development would take up only a small proportion of the site area all within flood zone 1. It is envisaged that the bulk of the site would be given over for the provision of additional sports facilities and the creation of areas of ecological enhancement. The second element of the development is a proposed new cricket pitch which will replace the existing cricket pitch on the opposite side of Common Road allowing the existing pitch to be converted into additional sports facilities. It is proposed that a new car park and pavilion is provided for the cricket facility within the site. The proposed development is to be accessed via a single priority junction onto Common Road to serve the retirement scheme and the sports facilities and car park.</p> <p>Site has been considered previously and rejected as a residential sites as part of the site is within flood risk zone 3a which means that part the site fails criteria 3 of the site selection methodology and this effectively splits the site in half. The northern remaining land parcel is approx 0.98ha and is a triangle of land which would not fit well with the urban form of Dunnington in terms of structured residential development and would offer no identifiable or logical boundaries.</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 9 Cont.....	Land to west of Common Road, Dunnington Continued....	<p>The site is also important to the setting of the village, namely division from the adjacent industrial park. Furthermore, it is considered that this site would substantially effect the southern boundary of the village. The significant screening and landscaping required to mitigate would also in itself impact on the character and setting of the area.</p> <p>The site is also adjacent to Hassacar pond SINC site and there are Great Crested Newts within the site.</p> <p>The site is partly located in an area of high flood risk (zone 3a) and therefore an exceptions test will need to be undertaken and a Flood Risk Assessment will be required, regardless of size of the development, in line with the Council's Strategic Flood Risk Assessment.</p> <p>Whilst the site may be found to be suitable for the proposed older persons accommodation it is considered that this should be assessed through the detailed planning application process and that given the sequential approach taken to the allocation of sites in the Local Plan that the site should not be allocated for residential use.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 173.</p>
Site 23	Acomb Grange	<p>Previously rejected sites as part of larger amalgamated site 302.</p> <p>Representation received from landowner. Would like site re-considered for housing. Site submitted through Call for Sites and subsequent consultation on the local plan. Site is not currently in use and is well screened by woodland. The site is adjacent to Chapelfields and has existing access via former Wetherby Turnpike and Broad Lane. The site would be suitable for 3-4 bungalows with good access to local facilities. The site is surrounded by existing residential use.</p> <p>Site is part of Historic Character and Setting Area - Area Retaining Rural Setting' designated in the</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 23 Cont...	Acomb Grange Continued.....	<p>2013 Historic Character and Setting Paper and therefore fails criteria 1 of the site selection methodology (environmental assets). The land between the A1237 and Chapelfields, to the south of the B1224 and Askham Lane provides an interface between the built up part of York and the flat rural areas adjacent to the Outer Ring Road. In character terms it is a continuation of the land between Moor Lane and Askham Lane, to the west of Woodthorpe. Therefore, it is considered that this designation should be extended north, as far as the B1224, between Chapelfields and the A1237.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 174.</p>
Site 82	Land at Knapton Lane	<p>Site submitted for re-consideration for residential development of 14 dwellings. The site is immediately available for residential development and is under the sole ownership of the developer. The site comprises vacant vegetated land located to north of Knapton Lane and is bounded by residential development to the north, east and south across Knapton Lane. The site would provide logical infill and settlement rounding off and a more rational and defensible boundary line to existing development. The site was subject to a planning application for residential development in 2015 (15/01711/OUTM) which was refused on 16/12/15 on the basis that the Council concluded that the site did not represent appropriate development in the greenbelt and no special circumstances were demonstrated, harm to the character and appearance of the area through estate development rather than frontage development, loss of habitats and biodiversity and loss of TPO trees.</p> <p>The loss of habitats and TPO reasons for refusal can be addressed by replacement planting. The applicant owns the field to the west (Ten Thorne Lane) which is not proposed for development but can provide a tree buffer or small woodland which would provide habitat and replacement trees of better quality than the trees subject to TPO (CYC341). An ecological appraisal was submitted with the application which concluded no conclusive evidence of any specifically protected species. The other reasons for refusal can be addressed through site layout.</p> <p>The site fails criteria 1 of the site selection paper (environmental assets) as it falls within area</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 82	Land at Knapton Lane Continued....	<p>preventing coalescence G4. This site is an important green buffer between the city and knapton Having separate villages which surround York's Main urban area are a key part of York's development history and this aspect is considered important in maintaining the special character of York moving forward hence the identification of areas preventing Coalescence in the Green Belt Appraisal document 2003.</p> <p>Also concern about the impact on the setting of the city and the loss of this open aspect on approaching the main urban area.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 175.</p>
Site 112	Brook Nook, Osbaldwick	<p>Previously rejected site. Site fails criteria 1 of the site selection paper methodology (environmental assets) as it within an area of importance for the historic character and setting of the City - Area preventing coalescence (G2). Part of the site also falls within flood zone 3a/3b. Part of the site also falls within flood zone 3a/3b.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 176.</p>
Site 191	Land at Avon Drive	<p>Representation from developer/landowner submitting details and evidence from application and appeal. Recent appeal on the site dismissed by the Inspector. Previous reasons for rejection as a site allocation remain. Landscape/setting concerns regarding the impact on openness and bringing development directly adjacent to the A1237.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 177.</p>
Site 215	Black Dyke Farm, Upper Poppleton	<p>Previously rejected site. Large part of the site is within an area of importance to the historic character and setting of the city - Area protecting village setting (E2) and therefore fails criteria 1 of the site selection methodology. The remainder of the site outside of this constraint is under the site</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 215 Cont...	Black Dyke Farm, Upper Poppleton Continued...	allocation threshold of 0.2ha. Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 178.
Site 291	Land west of Bishopthorpe	Previously rejected site. Site is within an area of importance to the historic character and setting of the city - Area protecting village setting (E4) and therefore fails criteria 1 of the site selection methodology. Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 179
Site 737	Church Balk, Dunnington	Previously rejected site. 1.85ha site currently in arable use and bounded by substantial hedgerows. Site lies on west of Church Balk, Dunnington. Site is located in flood zone 1. Site can be accessed from Church Balk which has a good connection to the A166. The site is available and deliverable. Site previously failed site selection process at technical officer stage due to landscape impacts. Considered that development of the site would impact on the setting of Dunnington village and that the village boundary needs to maintain separation to main arterial road. No additional evidence submitted through PSC. Previous reasons for rejection still stand. Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 180
Site 738	Land south side of Intake Lane	Previously rejected site. Representation from landowner/developer. Site re-submitted for housing. Site previously failed site selection process at technical officer stage due to landscape impacts. Considered that development of the site would impact on the setting of Dunnington village. Intake Lane provides a identifiable containment to the village edge. No additional evidence submitted through PSC. Previous reasons for rejection still stand.

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 738 Cont....	Land south side of Intake Lane Continued...	Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 181
Site 752	Land at East Field, Wheldrake	Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as a residential site. Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 182 .
Site 767	Land East of Selby Road, Fulford	Previously rejected site. Site is within an area of importance to the historic character and setting of the city - green wedge (C5) and therefore fails criteria 1 of the site selection methodology. Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 183
Site 792	Land South of Foxwood Lane	Previously rejected site. Site is within an area of importance to the historic character and setting of the city - Area protecting rural setting and therefore fails criteria 1 of the site selection methodology. Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 184
Site 866	The Fox Pub, Holgate	New Site submitted through PSC (2016) Site measures 0.19ha and is therefore under allocation threshold for the Local Plan of 0.2ha. Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 185

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 867	Land at Derwent Arms, Osbaldwick	<p>New Site submitted through PSC (2016)</p> <p>The submission is for a 1ha site to the rear of the Derwent Arms but aims to retain the Pub in its existing use. The proposal is for a 70 bed care home in this location</p> <p>The site lies entirely within a designated heritage asset – Osbaldwick Conservation Area and is within close proximity of listed buildings. No evidence submitted to demonstrate impact on the heritage assets. In line with NPPF requirements proposals will be required to maintain or enhance existing urban spaces, views, landmarks, and other townscape elements, which contribute to the character or appearance of the area.</p> <p>Ecological evidence is required to understand species on site. It is understood that part of the grassland has been less intensively managed, which could result in botanical interest. The existing hedgerows are likely to provide habitat for nesting birds, foraging and commuting bats. Furthermore, this area is sensitive to the introduction of new lighting sources and the impact these could have on wildlife. It is important to maintain a dark corridor in this area. The site is located within a District Green Corridor as set out in the City of York Biodiversity Action Plan (Draft, 2013); Osbaldwick / Tanghall Beck Corridor (District Corridor 16). The boundaries of the corridors are indicative but sites of lower individual interest can have their value enhanced through their position in linking other sites together. Great crested newts have been recorded within the area (from the Derwenthorpe development site) and there are ponds with connecting habitat within 500m of the site. The site may support suitable terrestrial habitat for amphibians and impact on great crested newts should be assessed.</p> <p>Mature hedgerows are a key landscape feature particularly to the western boundary to Metcalfe Lane and northern boundary of the site, which in turn connects into the wider landscape. These</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 867	Land at Derwent Arms, Osbaldwick	<p>features need further consideration.</p> <p>The Strategic Flood Risk Assessment shows that the site is adjacent (at the southern boundary) to an area of high flood risk (zone 3).</p> <p>While a needs survey for the care home has been submitted no evidence in relation to the sites constraints has been received.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 186</p>
Site 868	Half Moon Pub, Strensall	<p>New Site submitted through PSC (2016)</p> <p>Site is 0.17ha and is therefore under allocation threshold for the Local Plan of 0.2ha.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 187</p>
Site 869	The Marica Pub, Bishopthorpe	<p>New Site submitted through PSC</p> <p>Site is 0.17 ha and is therefore under allocation threshold for the Local Plan of 0.2ha.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 188</p>
Site 870	Nags Head, Askham Bryan	<p>New Site submitted through PSC</p> <p>Site is within an area of importance to the historic character and setting of the city - area protecting village setting (E1) and therefore fails criteria 1 of the site selection methodology.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 189</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 884	Land SW of A1237/A59 junction	<p>New Site submitted through PSC (2016)</p> <p>Site is within an Site of Local Interest (SLI) – Wheatlands Reserve and therefore fails criteria 1 of the site selection methodology (environmental assets).</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 190</p>
Site 885	Minster Equine Veterinary Clinic, Northfield Lane	<p>New Site submitted through PSC</p> <p>Re-considered as employment site to reflect Poppleton Neighbourhood Plan. Please see refer to Annex 4 and page 191 of this document.</p>
Site 886	Land at Northfield Lane	<p>New Site submitted through PSC (2016)</p> <p>Officers consider that this site provides a buffer between development at North minster Business Park and the A1237. Allowing built development to stretch closer to the western boundary of the ring road would increase the feeling of urbanisation in this area. The development of this open area would significantly reduce the gap between the Ring Road and what in effect would become the southern edge of Poppleton village. Development of this area would consolidate development in this area</p> <p>Potential access to the site is proposed from two points on Northfield Lane. Further traffic assessments would need to be carried out as to the impact any potential site would have on the existing road network and in particular the junction with the A59 and the A59/A1237 roundabout. Any study would also need to take account the use of the road and the proposed expansion of Northminster Business Park.</p> <p>The site is some distance from Poppleton village and associated facilities including shops, GP surgery and primary school.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 192</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 890	Luigis Restaurant, Northfield Lane	<p>New Site submitted through PSC (2016)</p> <p>Re-considered as employment site to reflect Poppleton Neighbourhood Plan. Please see refer to Annex 4 and page 193 of this document.</p>
Site 893	Sun and Moon Cottage, Bad Bargain Lane	<p>New site</p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as a residential site.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 194</p>
Site 895	Meadow Farm, Cross Moor Lane, Haxby	<p>New Site submitted through PSC (2016)</p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as a residential site.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 195.</p>
Site 897	Land Adjacent to Landing Lane Haxby	<p>New site submitted through PSC</p> <p>Site is within an area of importance to the historic character and setting of the city - area preventing coalescence (G1) and therefore fails criteria 1 of the site selection methodology.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 196.</p>
Site 899	York Road Dunnington Reduced Boundary	<p>Alternative boundary of previously considered site (Site reference 74).</p> <p>Site is not considered suitable for residential development. The site is outside of the existing settlement limits of the village and its development would impact on the character and setting of</p>

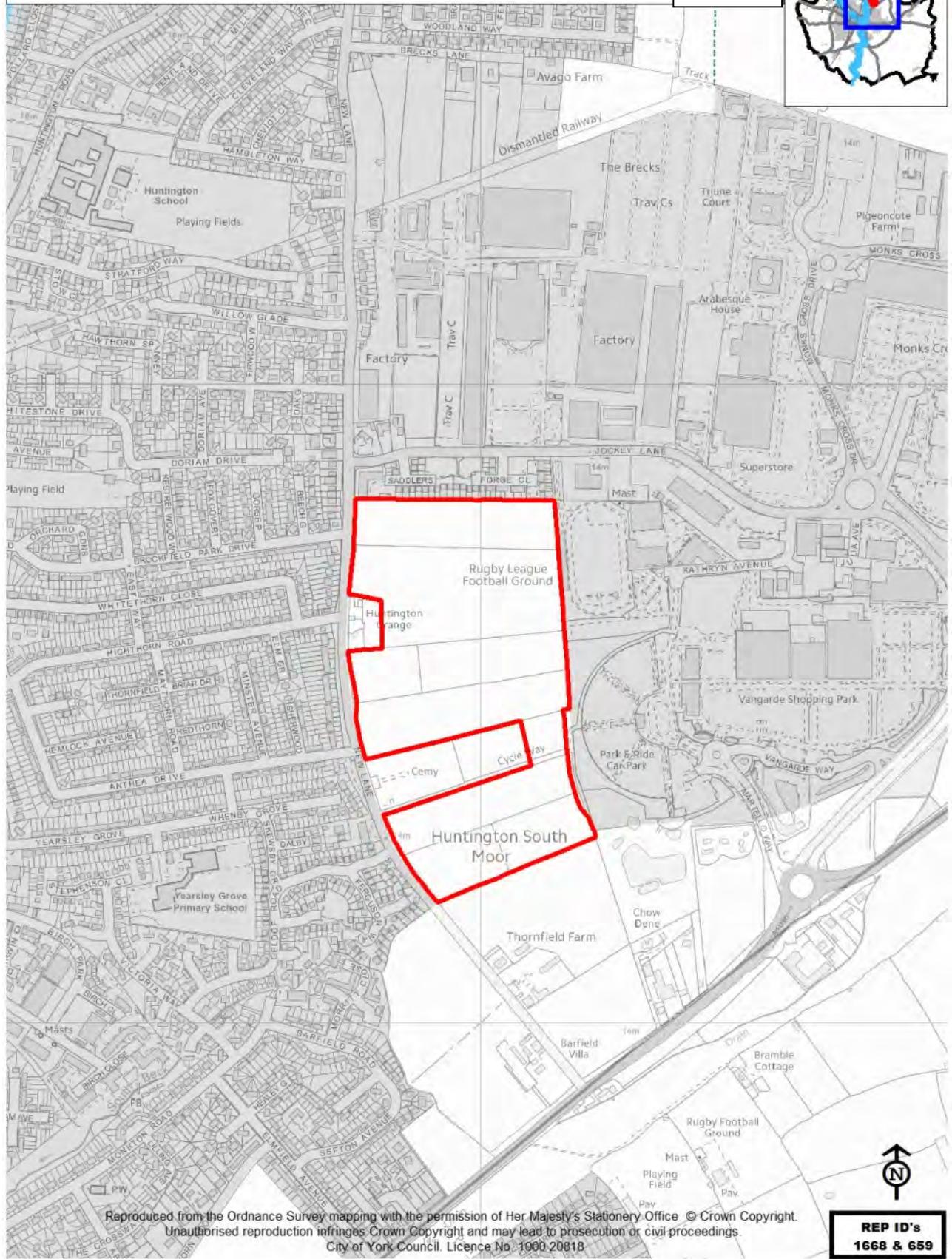
Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 899	York Road Dunnington Reduced Boundary Continued...	<p>Dunnington Village particularly on the approach to the village via York Road.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 197.</p>
Site 900	Tregarth Stables and Haxby Road Farm	<p>Alternative boundary of previously considered site (site 68). Resubmitted but no new technical evidence submitted.</p> <p>Site is within an area of importance to the historic character and setting of the city - area preventing coalescence (G1) and therefore fails criteria 1 of the site selection methodology.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 198</p>
Site 941	Elm Tree Farm, Elvington	<p>This site is an alternative boundary to that previously considered under reference 747 in earlier iterations of site selection work.</p> <p>The proposals ask for consideration of a smaller site of 0.4ha of agricultural land for up to 15 dwellings. The parcel of land proposed is smaller than that previously considered but still falls entirely within a site which has been designated as having importance to nature conservation (SINC Site 84). No evidence has been received which would explain how the ecological interest in this site could be mitigated. The site therefore fails criteria 1 of the site selection methodology (environmental assets).</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 199</p>
Site 942	Chapelfields PSC Submission	<p>This site is an alternative boundary to that previously considered under reference 831 and 778 in earlier iterations of site selection work.</p> <p>The revised submission submitted through PSC proposes 90 dwellings taking access from Grange</p>

Allocation Ref	Site Name	New Site/Previously Rejected Site
Site 942 Cont....	Chapelfields PSC Submission Continued....	<p>Lane. The masterplan presents a reduced boundary to the south west of the site to take account of previously raised concerns in respect of landscaping. The further evidence has been considered and it is considered that this area is still sensitive to development which could compromise the setting of the city and the rural edge as experienced from the A1237.</p> <p>The site fails criteria 1 of the site selection methodology as it falls entirely within an area protecting the rural setting of the city designated in the Historic Character and Setting Topic Paper (2013).</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 200</p>

Annex 3: Officers Assessment of Housing Sites following PSC

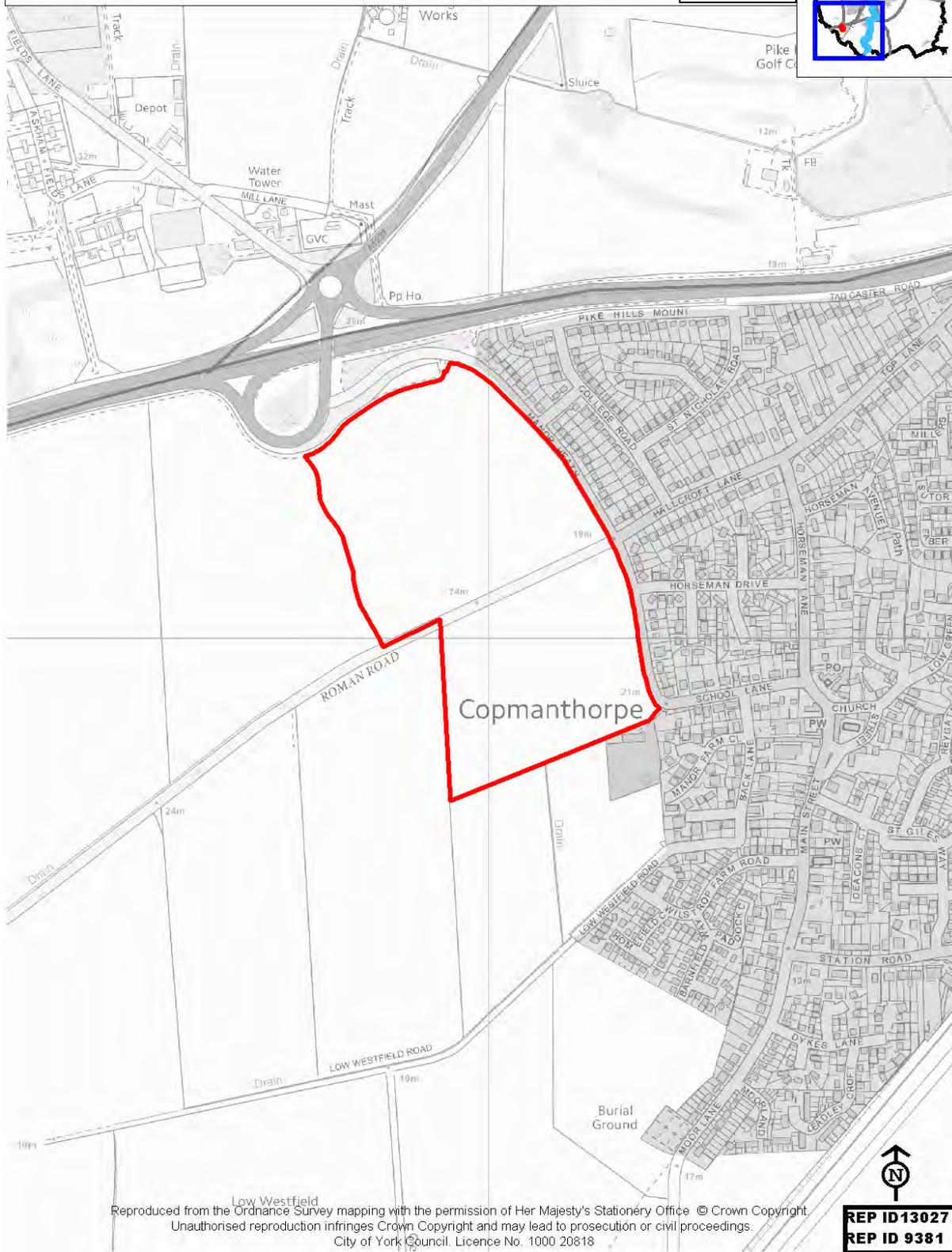
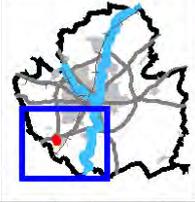
320 Amalgamated Sites at New Lane Huntington

ST11



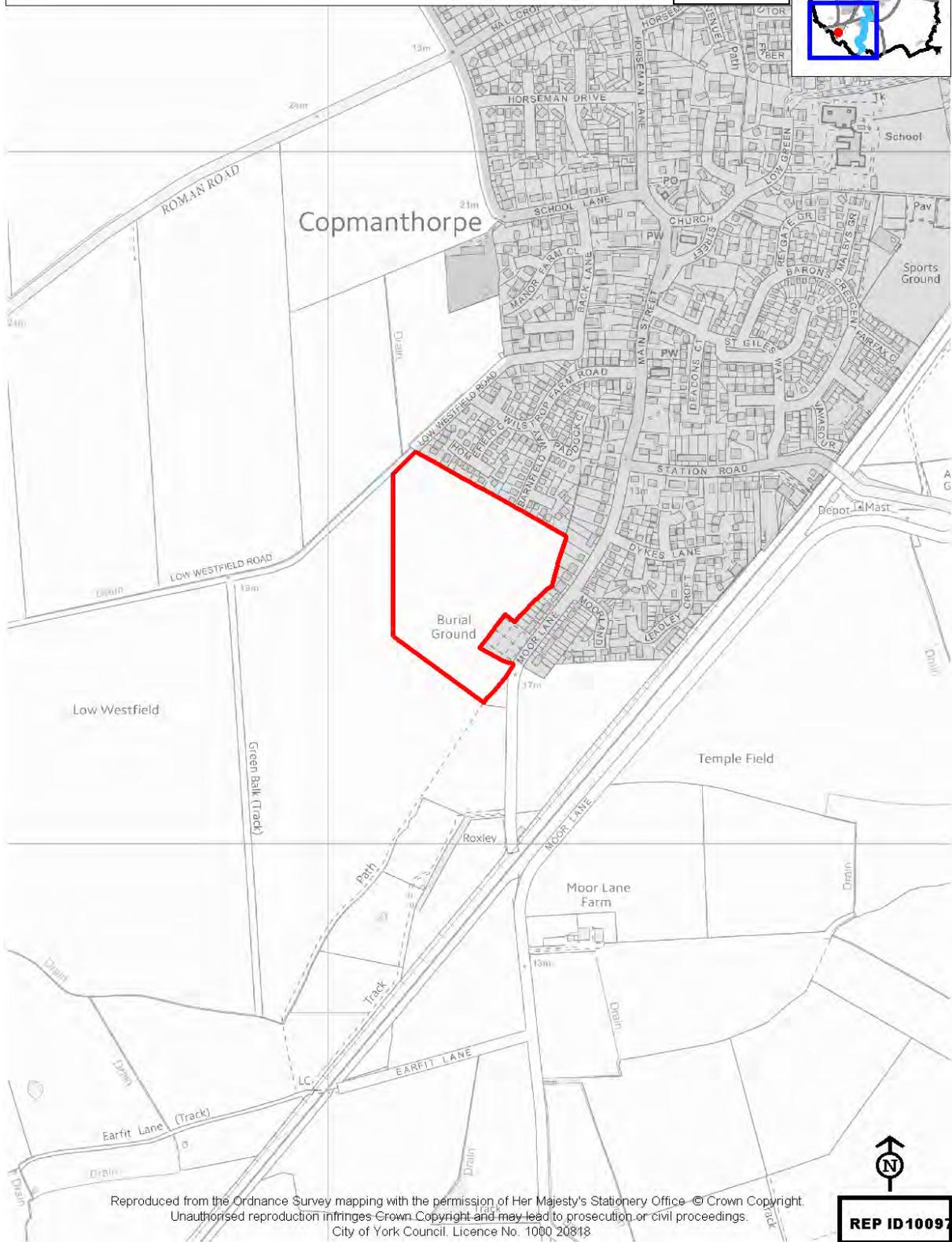
944: ST12 alternative boundary

ST12



131: Moor Lane, Copmanthorpe

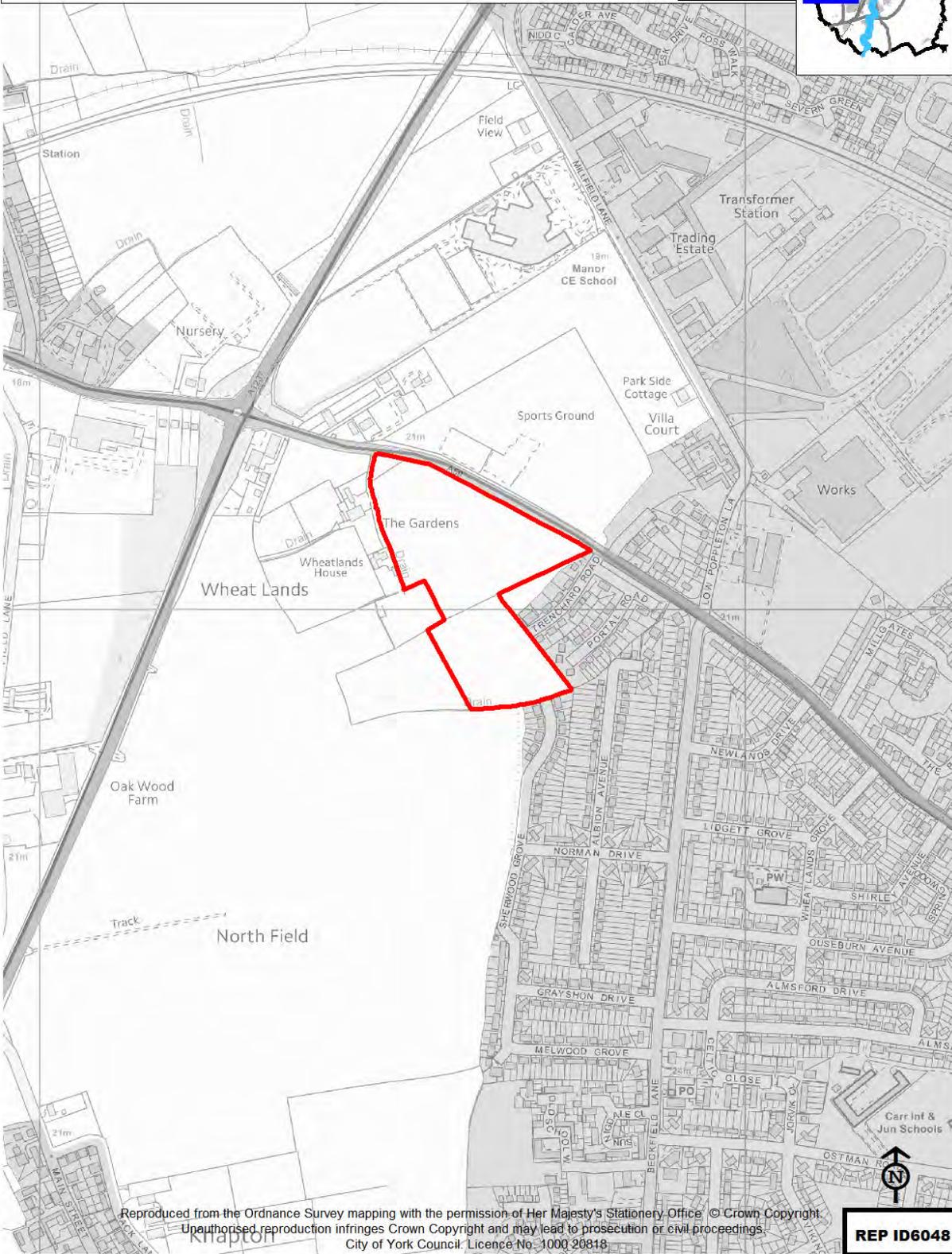
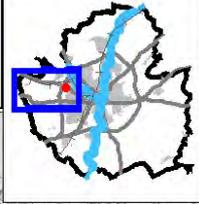
ST13



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779: South of Boroughbridge Road

ST29

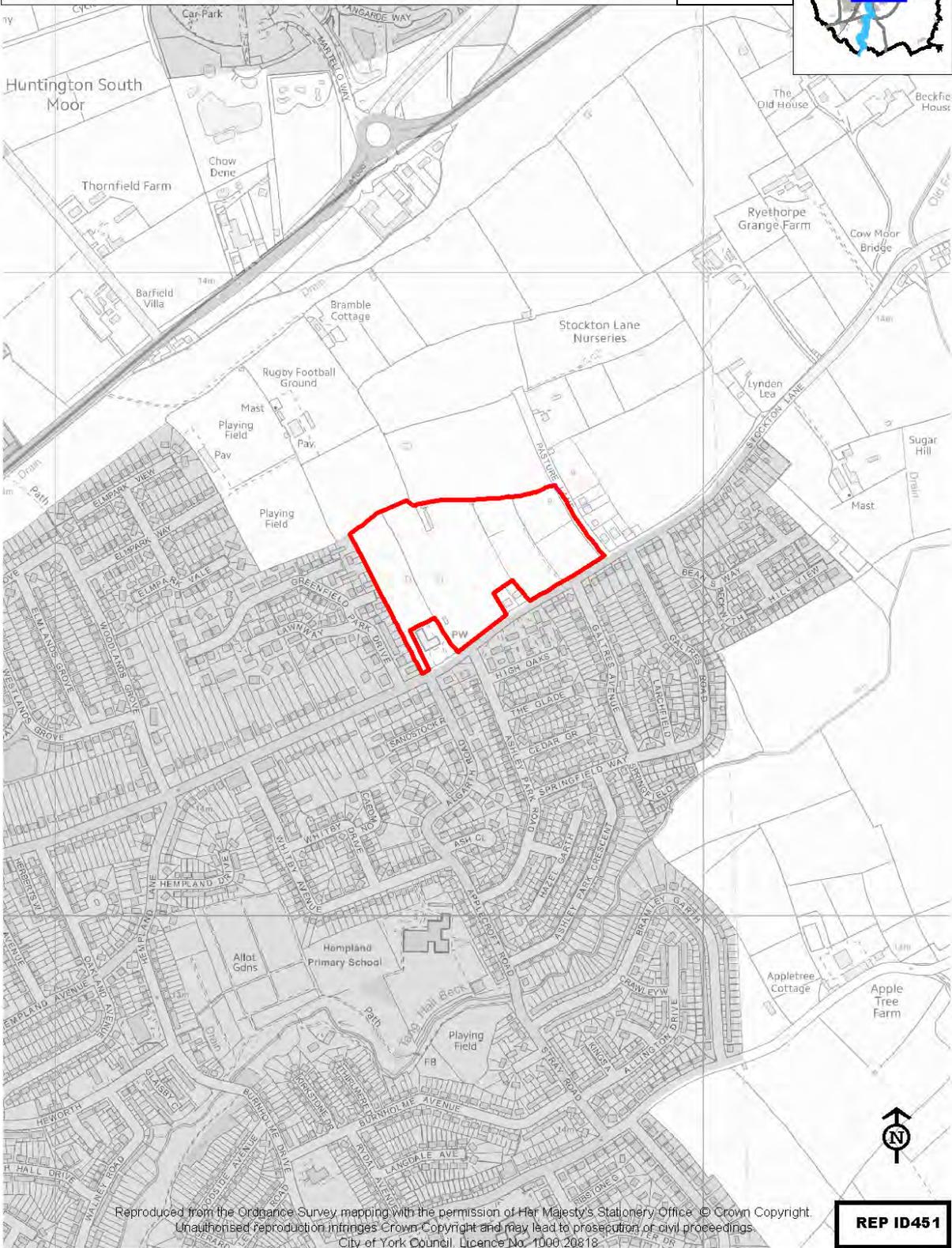
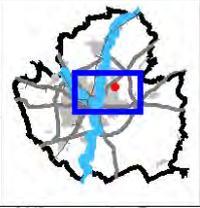


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REP ID6048

187: Open Pasture Land North of Stockton Lane

ST30

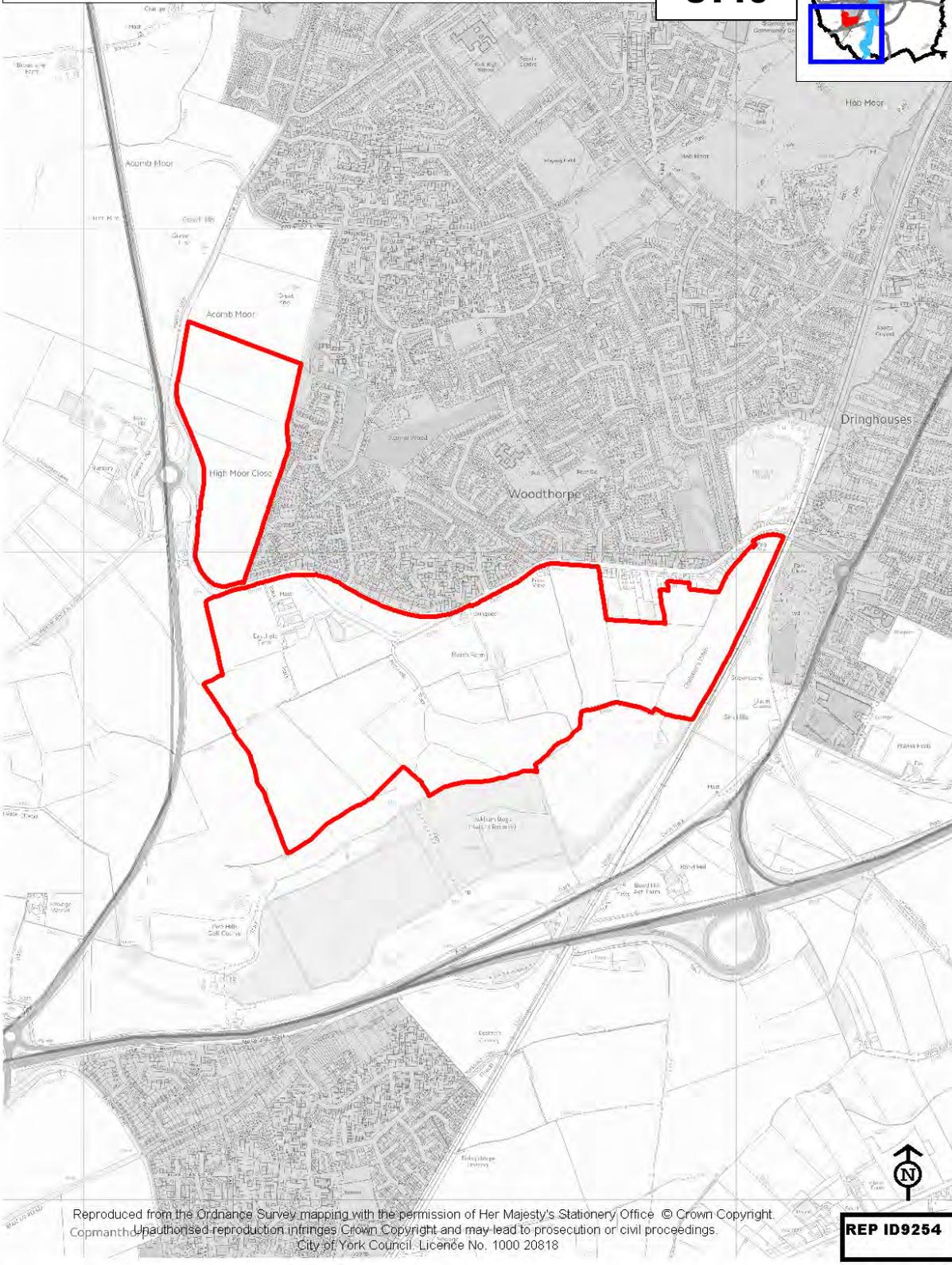
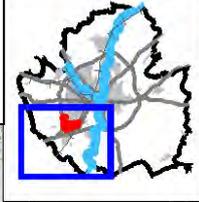


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REP ID451

880: ST10 Alternative Boundary

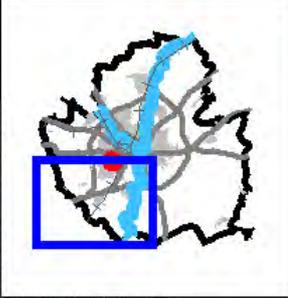
**SF12/
ST10**



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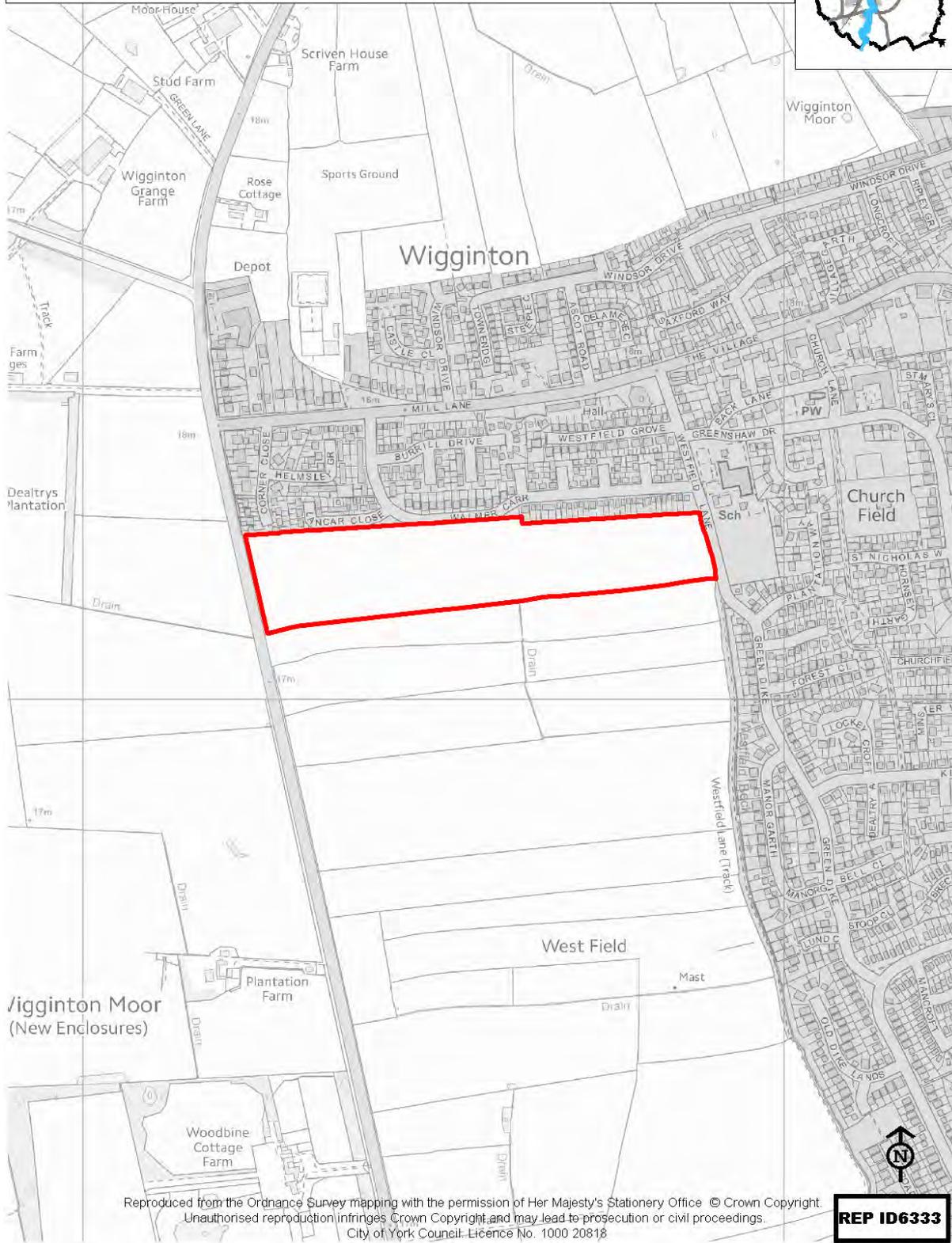
REP ID9254

122: Windsor House EPH



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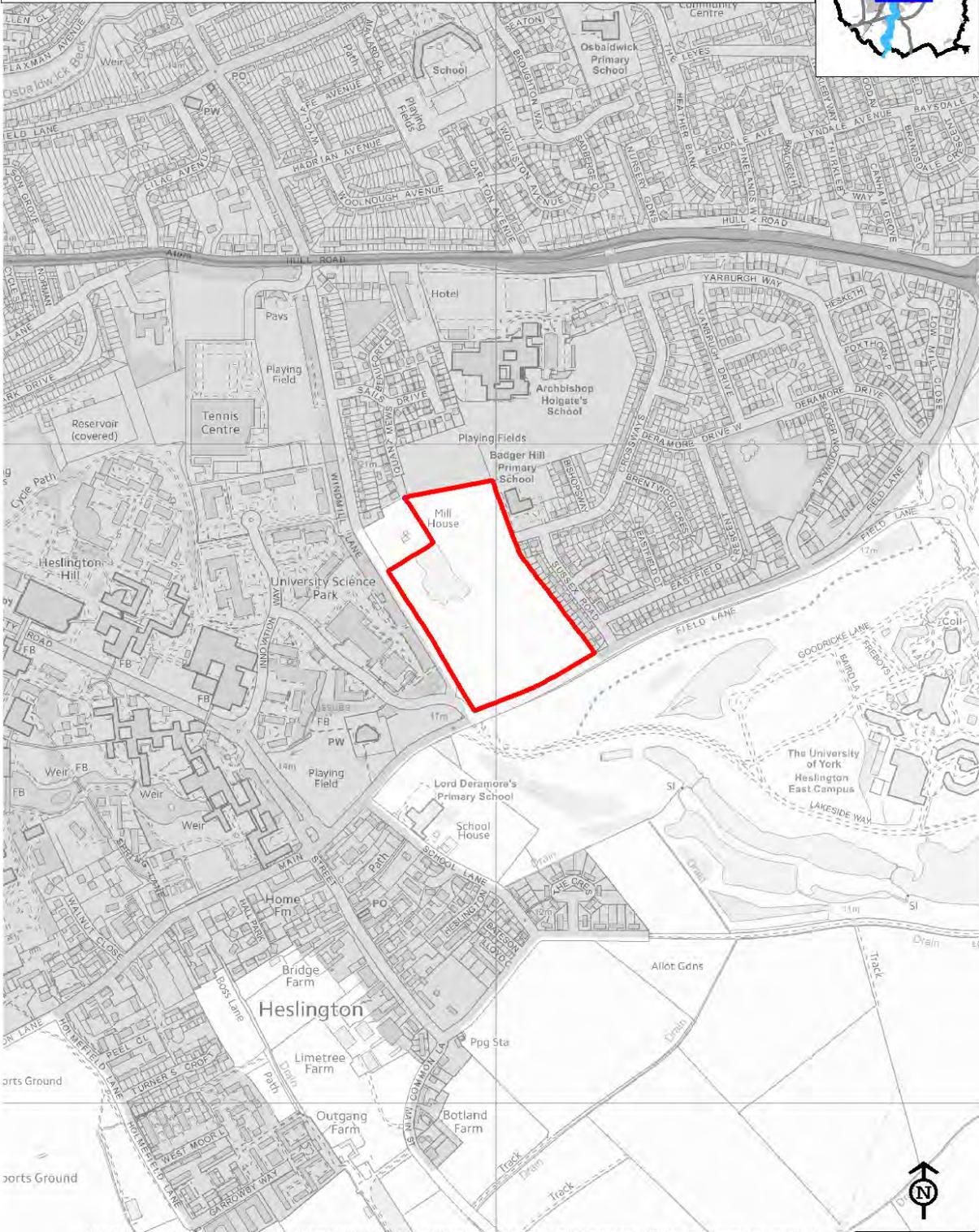
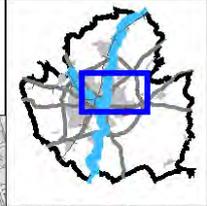
165: Westfield Lane



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REP ID6333

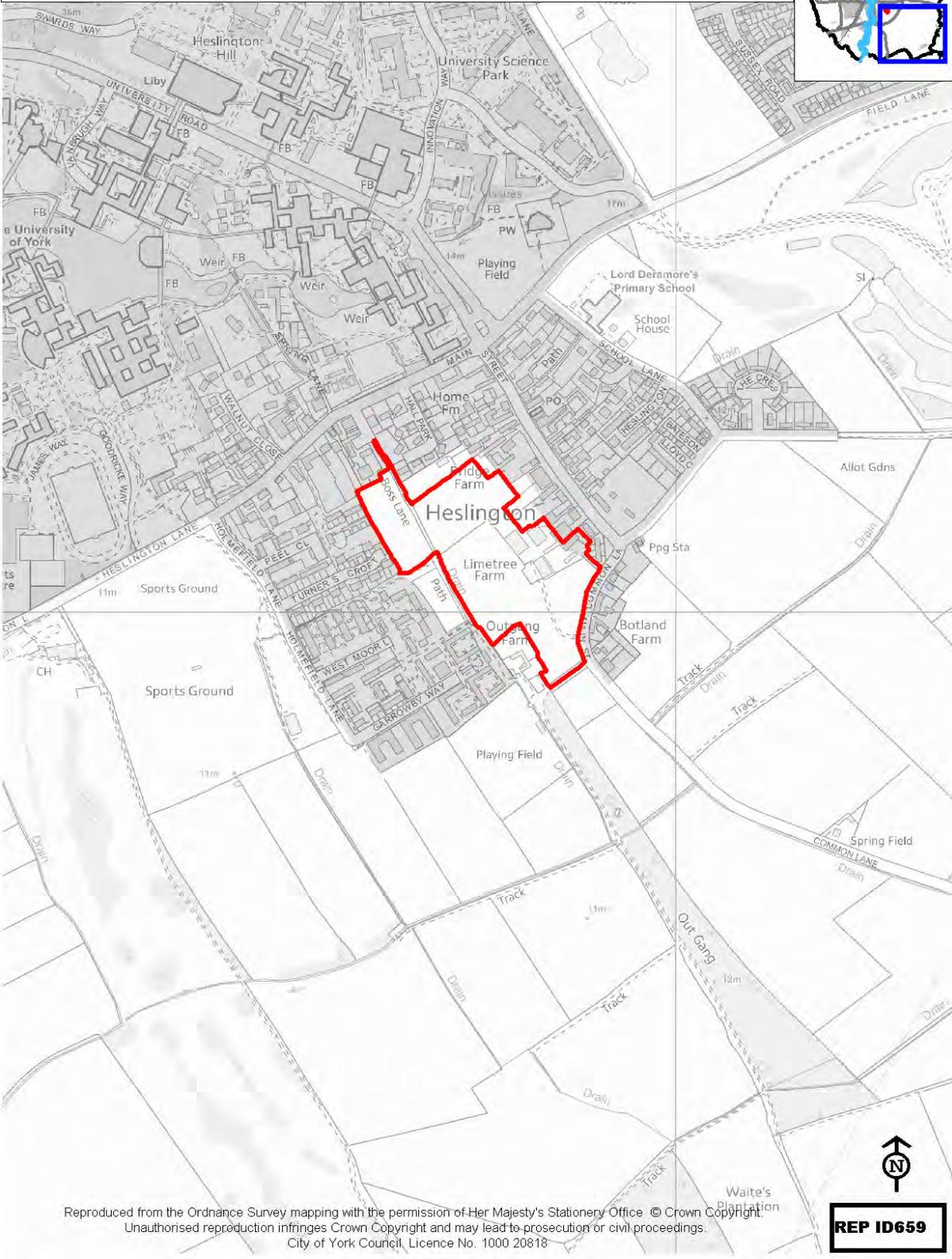
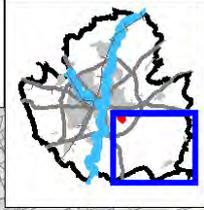
170: Pond Field



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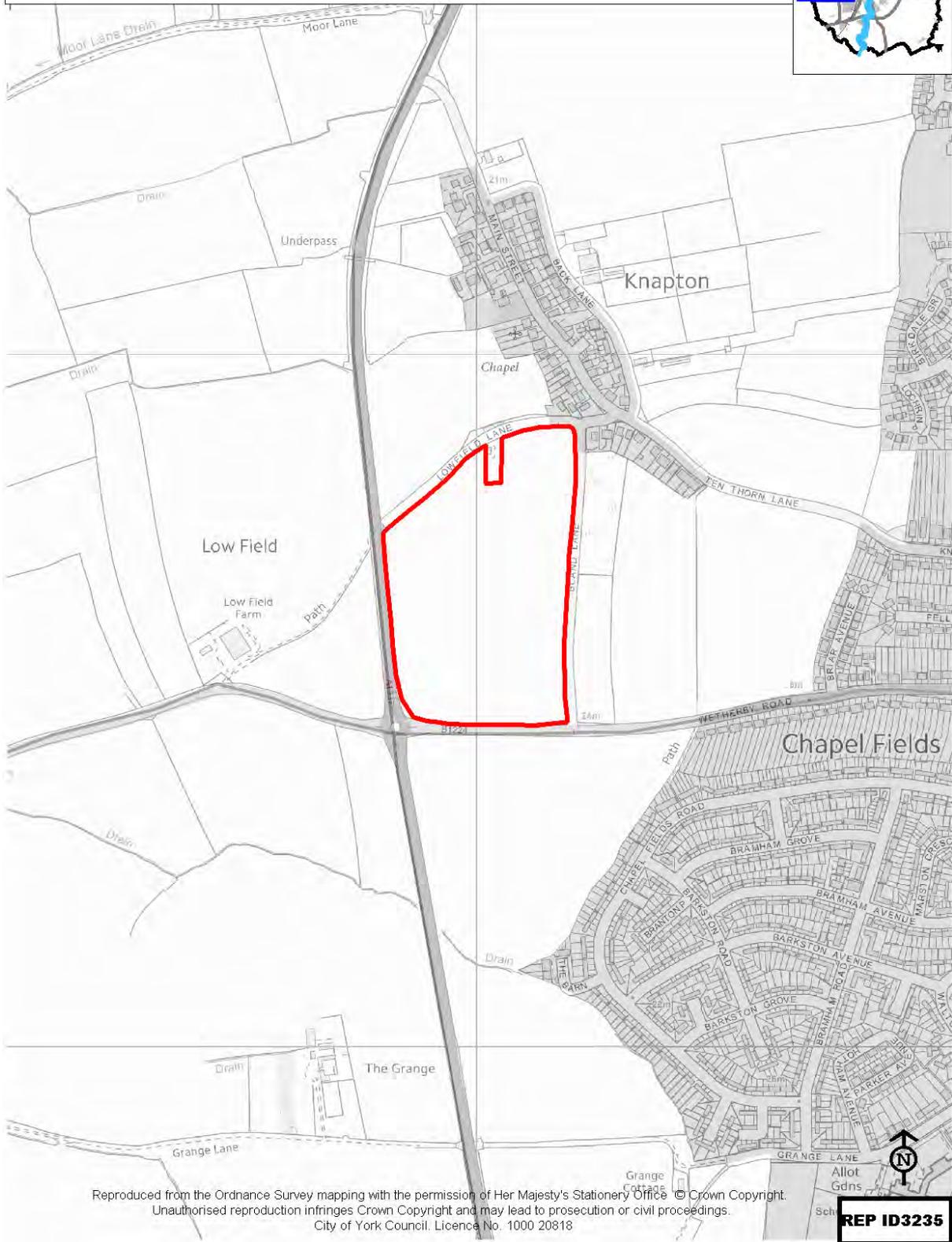
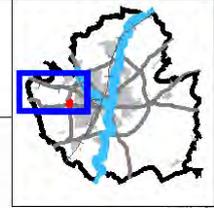
171: Lime tree Farm



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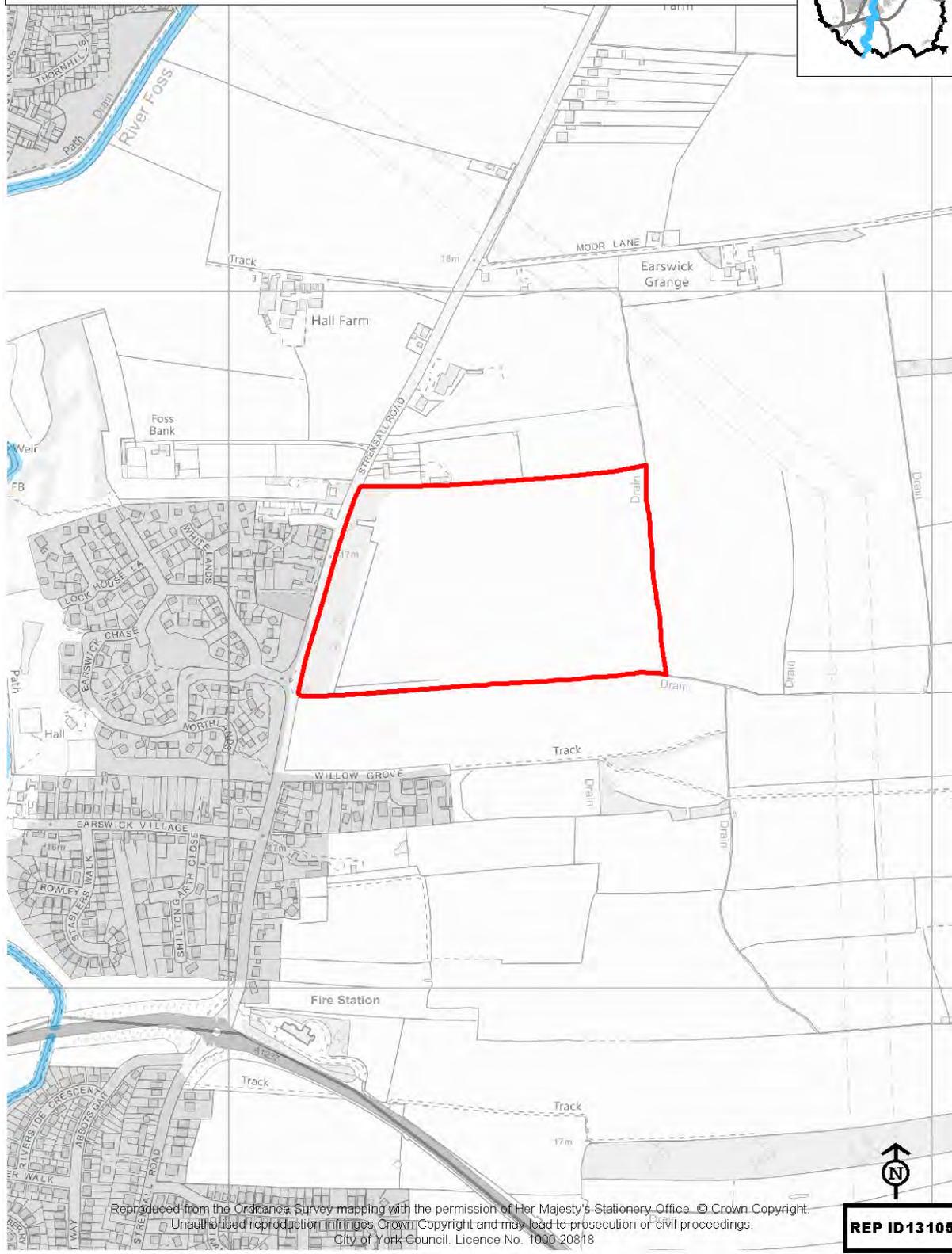
REP ID659

220: Land at Wetherby Road, Knapton



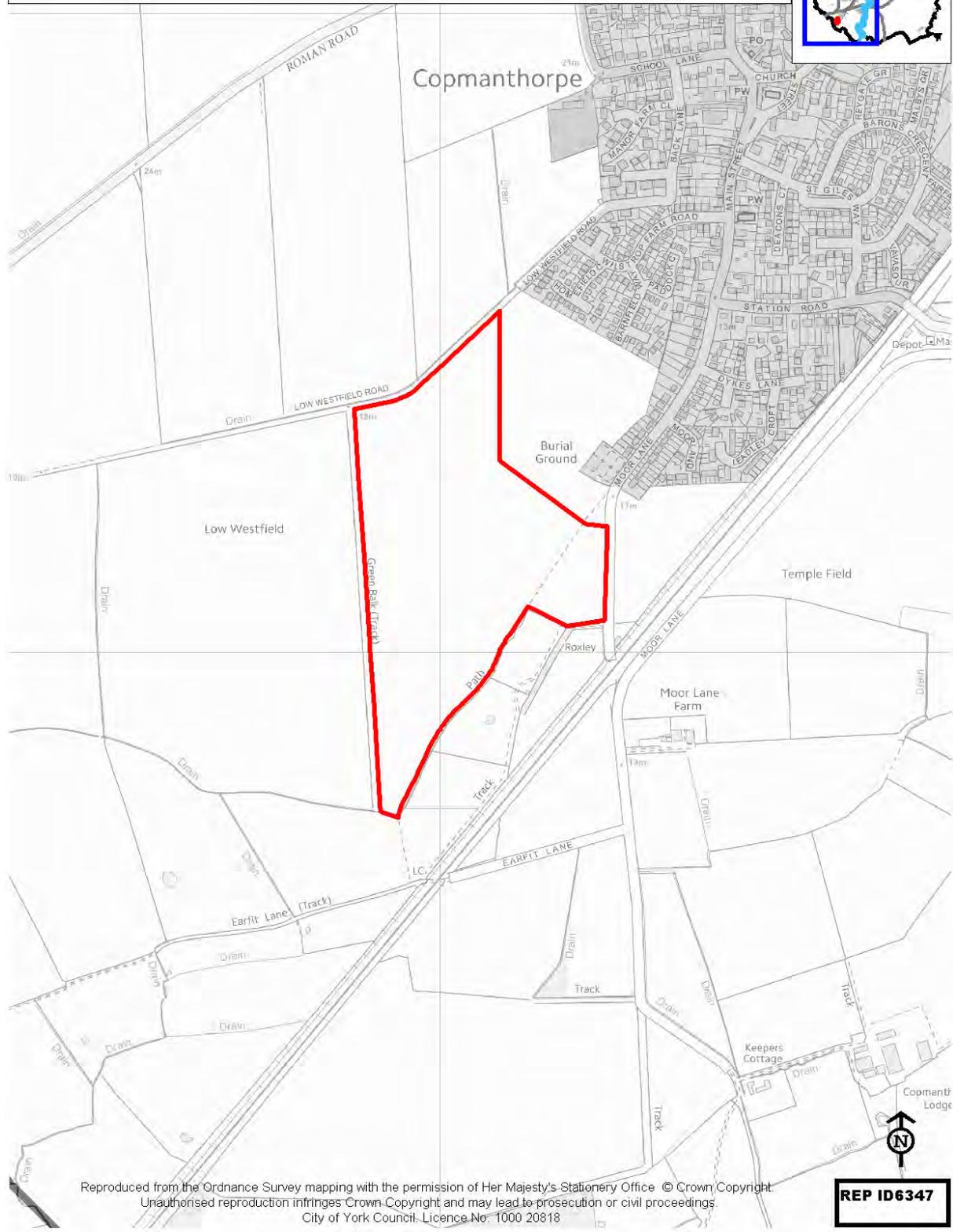
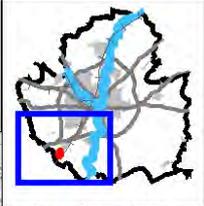
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755: Land to the East Strensall Rd Earswick



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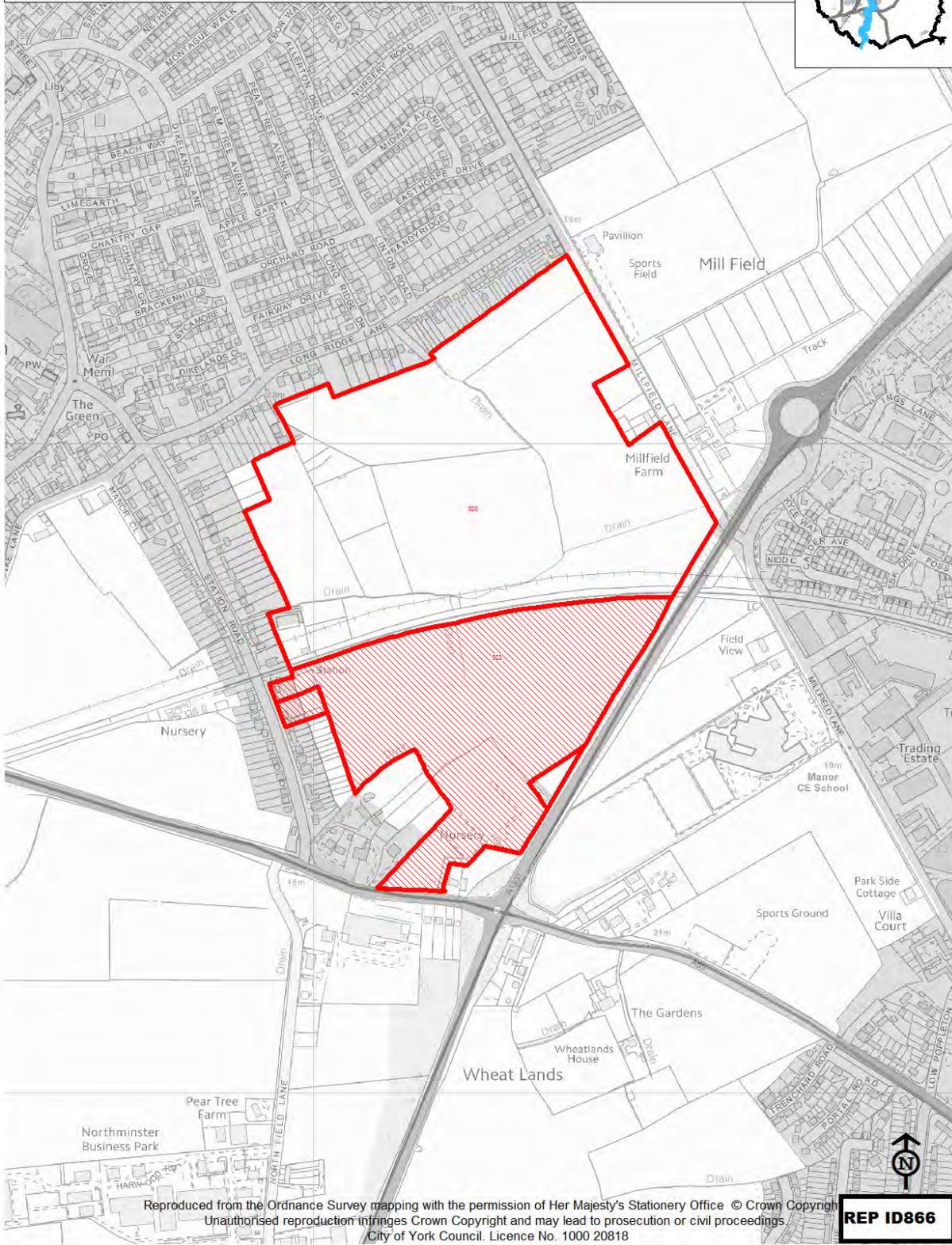
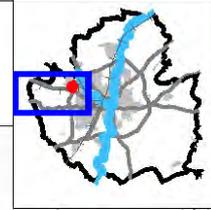
768: Land to the West of Moor Lane, Copmanthorpe



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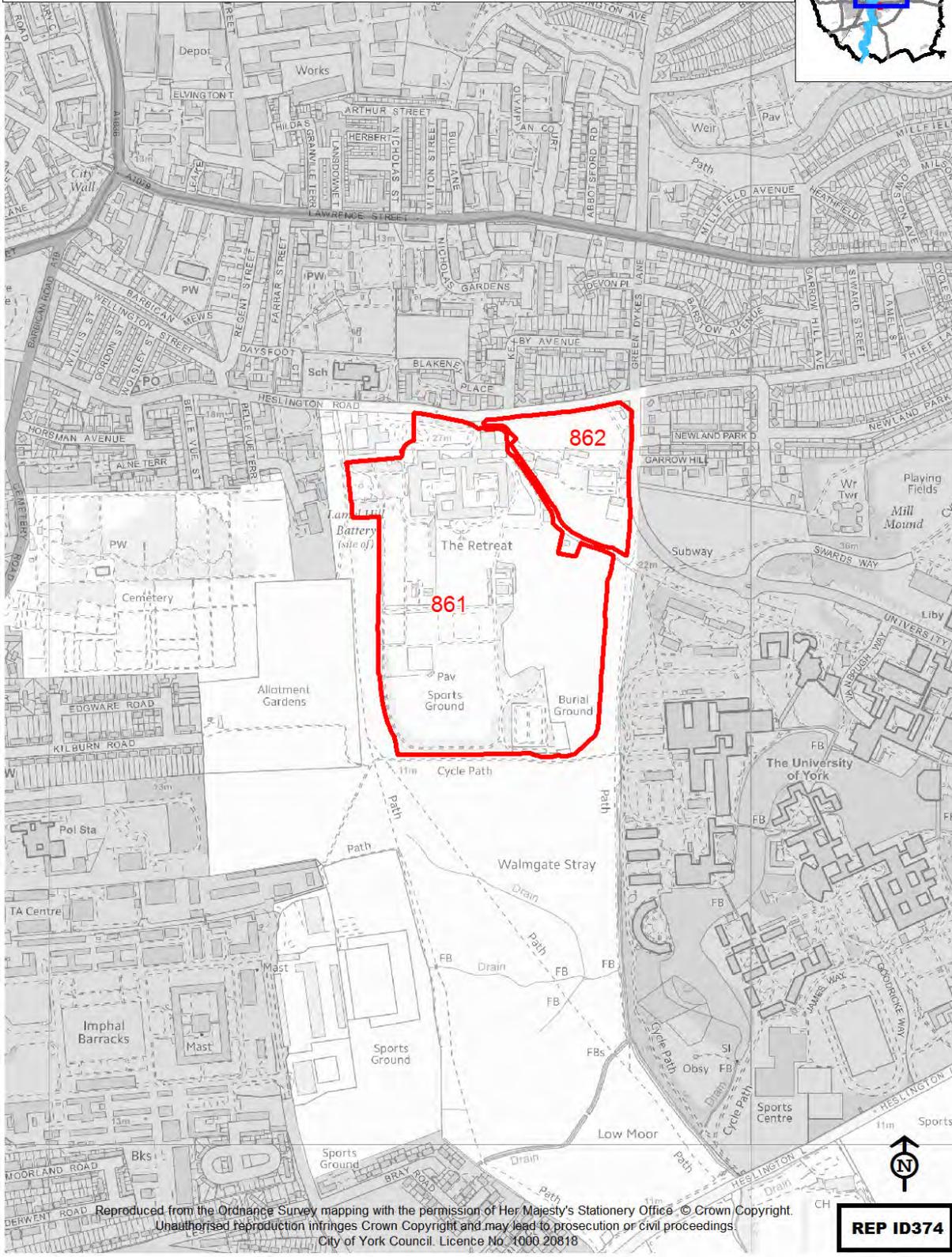
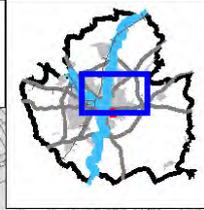
820/923: Between Poppleton and A1237



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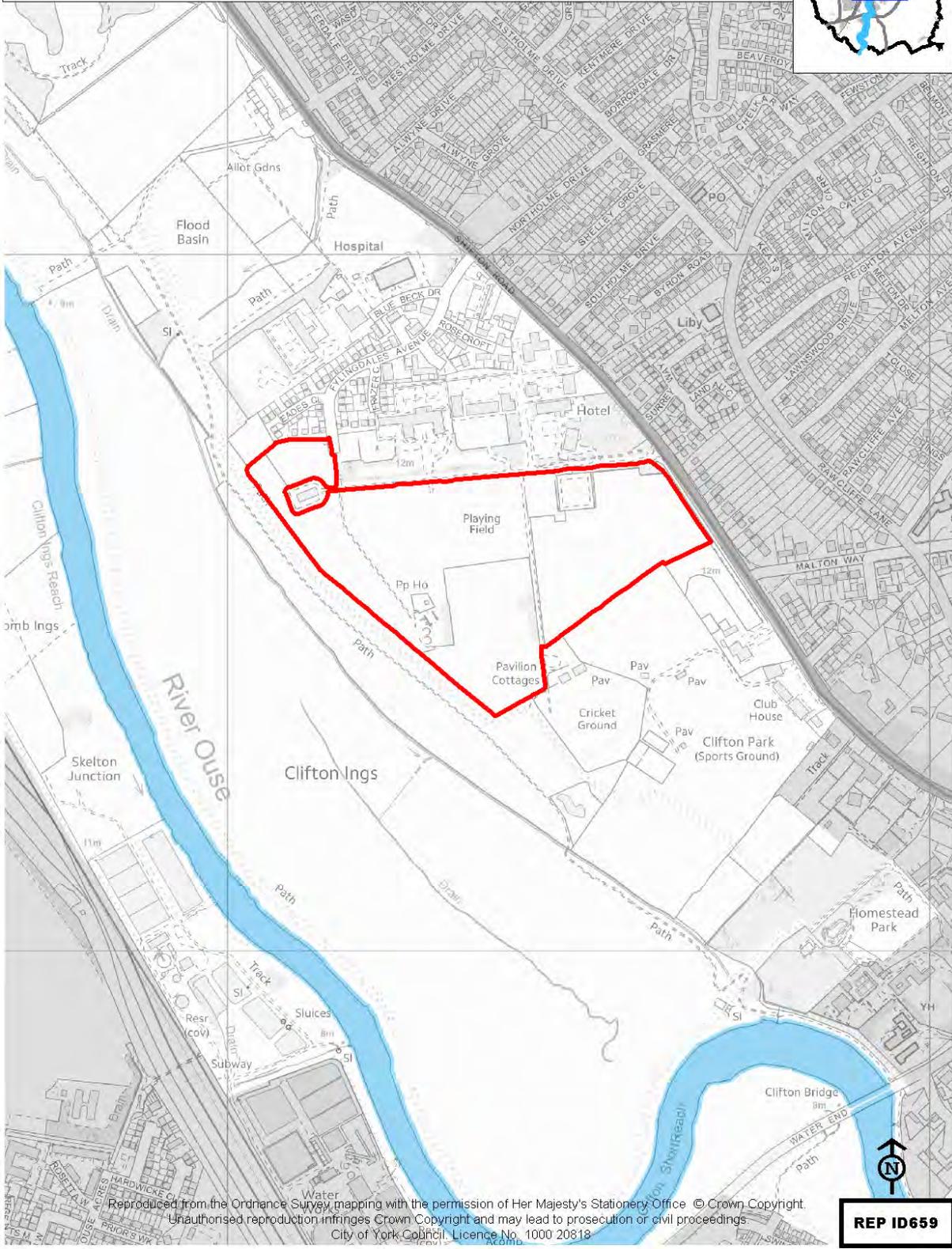
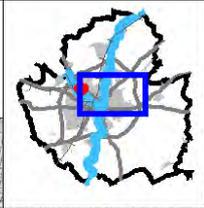
861 & 862 : Land at the Retreat



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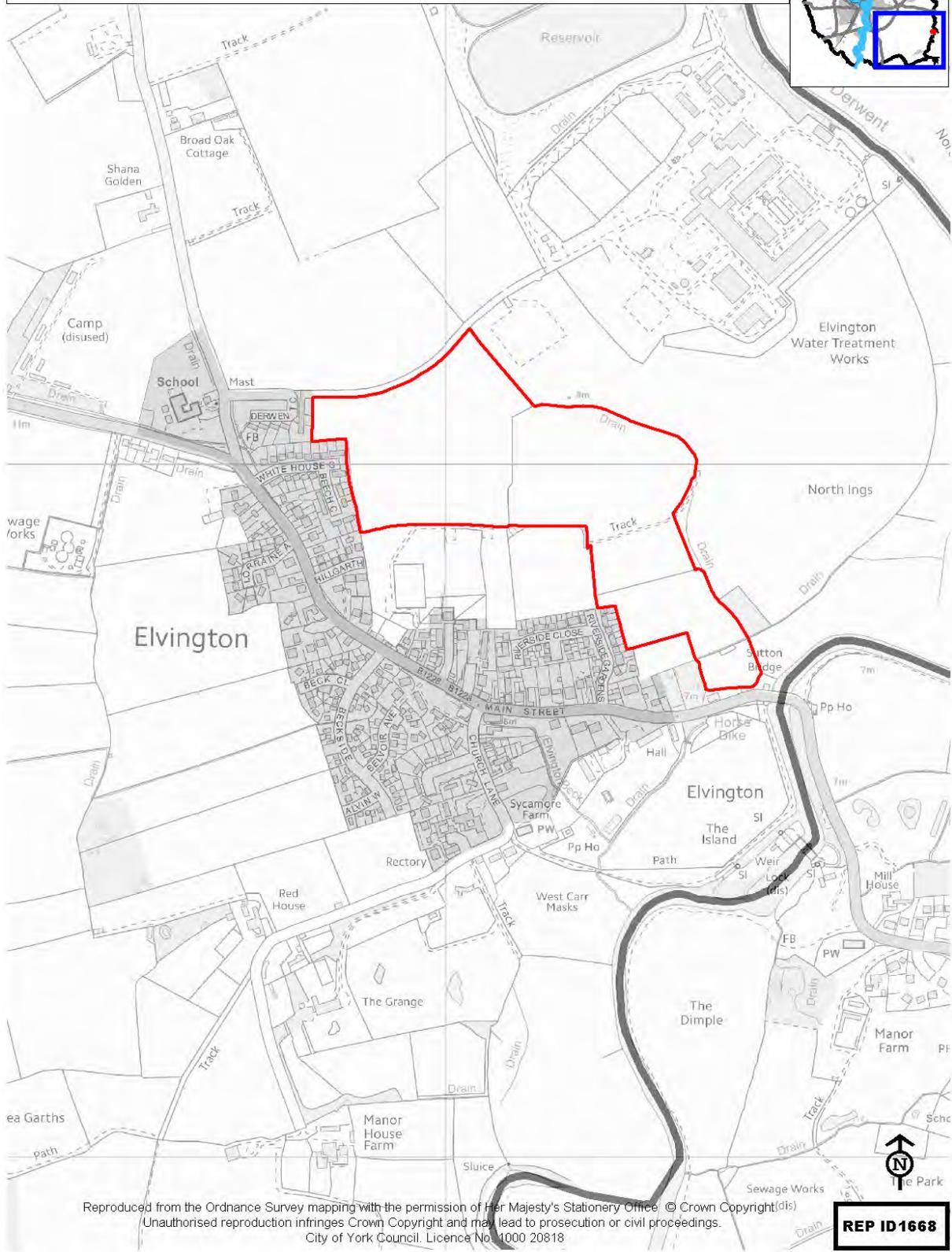
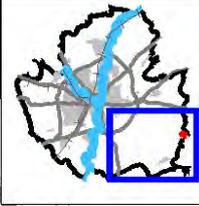
863: Land South and west of Clifton Park



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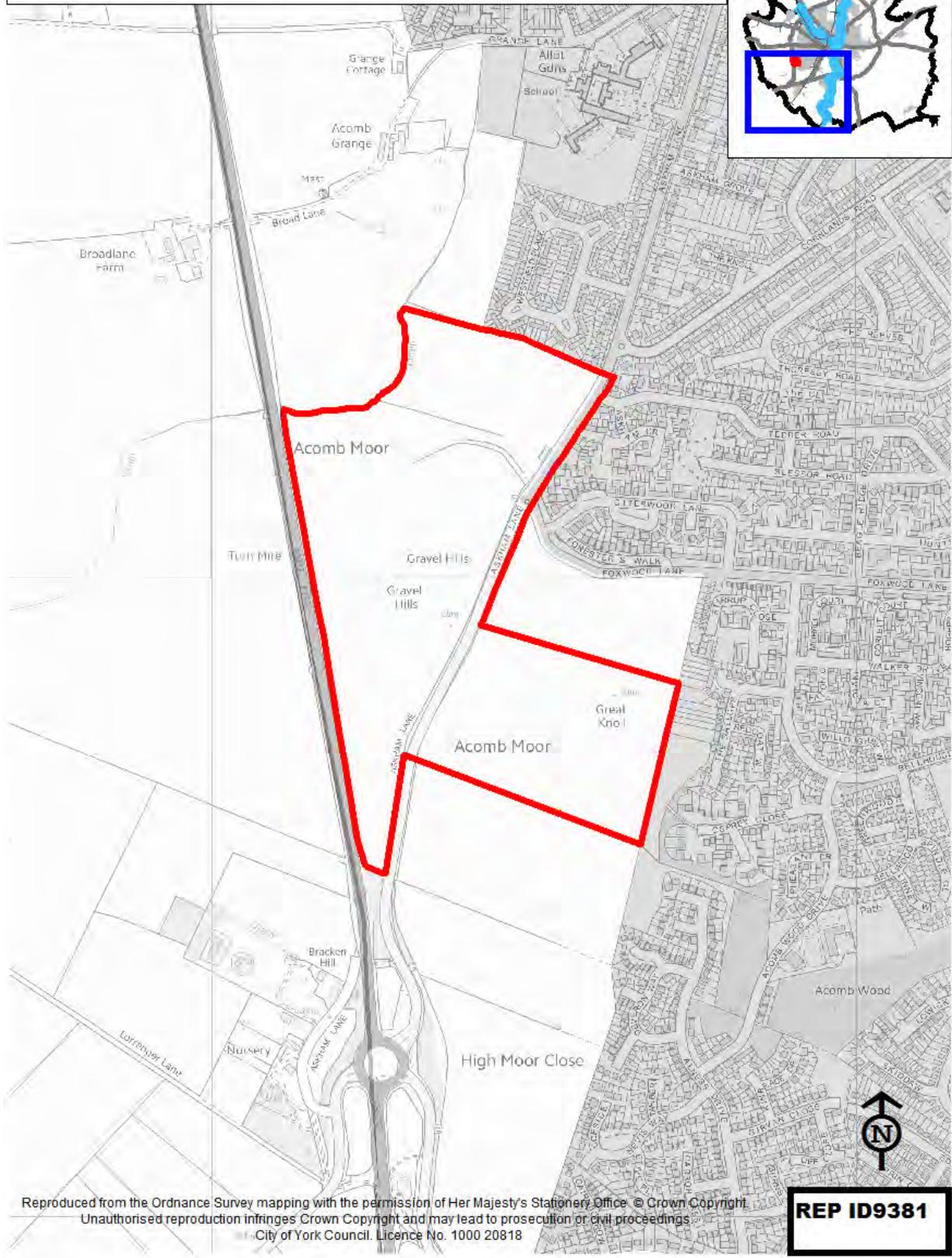
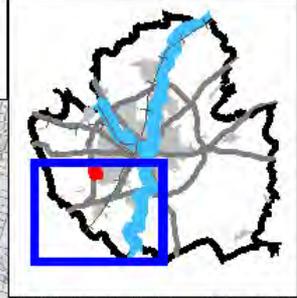
875: Land beyond Riverside Gardens



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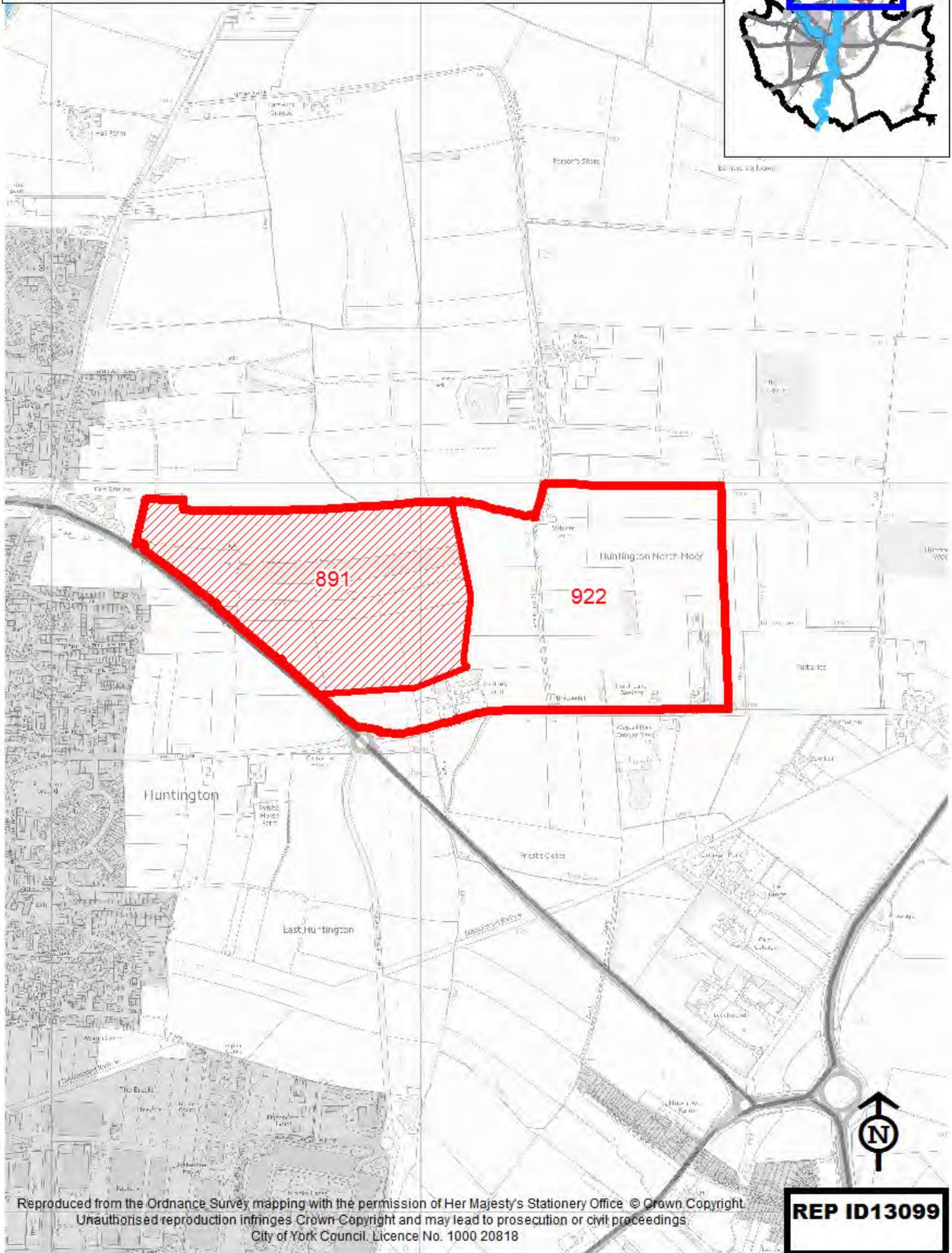
882: Land to the East and West of Askham Lane



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REP ID9381

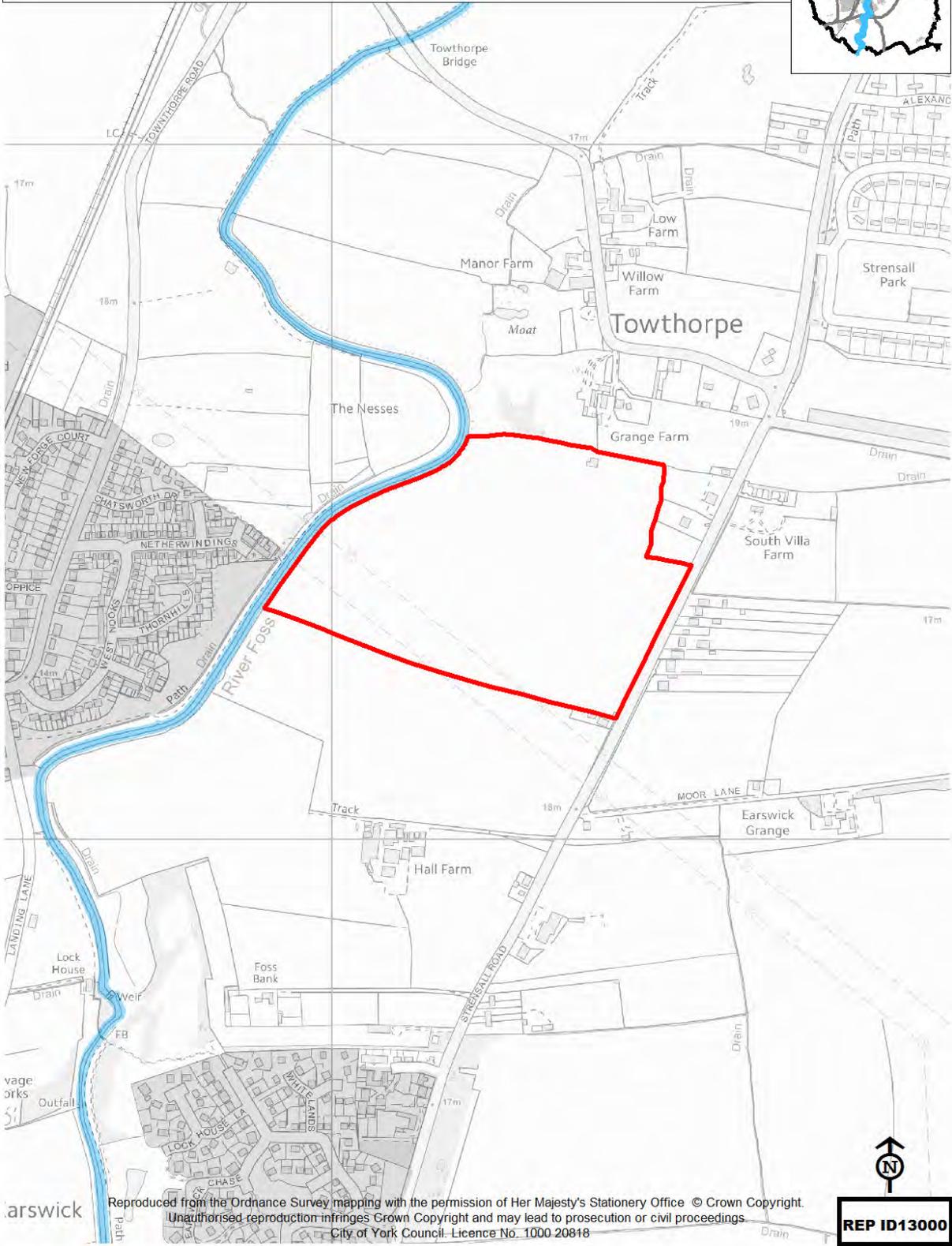
891 and 922: Galtrees Garden Village



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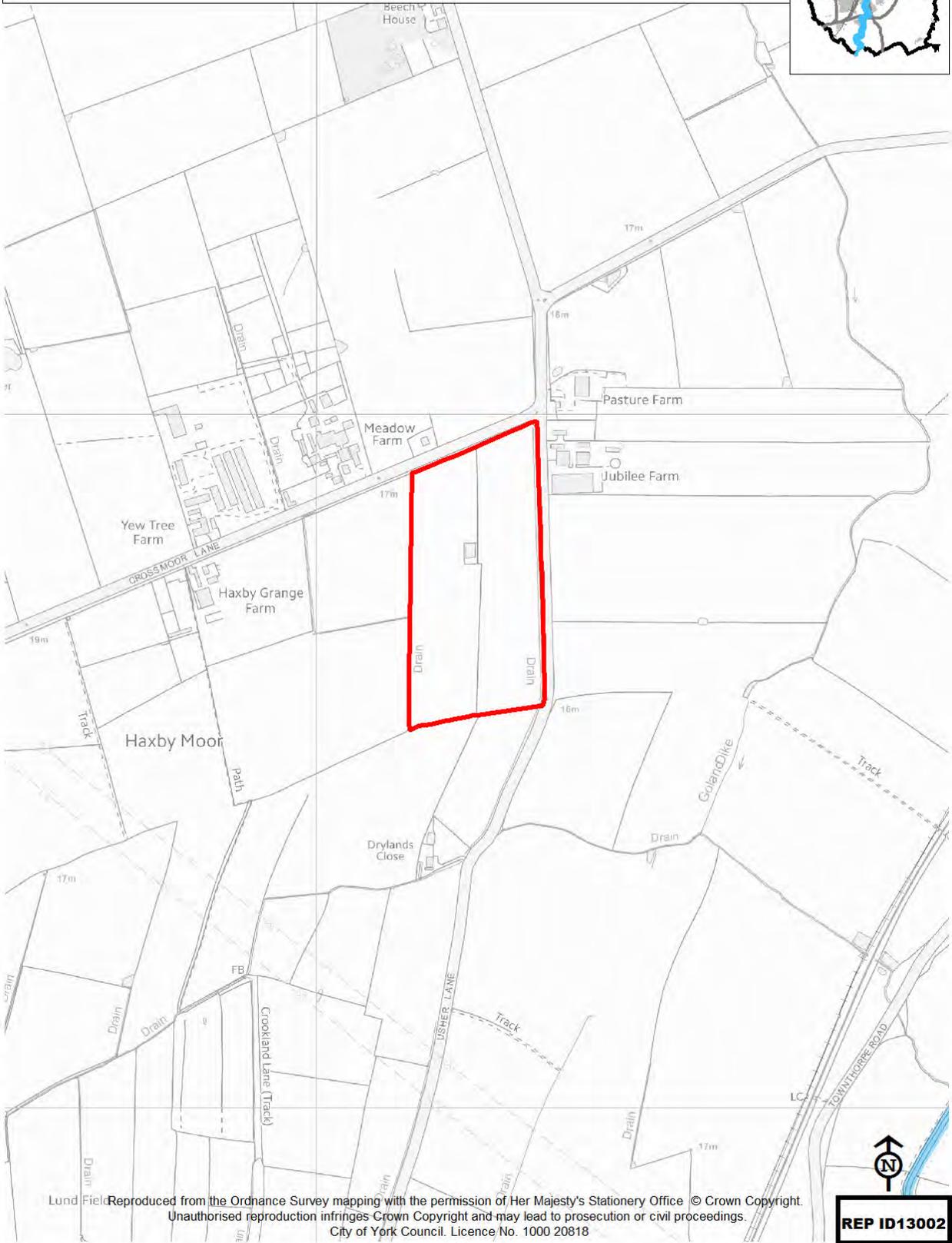
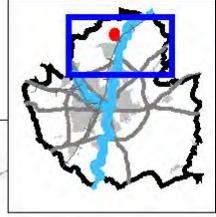
892: Land at Grange Farm Strensall Road



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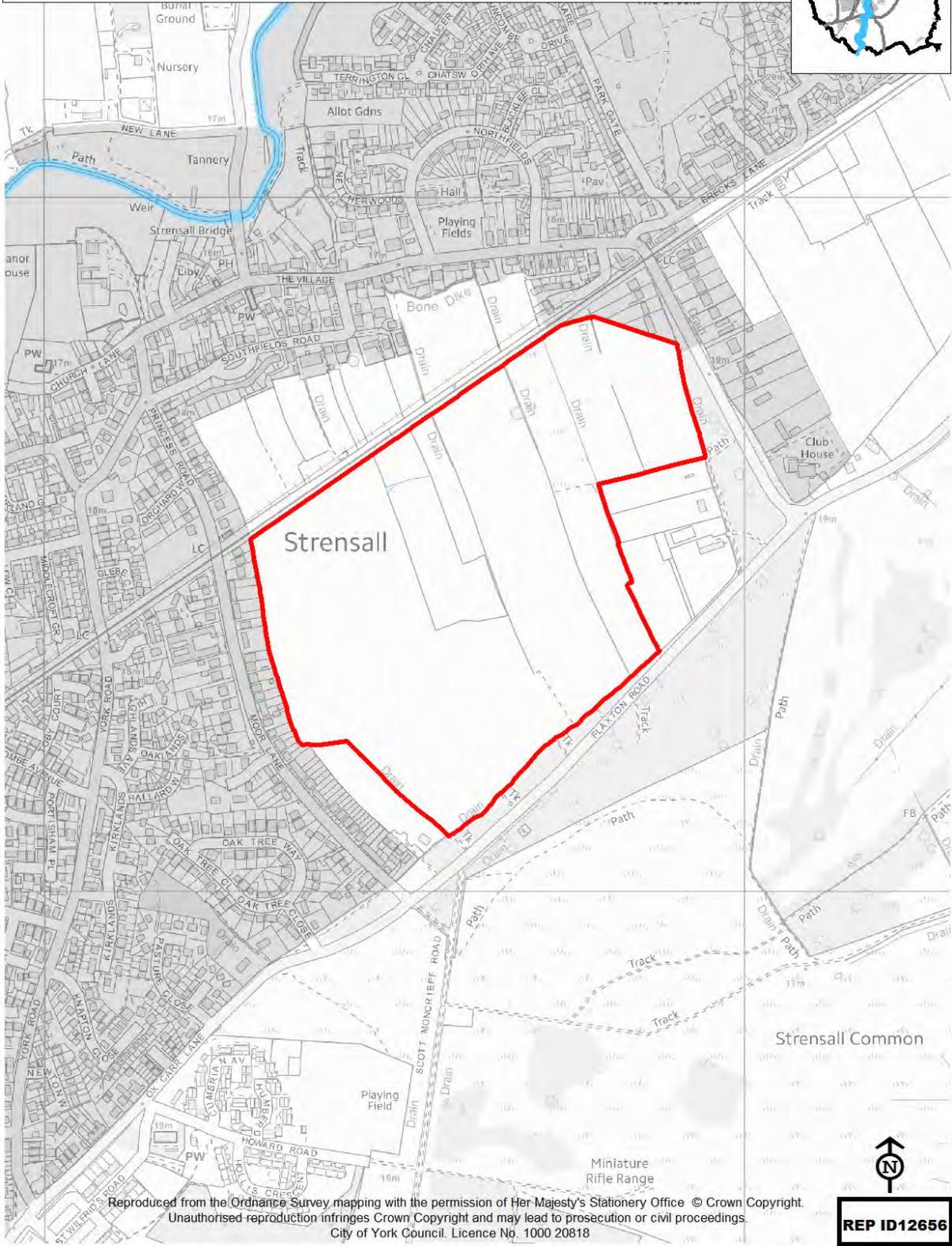
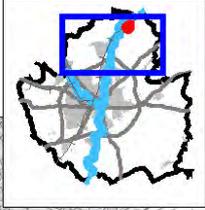
REP ID13000

894: Land at Crossmoor Lane and Usher Lane Haxby



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902: Land South of Strensall Village

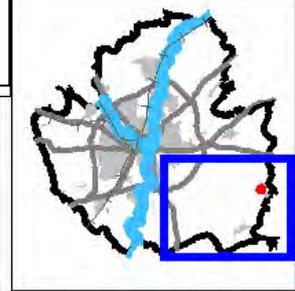


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REP ID12656

55: Land at Dauby Lane, Elvington, York

H26

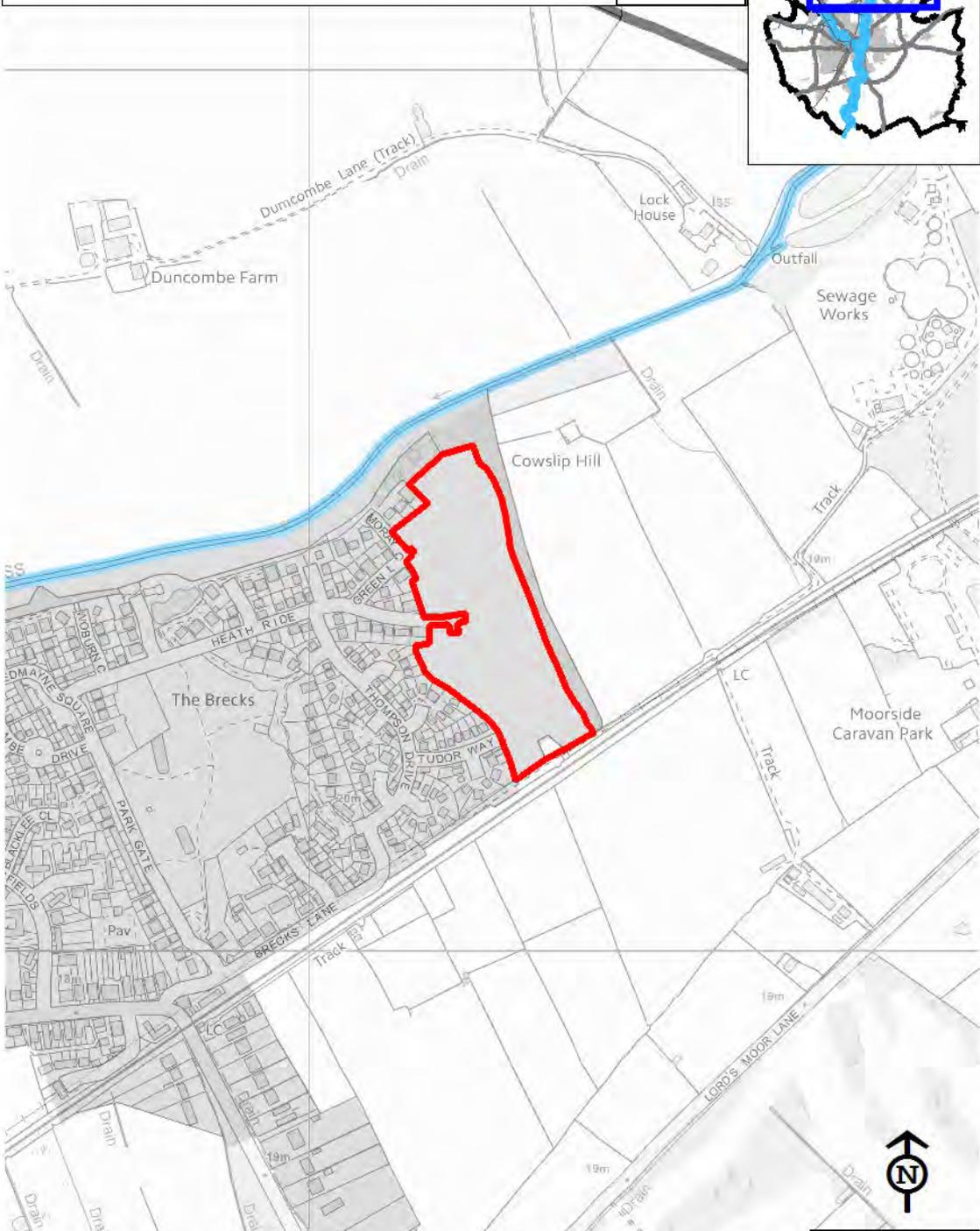
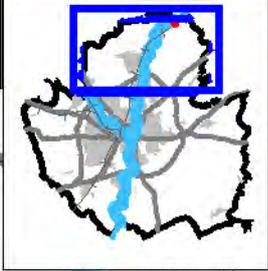


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49: Land at Brecks Lane Strensall

H27

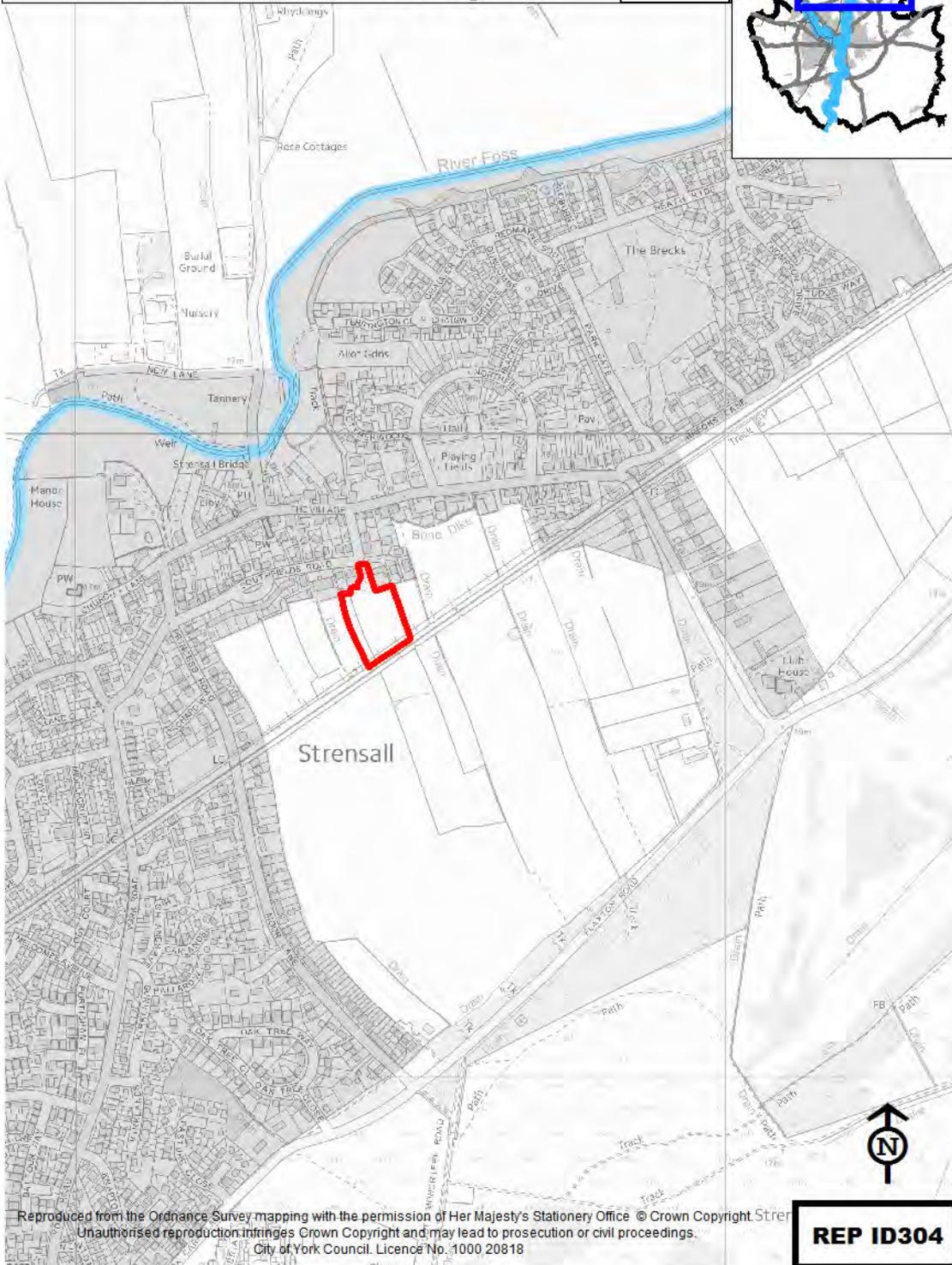
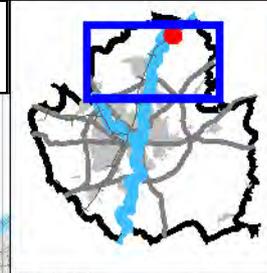


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REP ID1661

258:South of Southfields Road, Strensall & Land south of The Village

H30

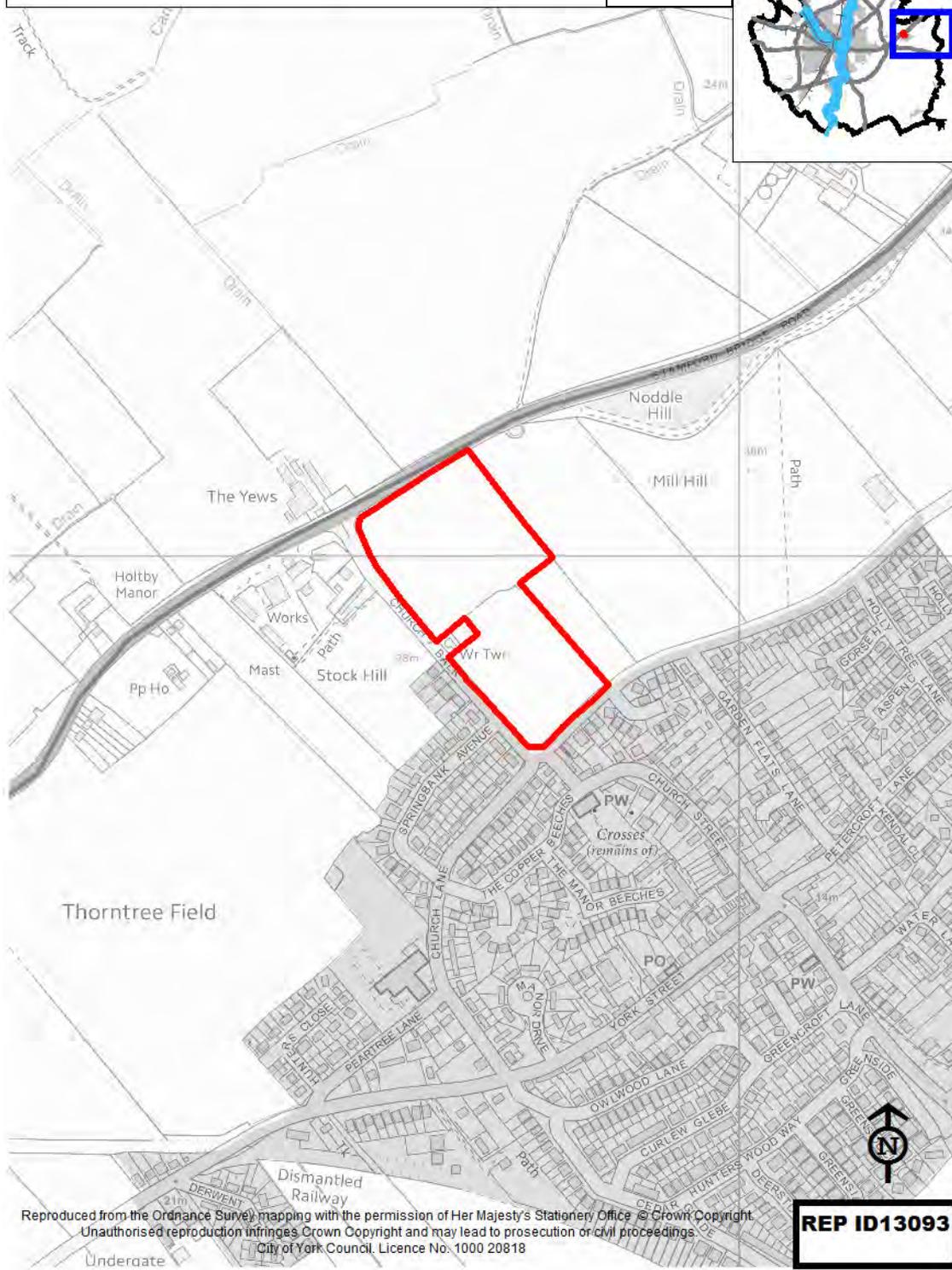
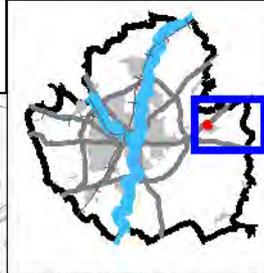


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REP ID304

72: Water Tower Land, Dunnington

H33



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REP ID13093

903: Land North of Church Lane, Skelton

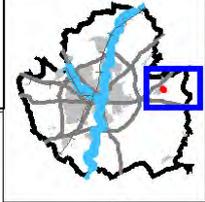
H34



REP ID 12560

896: Land at Intake Lane Dunnington

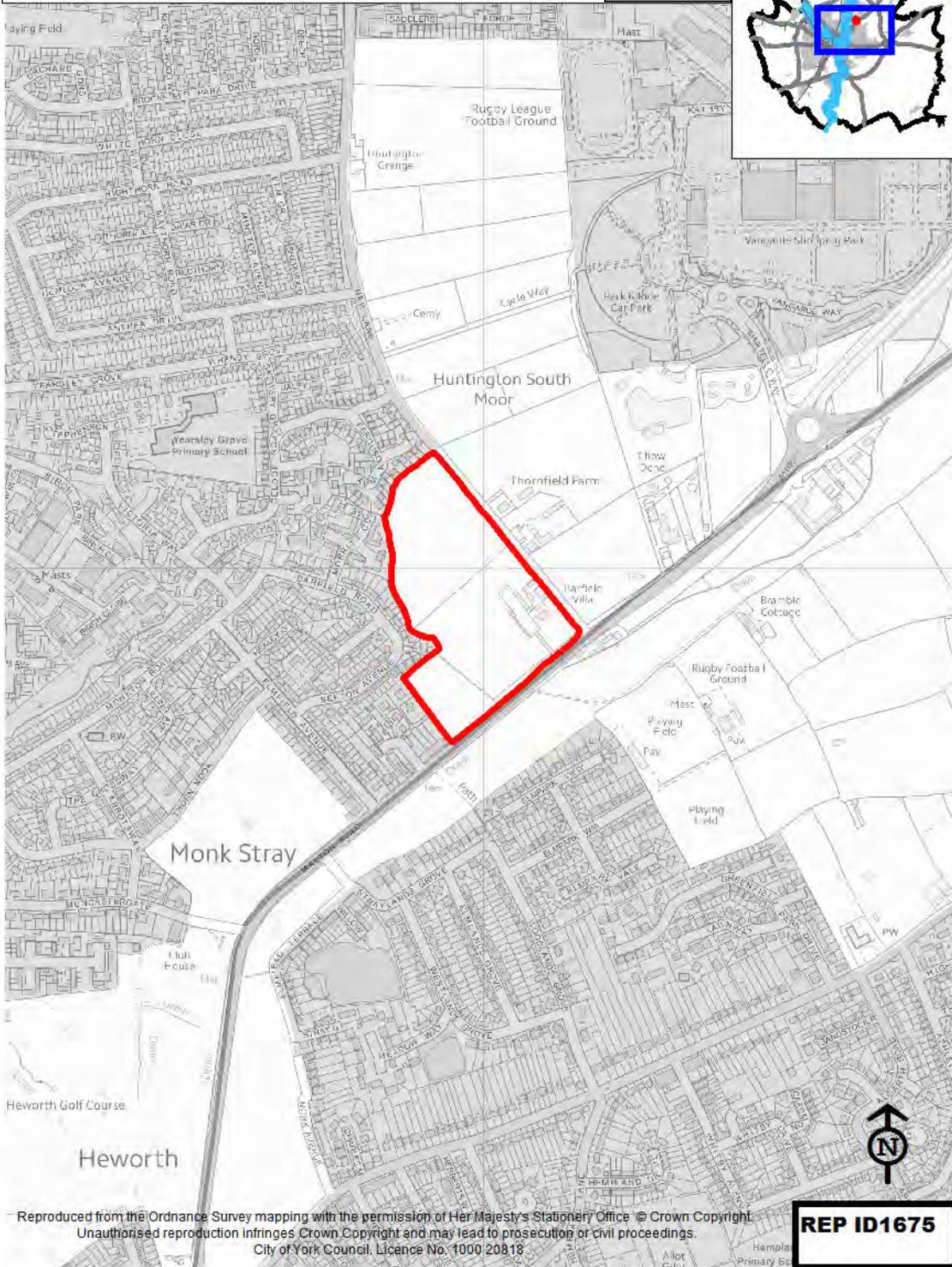
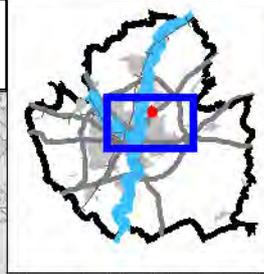
H35



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180: Malton Road site, york

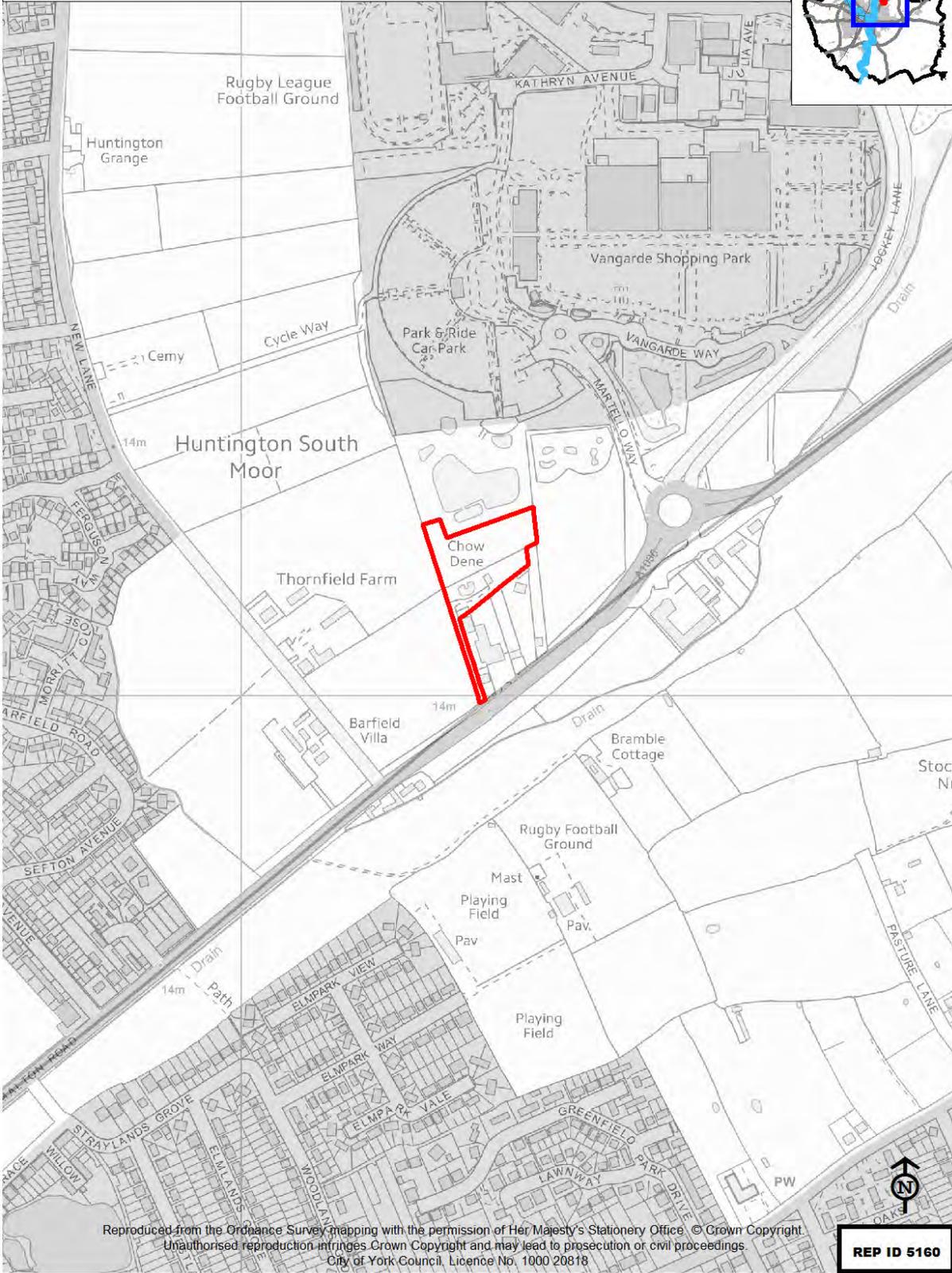
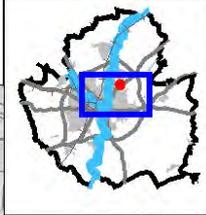
H50



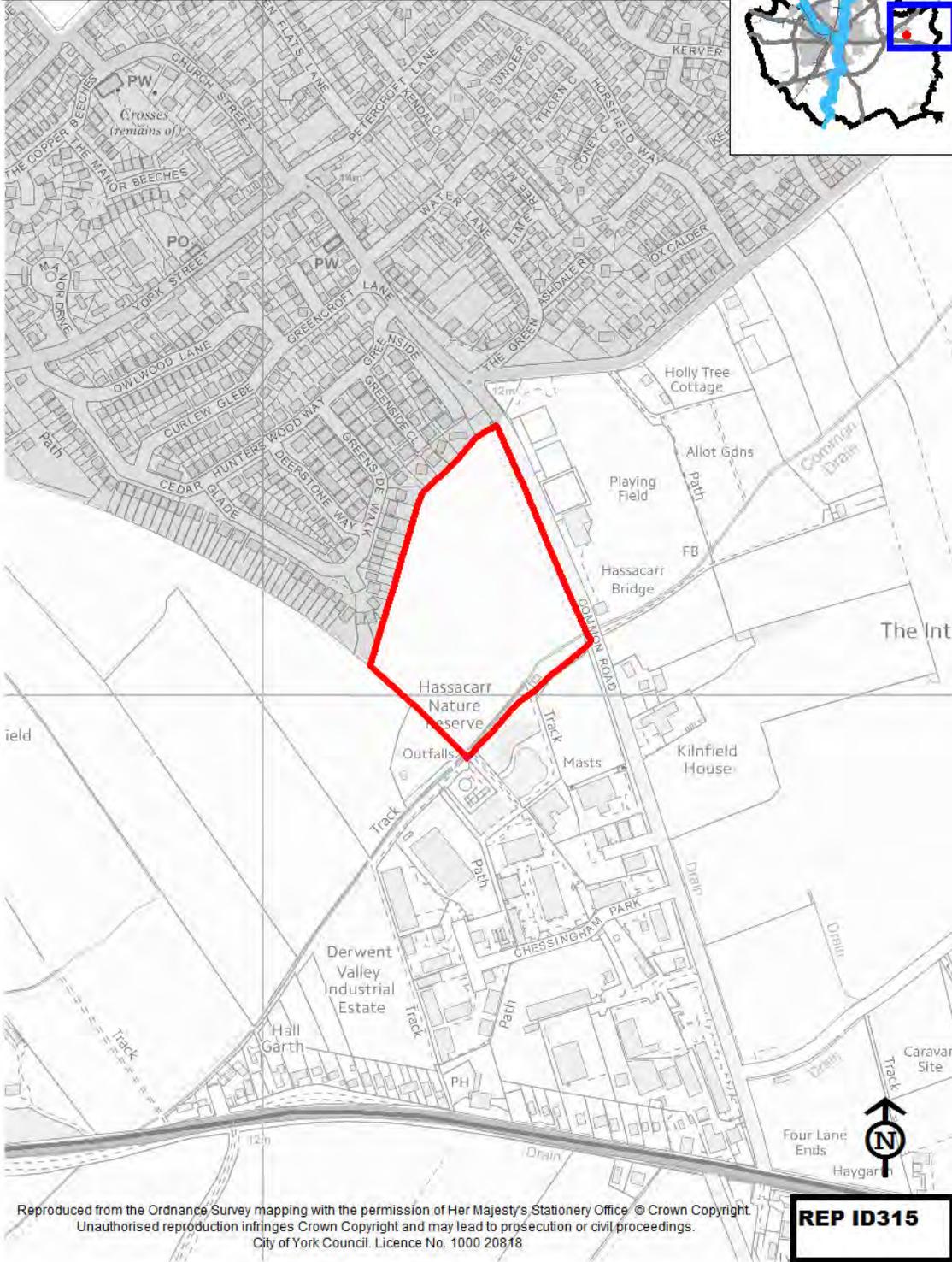
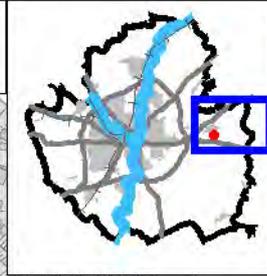
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3: Chowdene Camping and Caravan Site



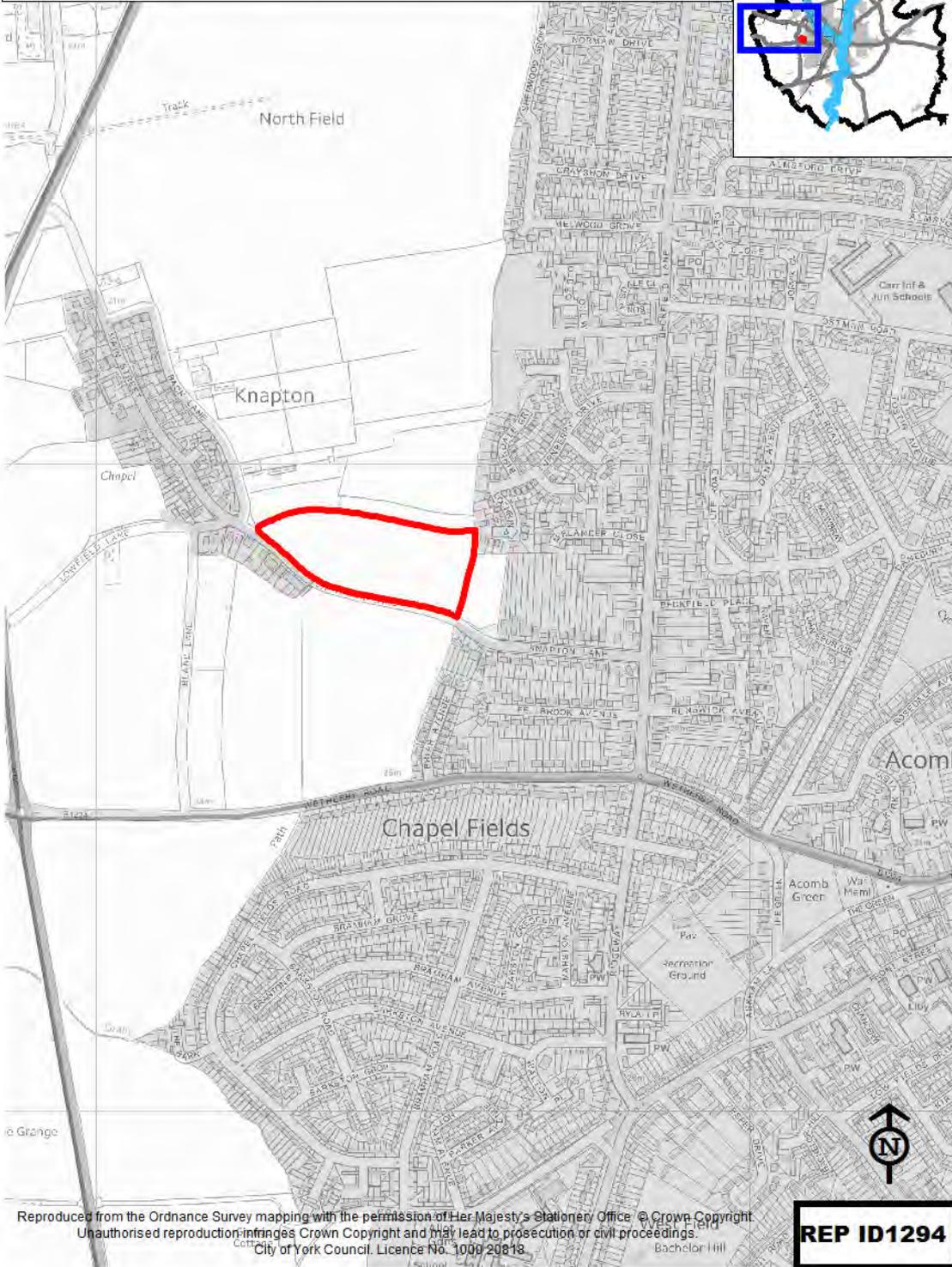
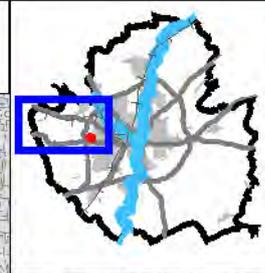
9: Land at corner of Common Road and Hassacarr Lane, Dunnington



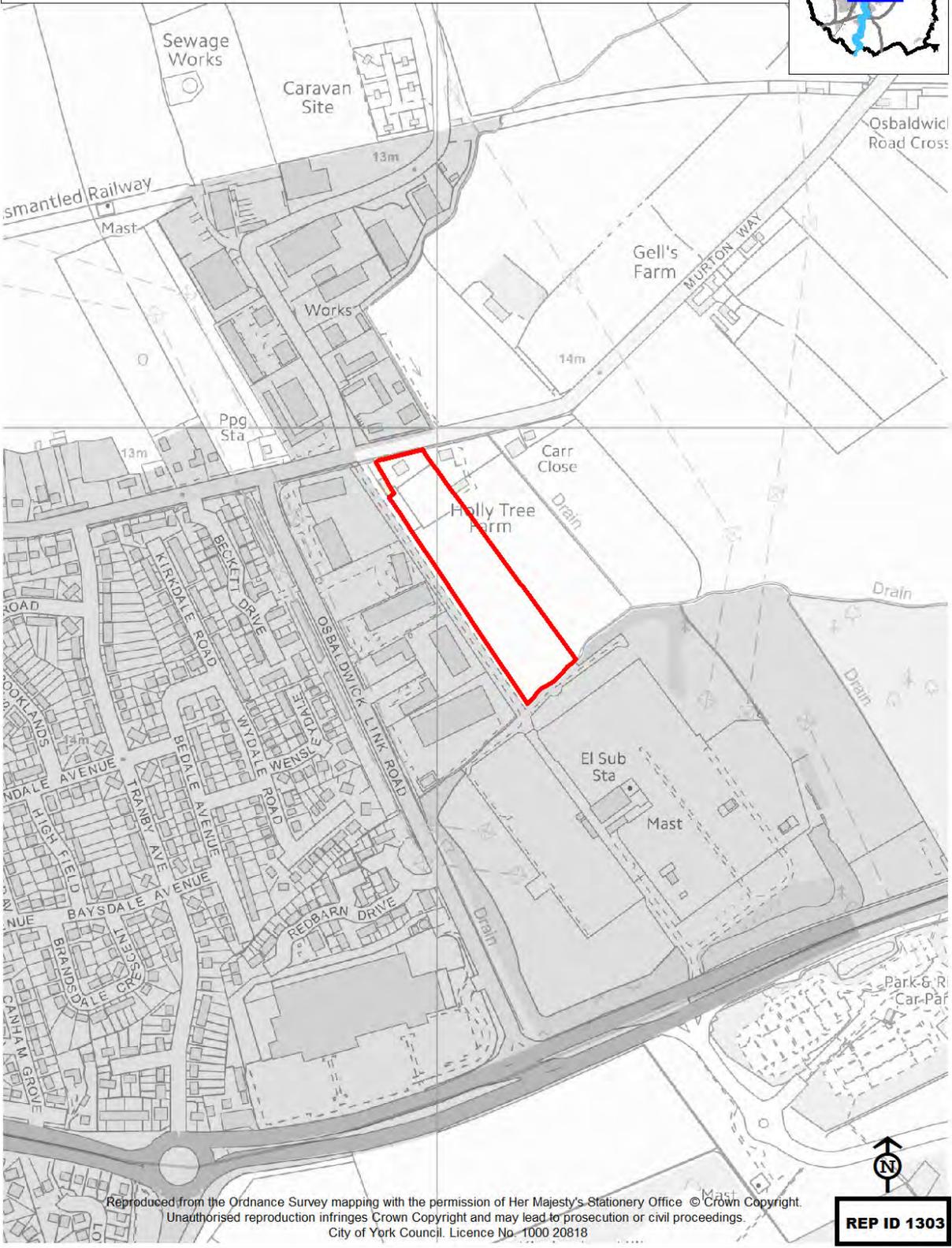
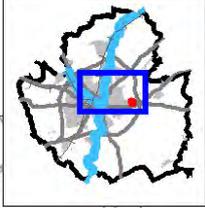
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82: Land at Ten Thorn Lane, Knapton

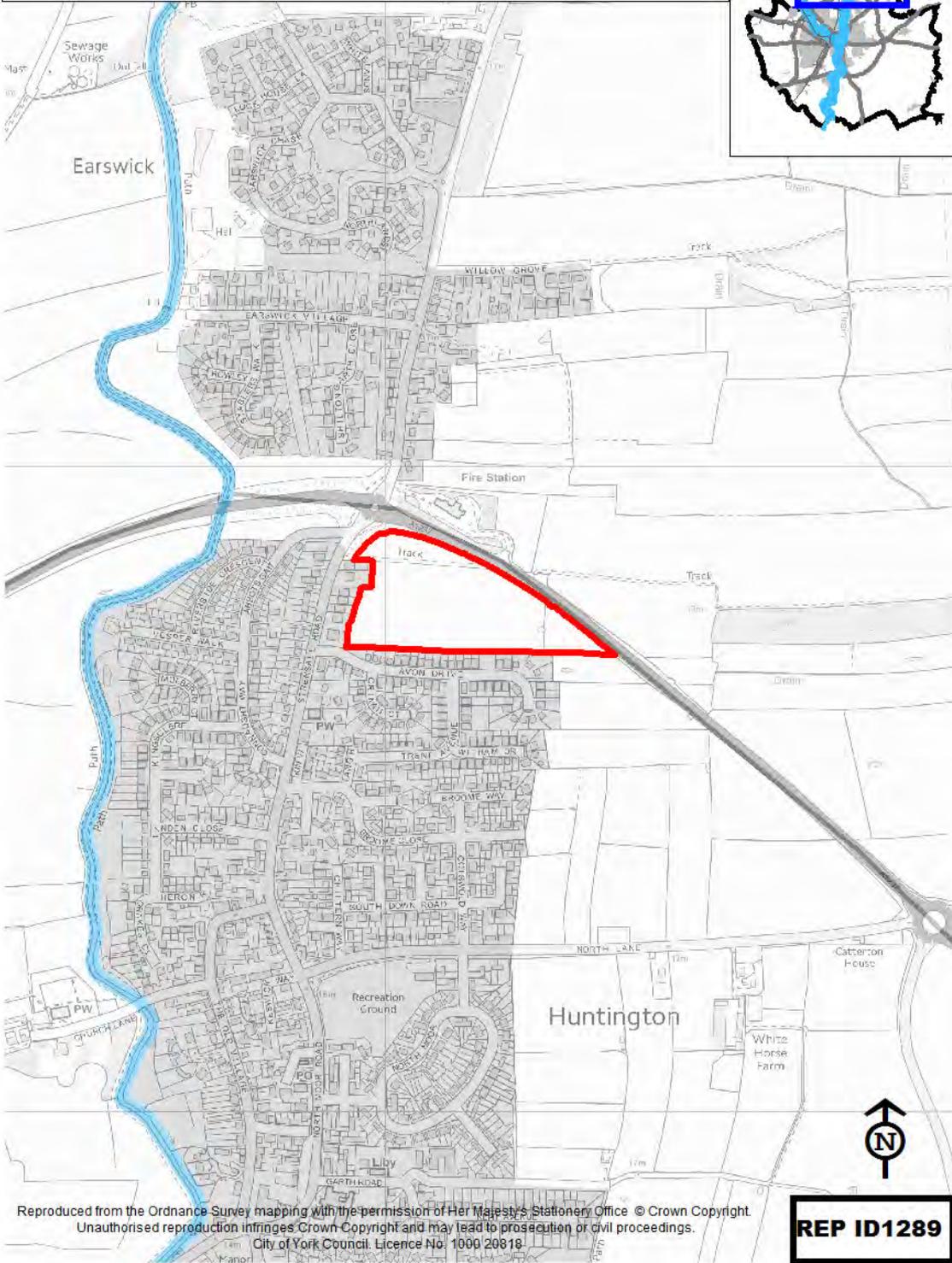
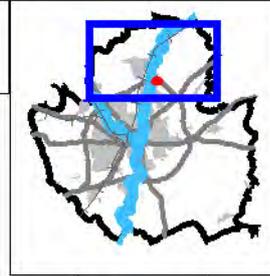


112: Brook Nook Osbaldwick



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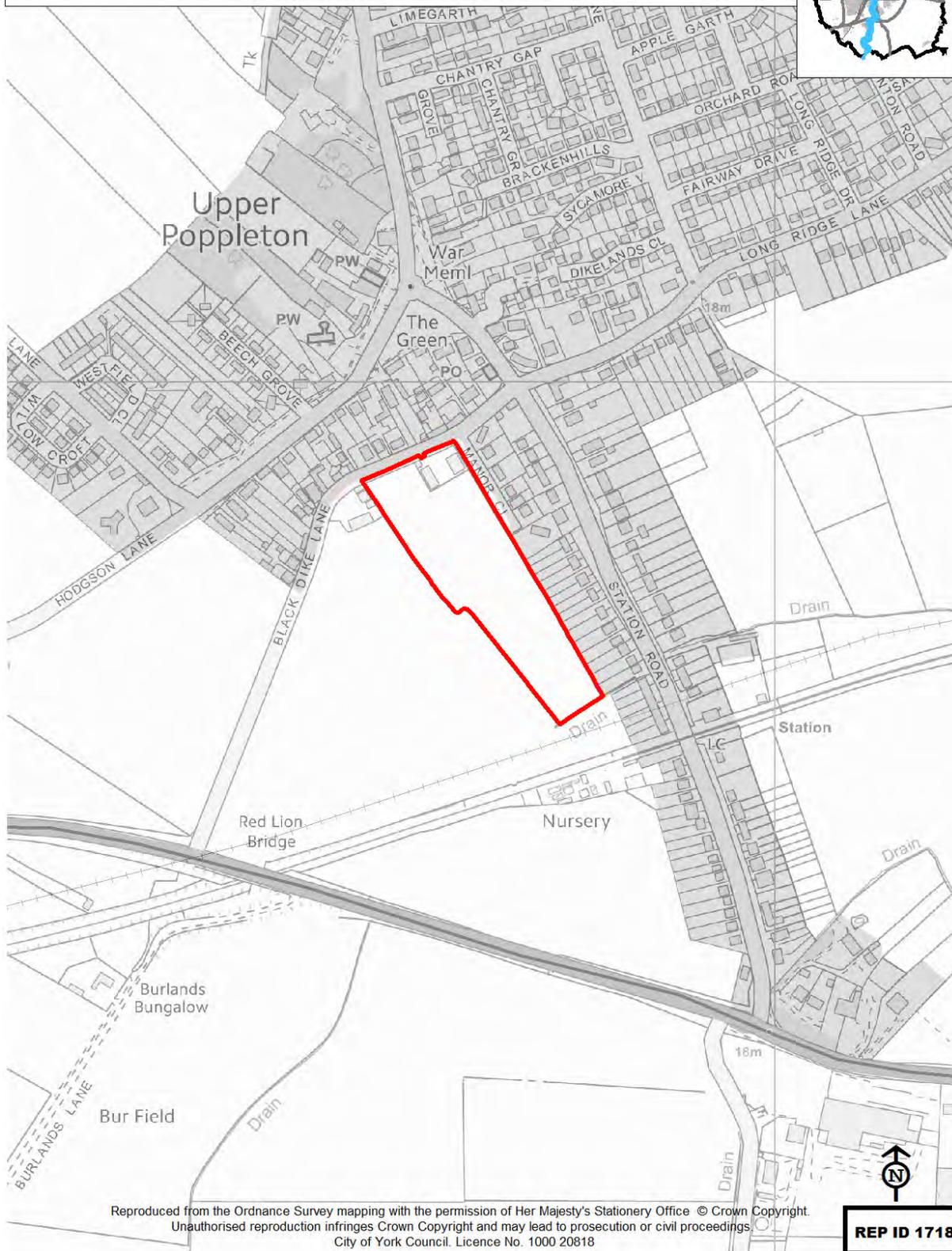
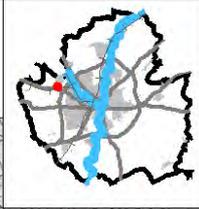
191: Land off Avon Drive Huntington



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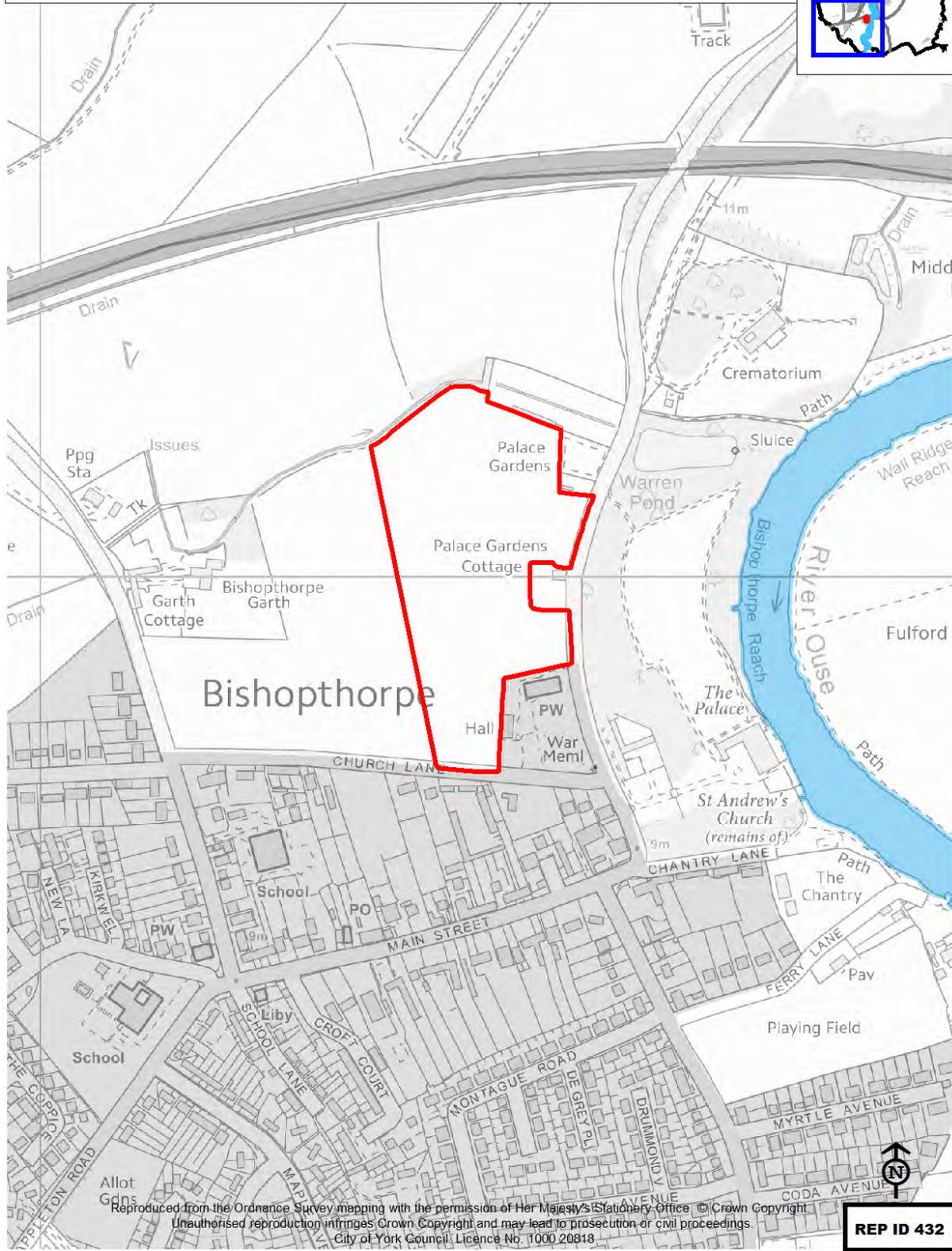
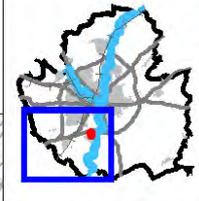
215: Black Dyke Farm, Upper Poppleton



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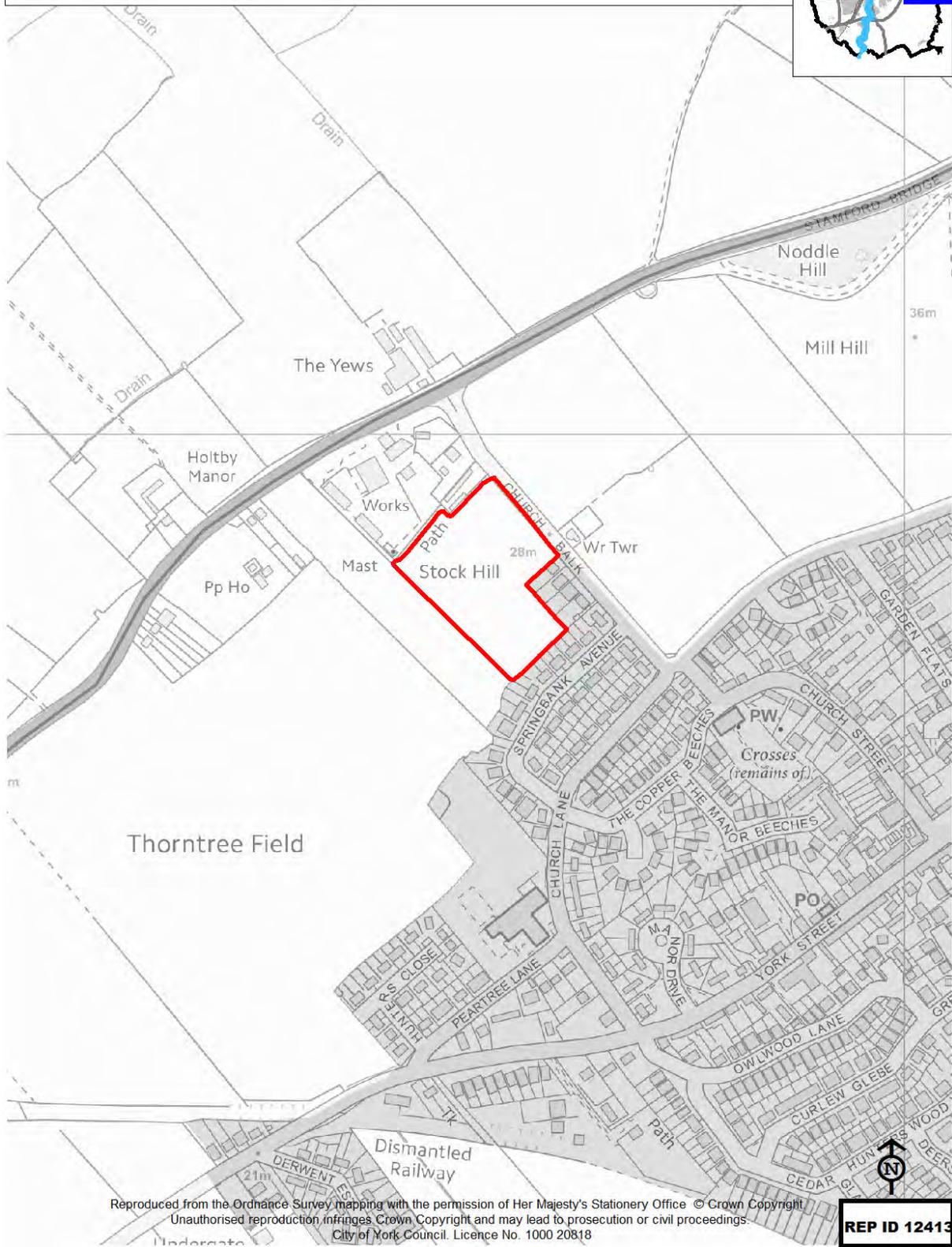
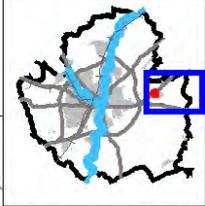
291: Land West of Bishopthorpe



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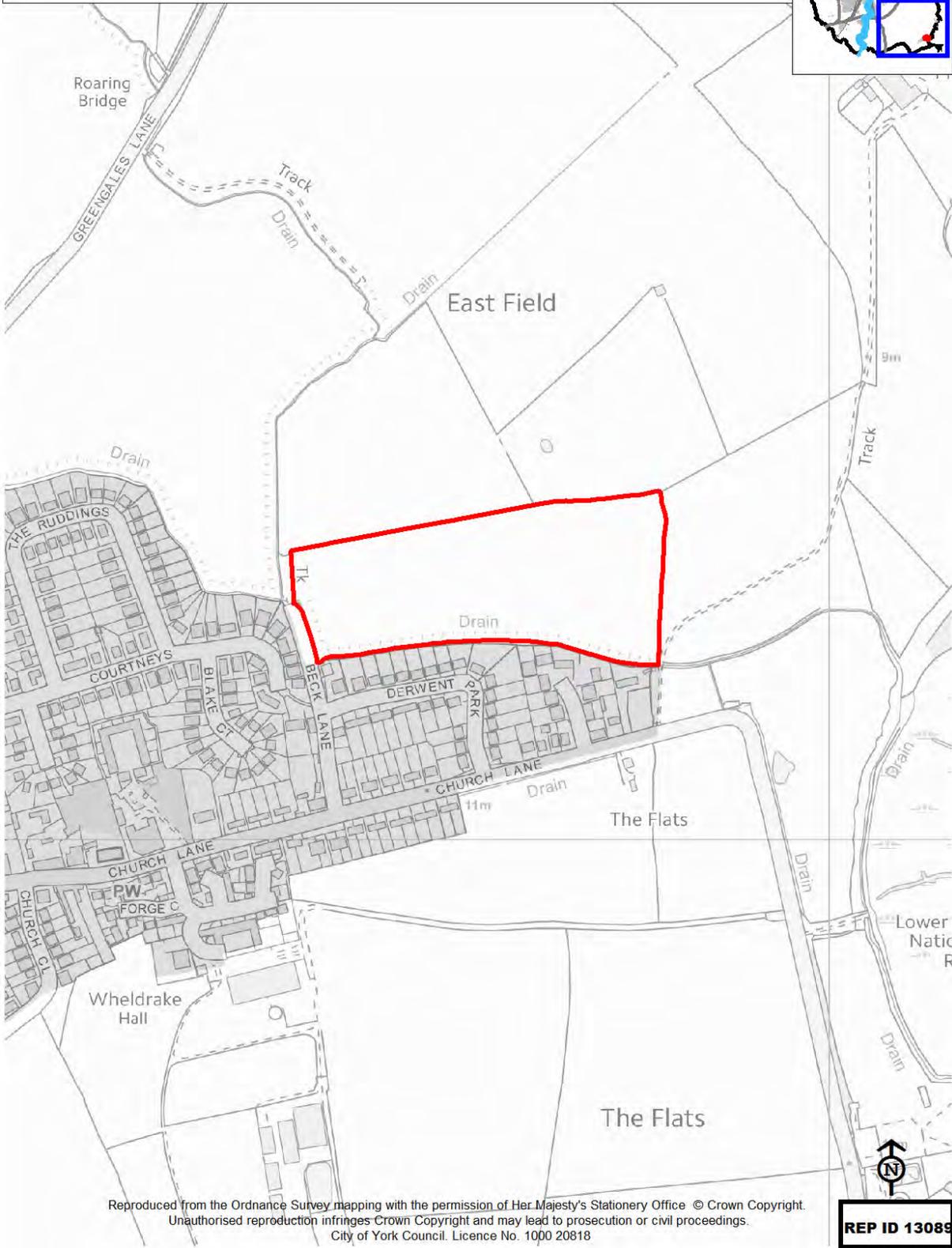
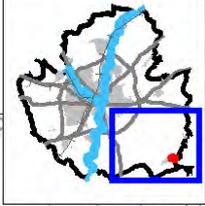
737: Stock Hill Field, Church Balk, Dunnington



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REP ID 12413

752: Land at East Field, Wheldrake



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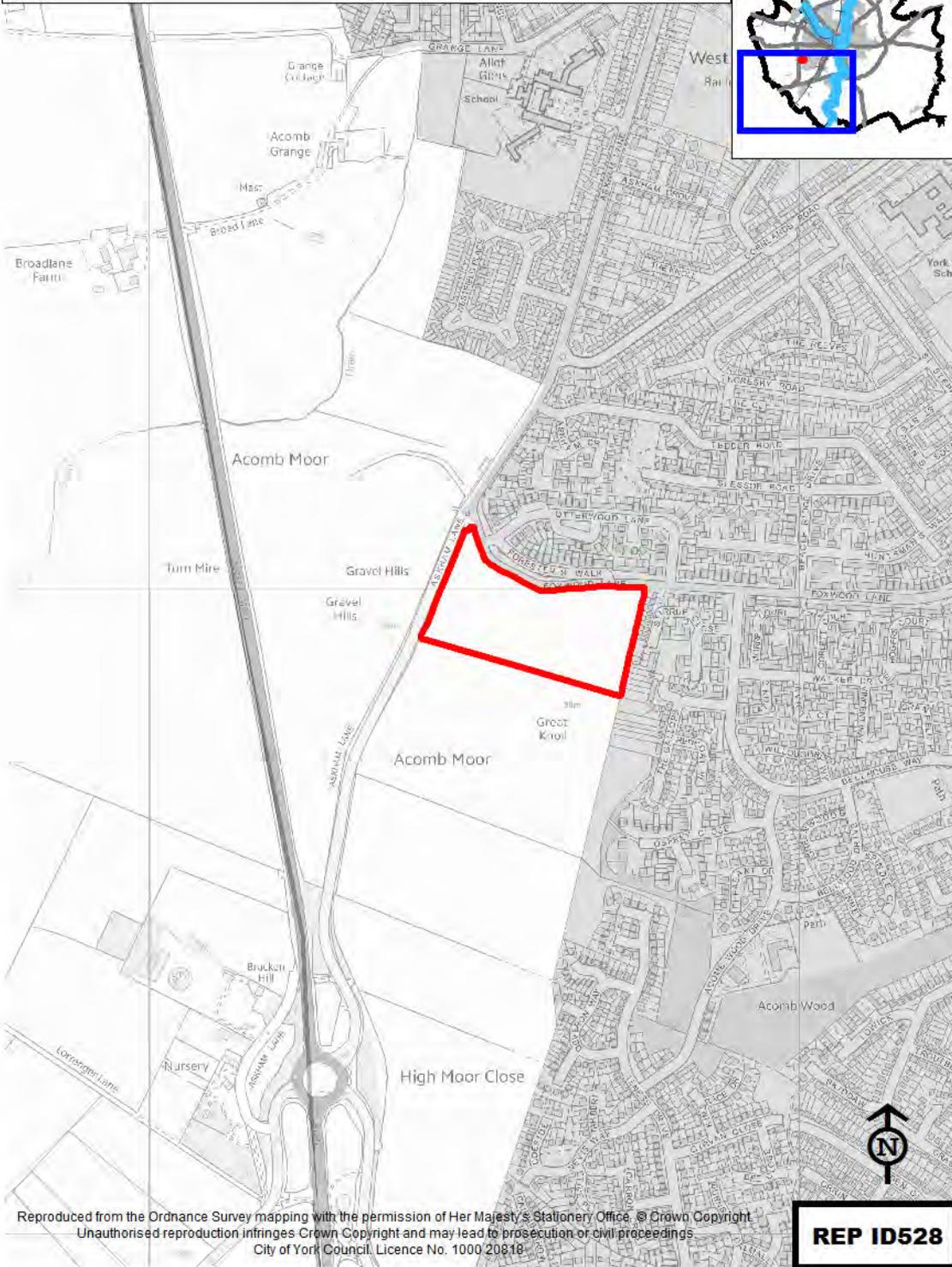
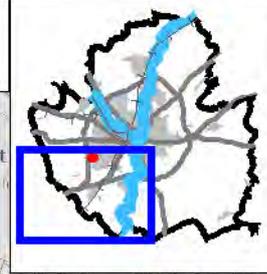
767: Land East of Selby Road



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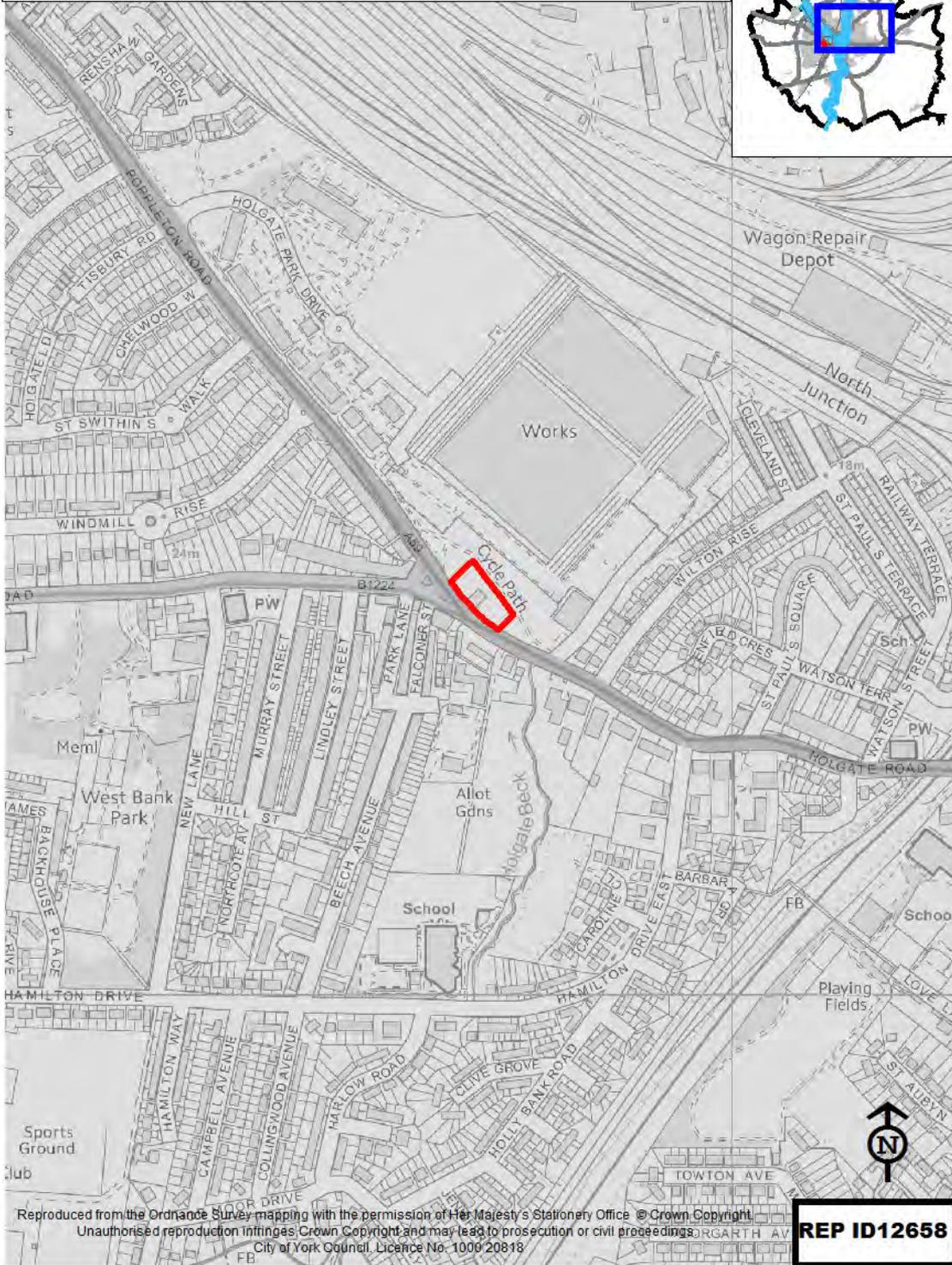
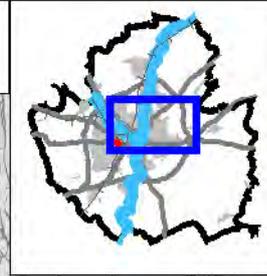
792: Land off Askham Lane



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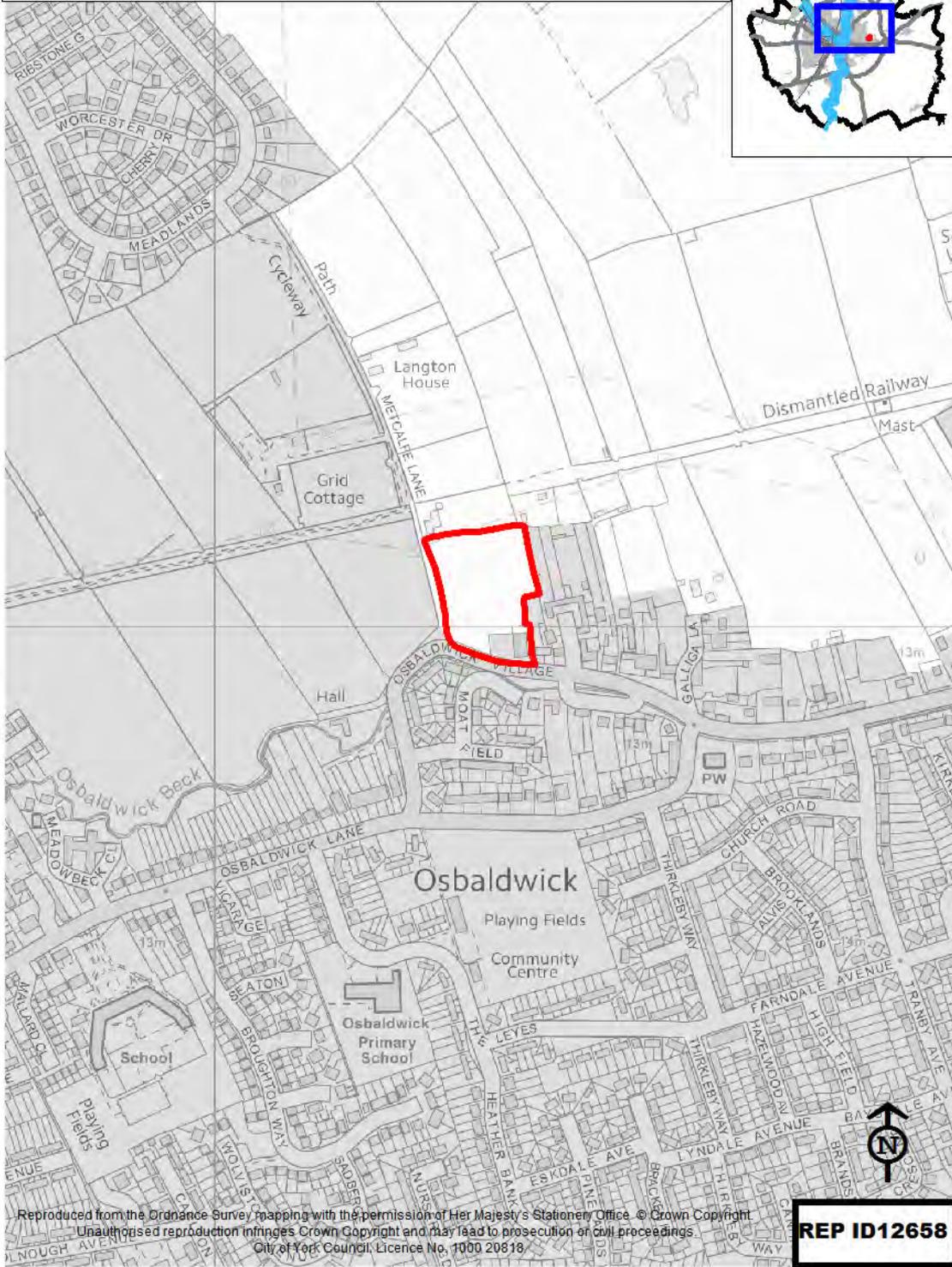
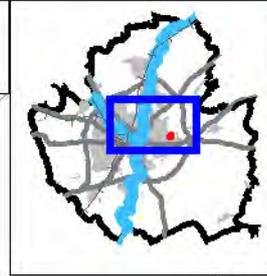
866: The Fox Pub Holgate Road



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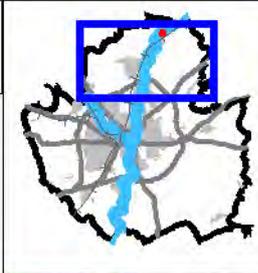
867: The Derwent Arms Osbaldwick



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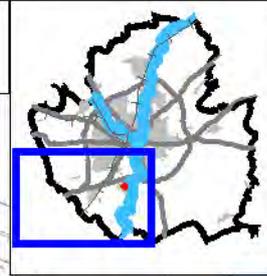
868: Land Adjacent to the Half Moon Pub Strensall



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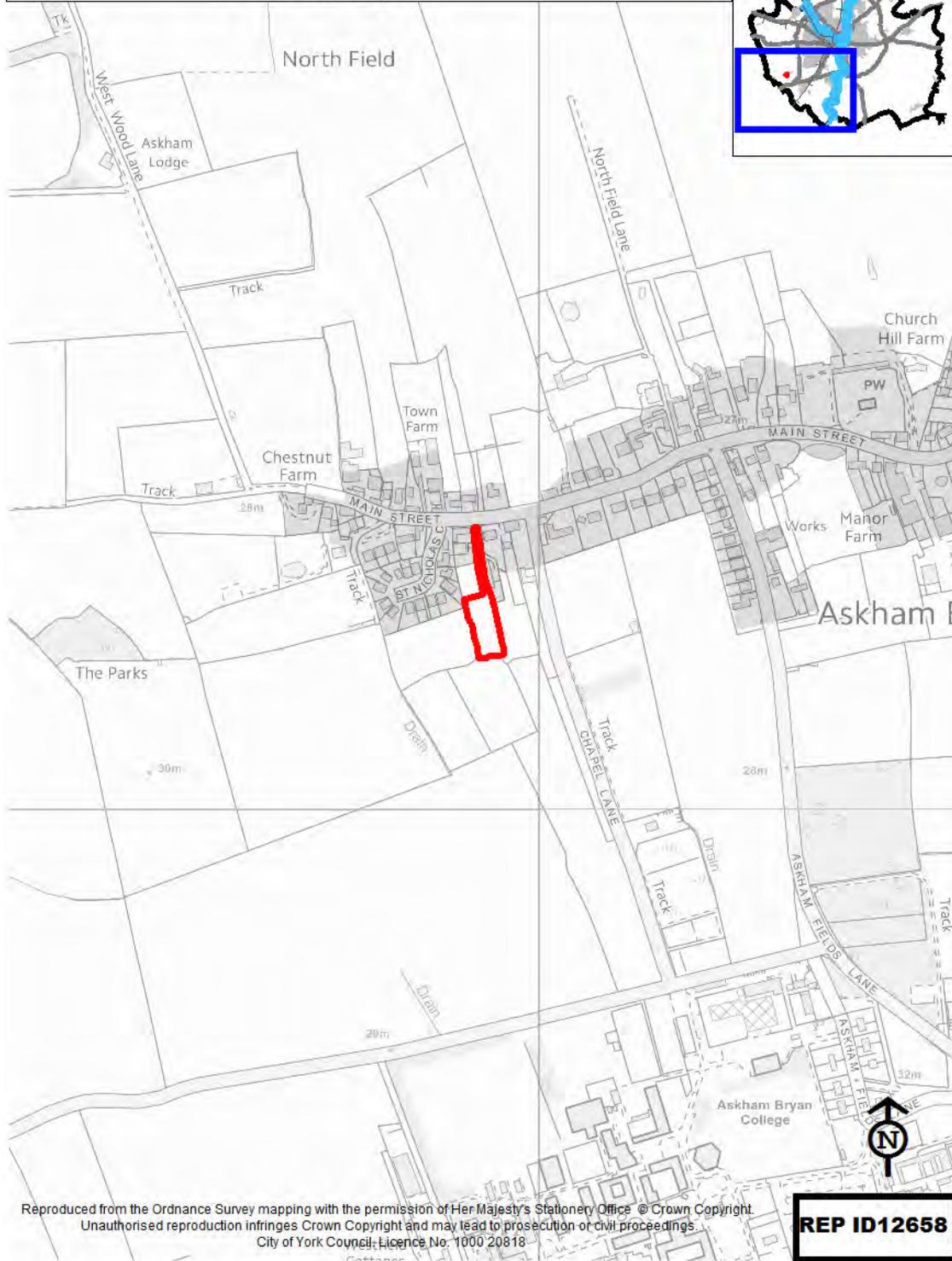
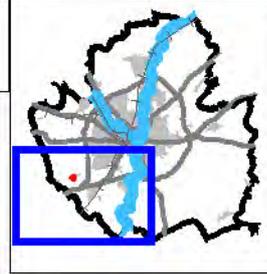
869: Land to the rear of the Marcia Pub Bishopthorpe



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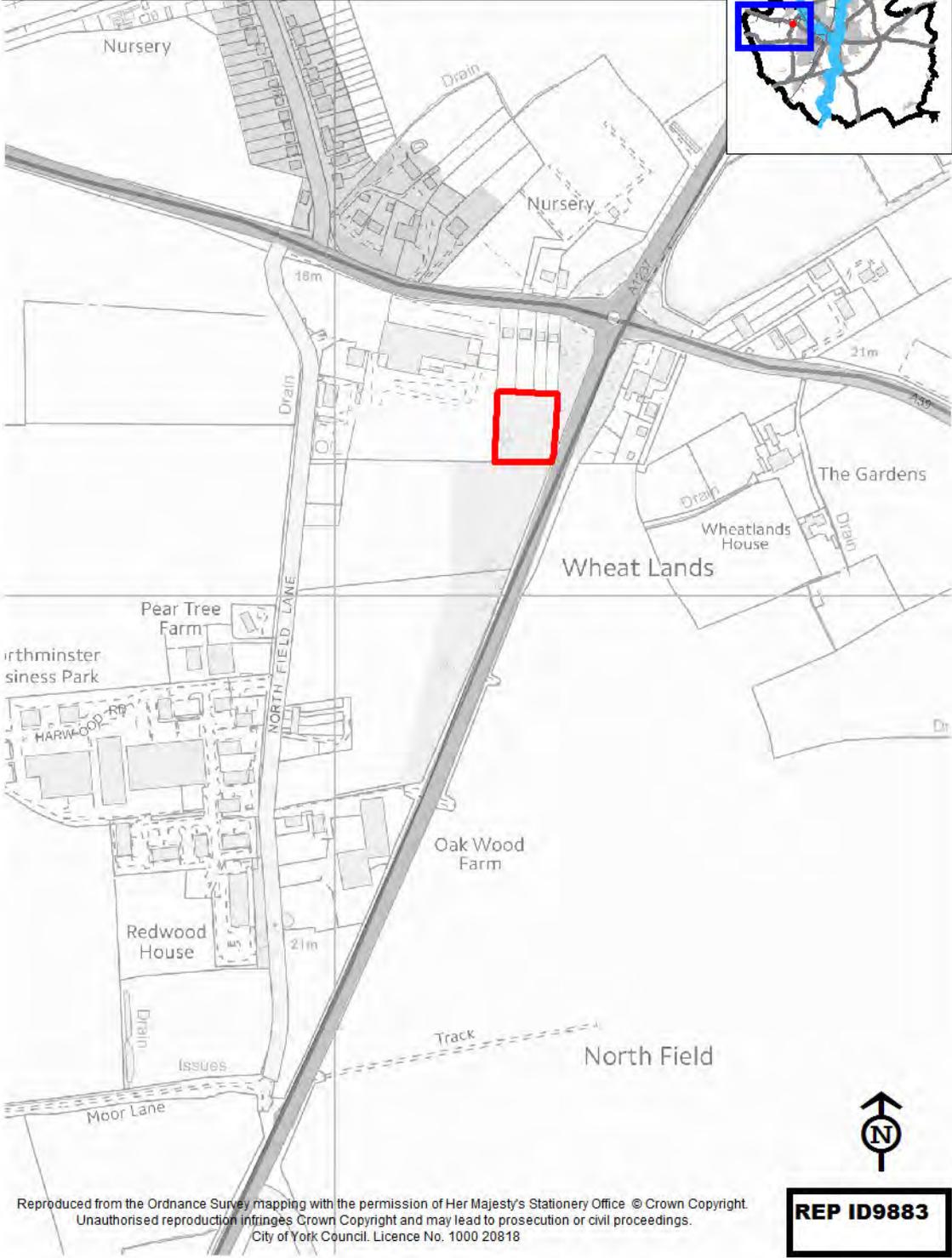
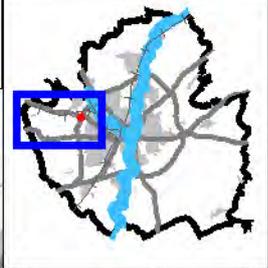
**870: Land to the rear of the Nags Head Pub
Askham Bryan**



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884: Southwest of A1237 and A59 Junction

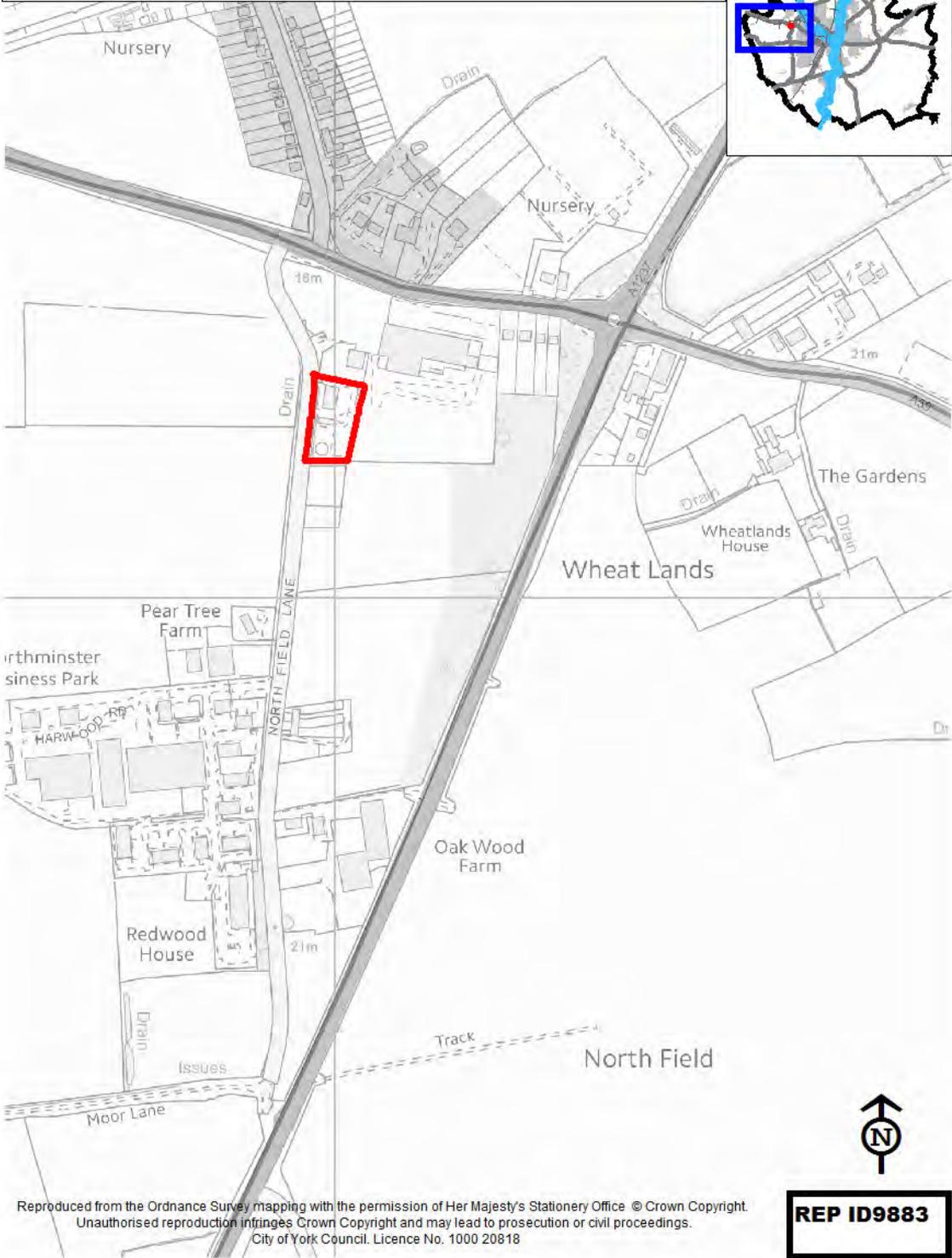
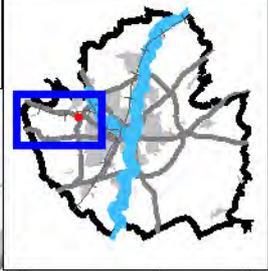


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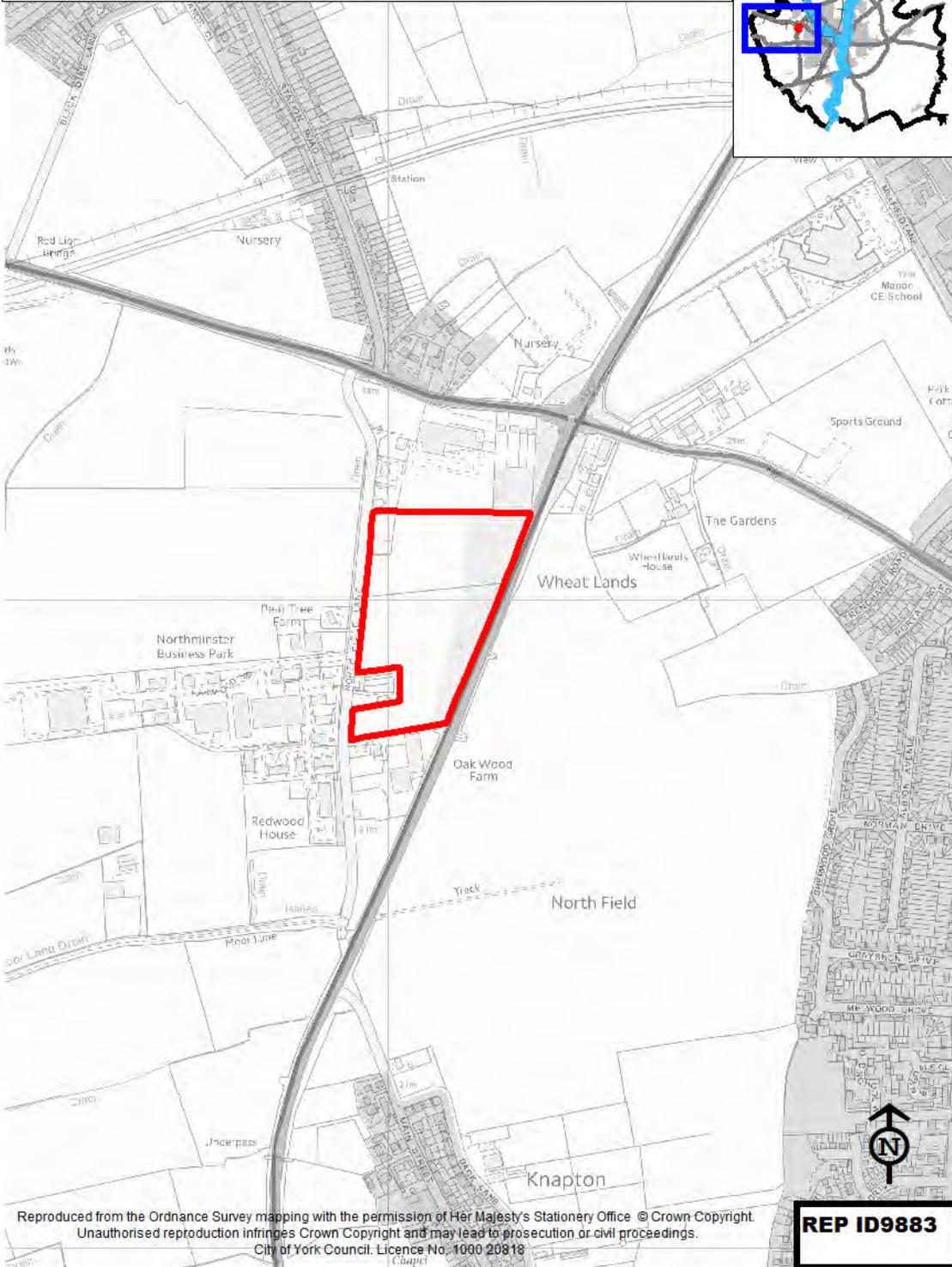
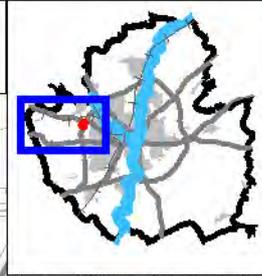
885: Minster Equine Veterinary Clinic



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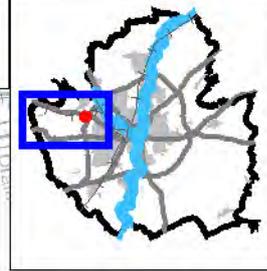
886: South of Wyevale garden Centre



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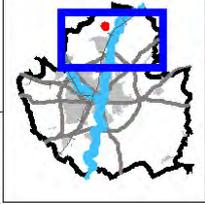
890: Luigis



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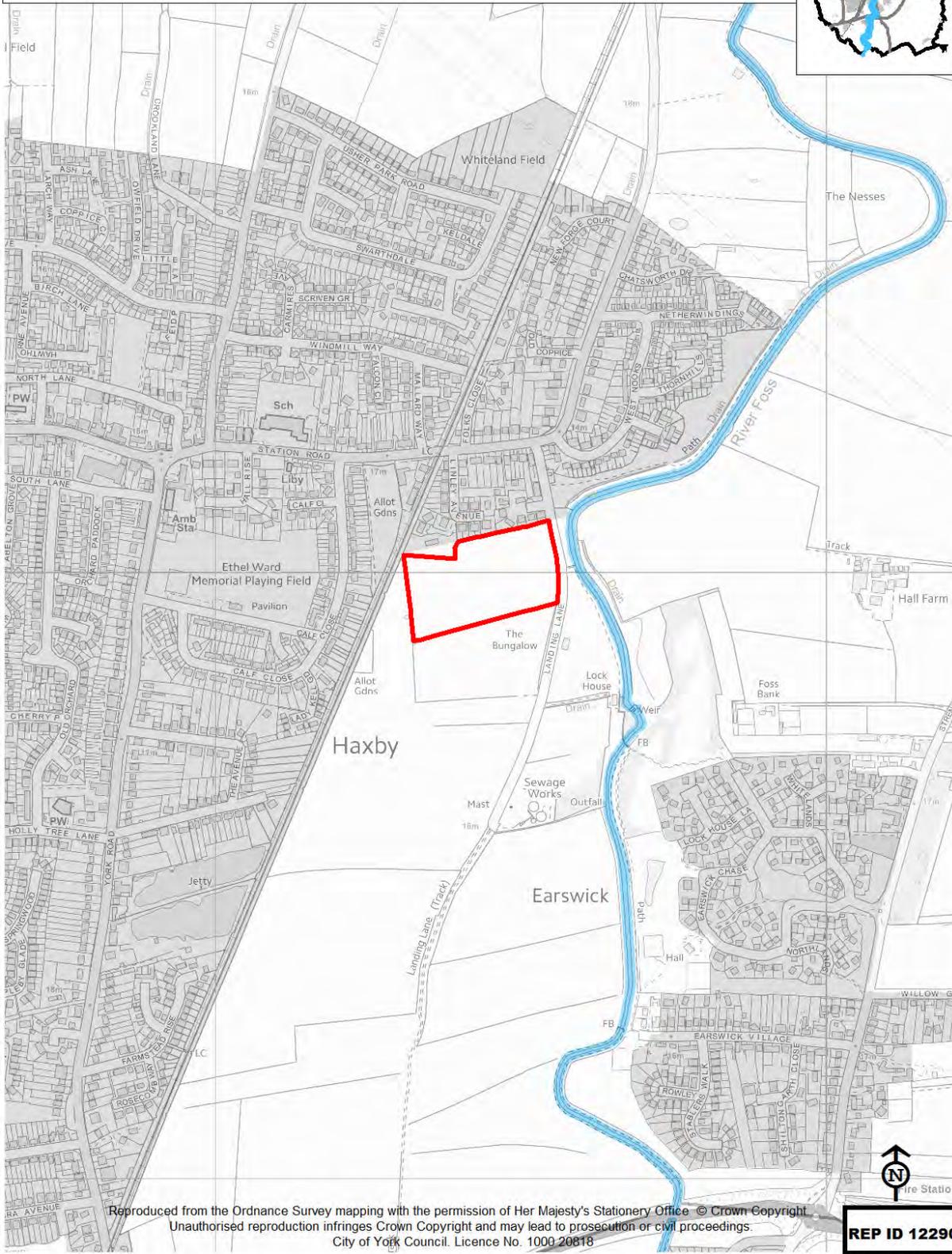
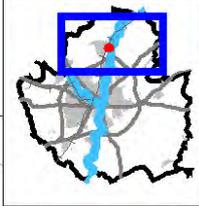
895:Meadow Farm, Cross Moor Lane,
Haxby



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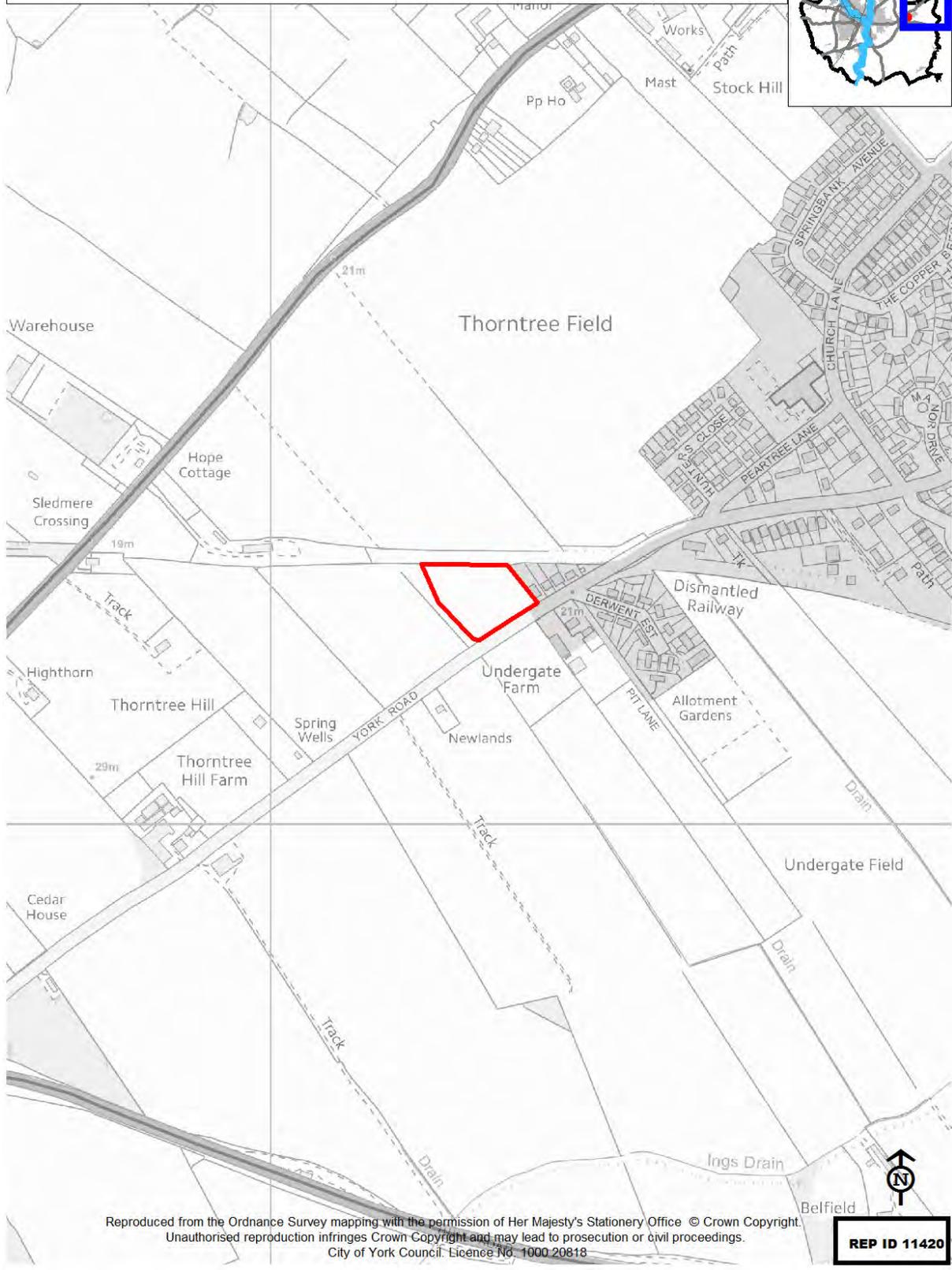
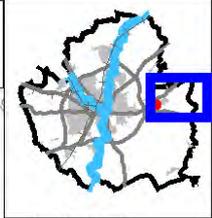
897: Land Adjacent to Landing Lane Haxby



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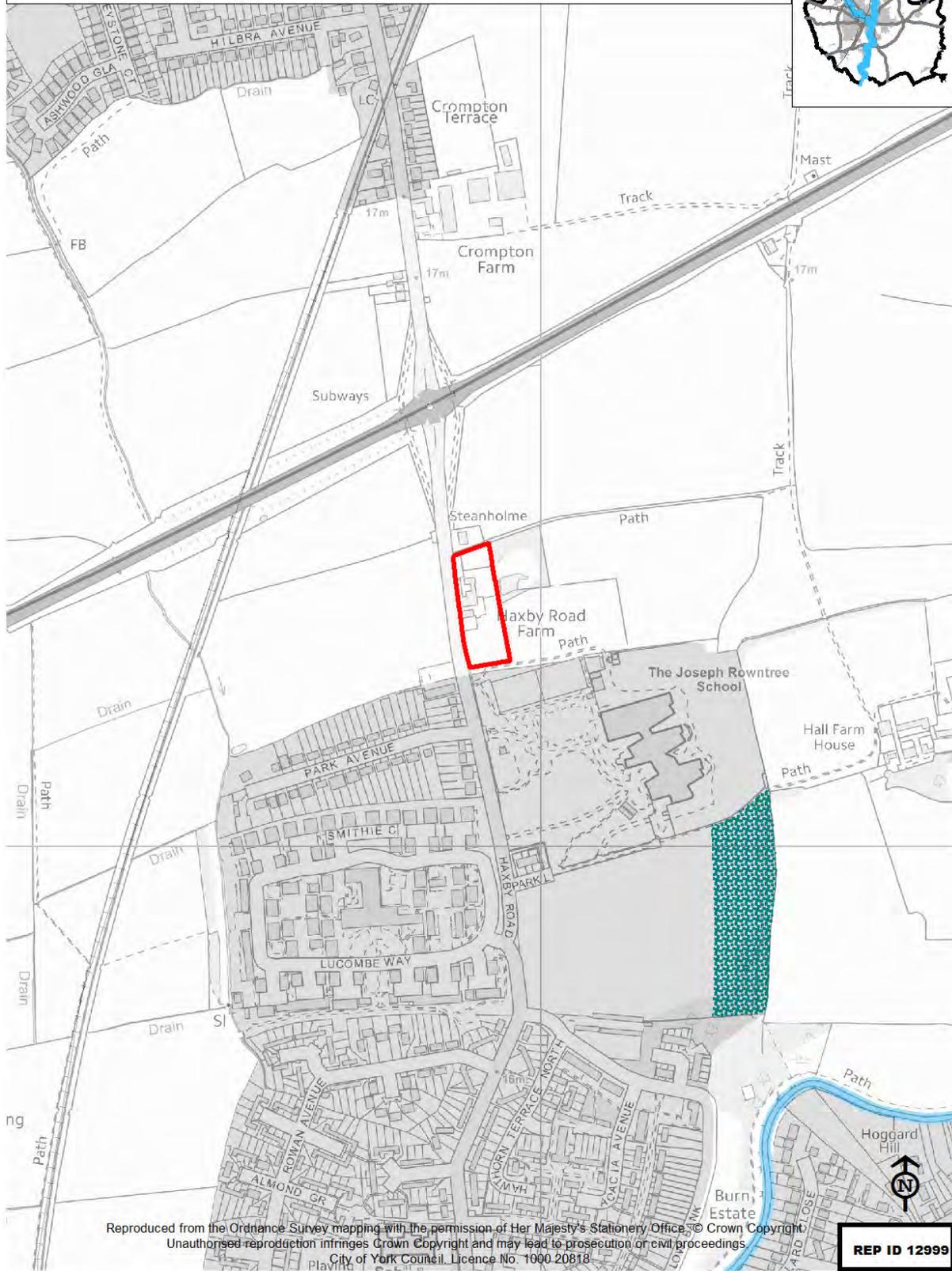
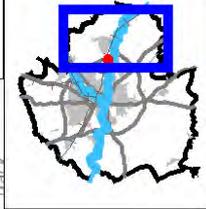
899 York Road Dunnington Reduced Boundary



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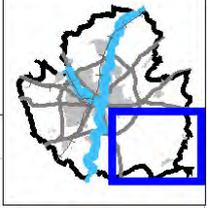
900: Tregarth Stables and Haxby Road Farm



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941: Elm Tree Farm, Elvington



942: Chapelfields PSC Submission



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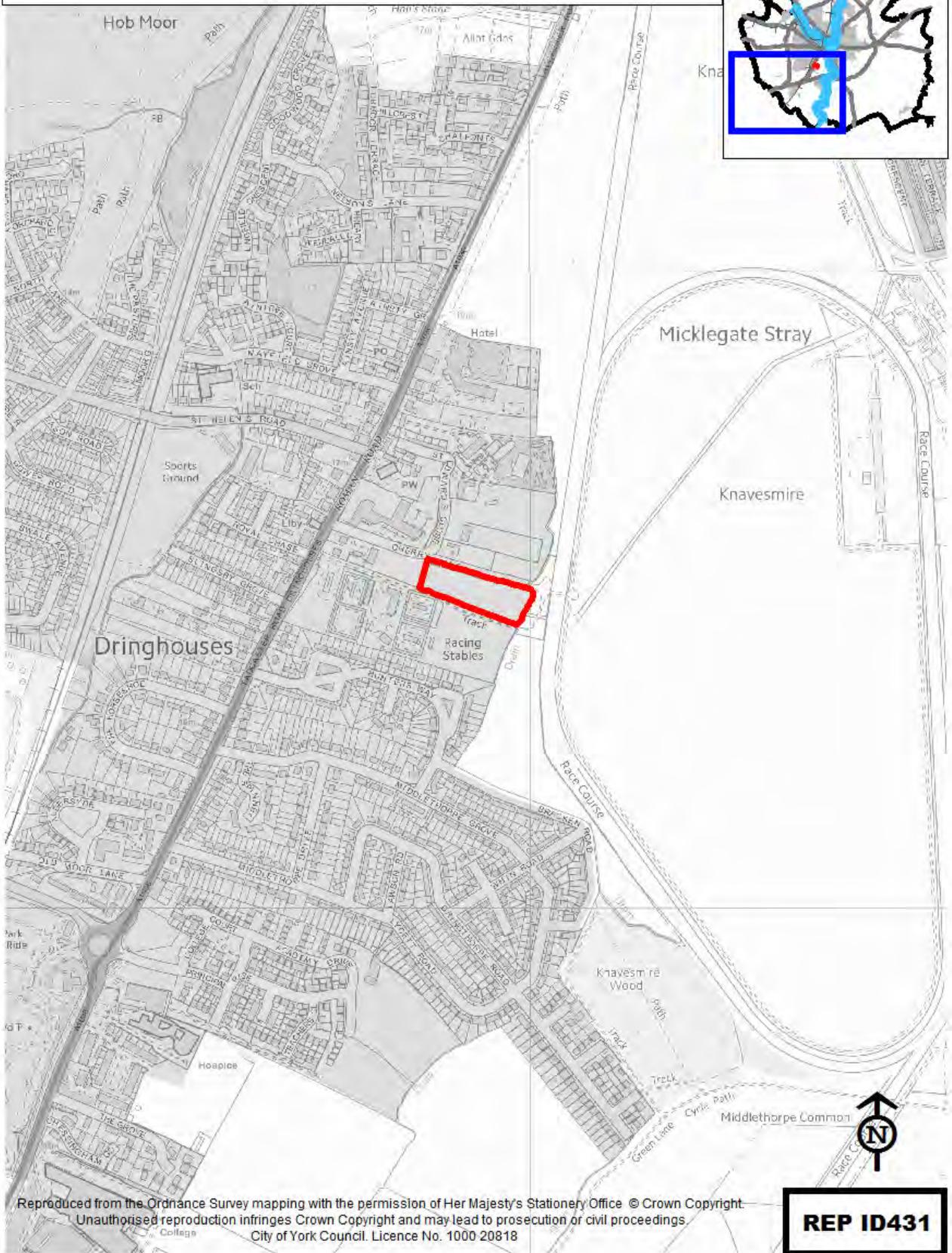
Annex 3: Officers Assessment of Housing Sites following PSC

Table 5: Alternative boundaries to Sites which are not accepted (please refer to the Consultation Statement attached as Annex 6 to this report)

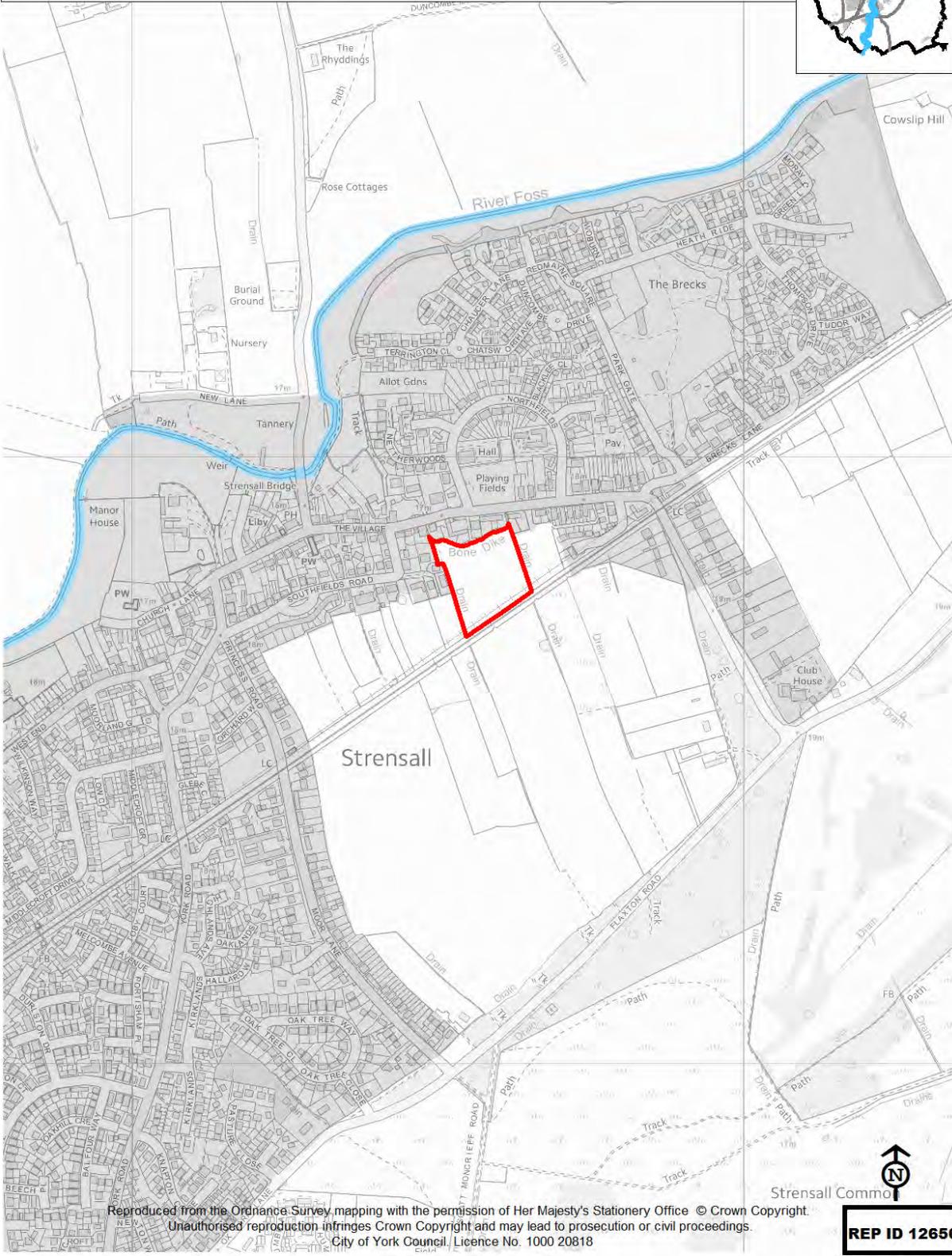
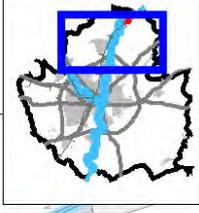
H2b	Site 132 Land at Cherry Lane (H2b)	
H30	Site 901 Land between village and railway line, Strensall	Alternative boundary of previously considered site
ST1	Site 909 British Sugar	Alternative boundary of previously considered site
ST7	Site 876 Land to the South of ST7	Alternative boundary of previously considered site
	Site 912 ST7 Alternative Land-Stockton Ln to Bad Bargain Ln	Alternative boundary of previously considered site
	Site 933 ST7 Alternative Boundary	Alternative boundary of previously considered site
ST8	Site 905 ST8 Alternative boundary	Alternative boundary of previously considered site
	Site 914 ST8 Alternative Land to North and Nature Reserve	Alternative boundary of previously considered site
	Site 913 Land North of Monks Cross	Alternative boundary of previously considered site
ST14	Site 915 ST14 Alternative Option 1350 Homes	Alternative boundary of previously considered site
	Site 916 ST14 Alternative Option	Alternative boundary of previously considered site
ST15	Site 821 Whinthorpe FSC Allocation	Alternative boundary of previously considered site
	Site 877 Alternative boundary for ST15	Alternative boundary of previously considered site
	Site 888 Land to SW of ST15	Alternative boundary of previously considered site
	Site 924 ST15 Langwith with Elvington Airfield	Alternative boundary of previously considered site
ST16	Site 928 Land surrounding Terrys car park	Alternative boundary of previously considered site
	Sites 917 918 919 920 and 920	Original submission – superseded.
	Sites at Queen Elizabeth Barracks Strensall	Original submission
	Sites 624/937/939/943 at Imphall Barracks	Original submission

Annex 3: Officers Assessment of Housing Sites following PSC

132: Land at Cherry Lane



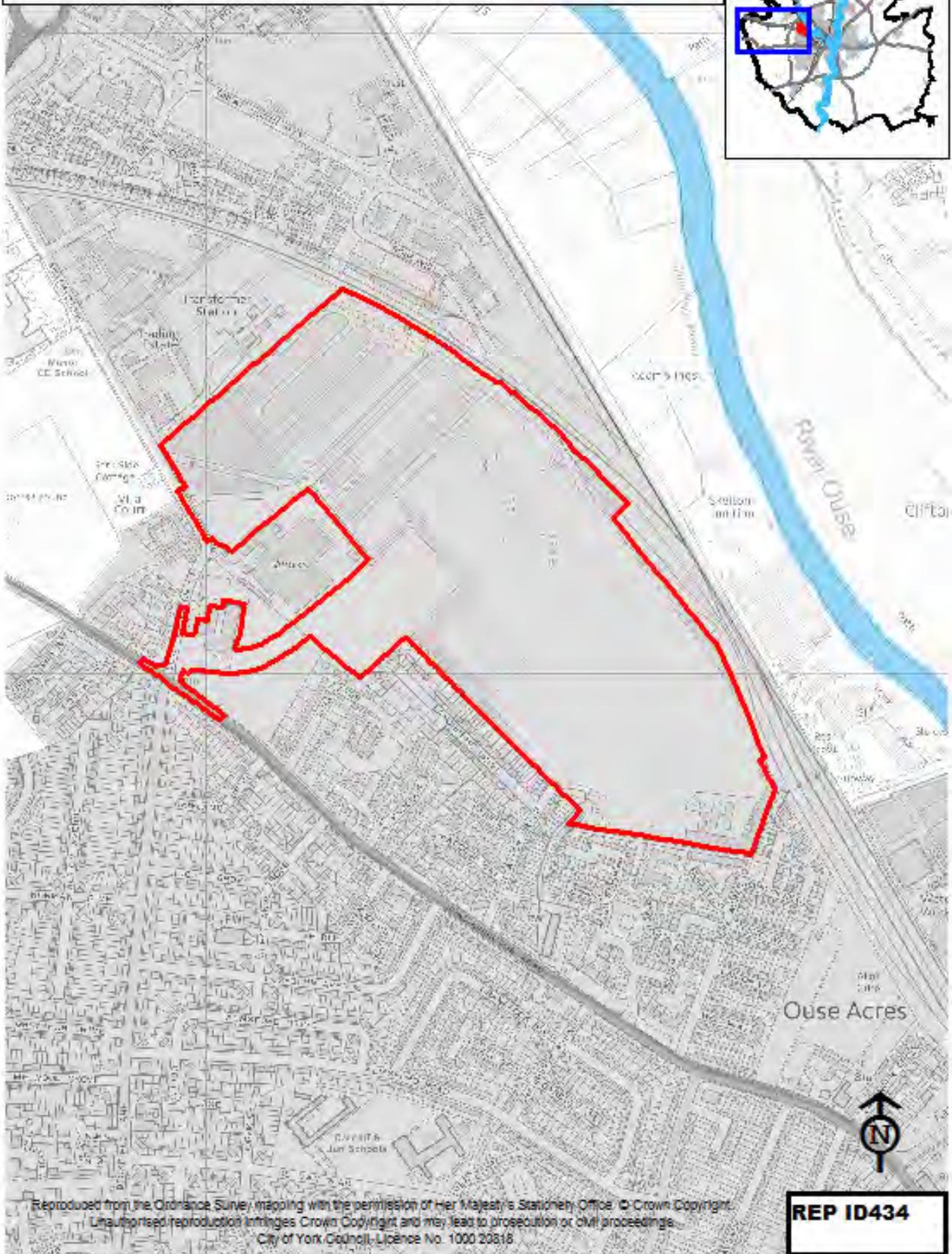
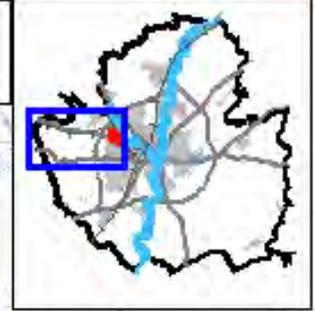
901: Land between The Village and the railway line Strensall



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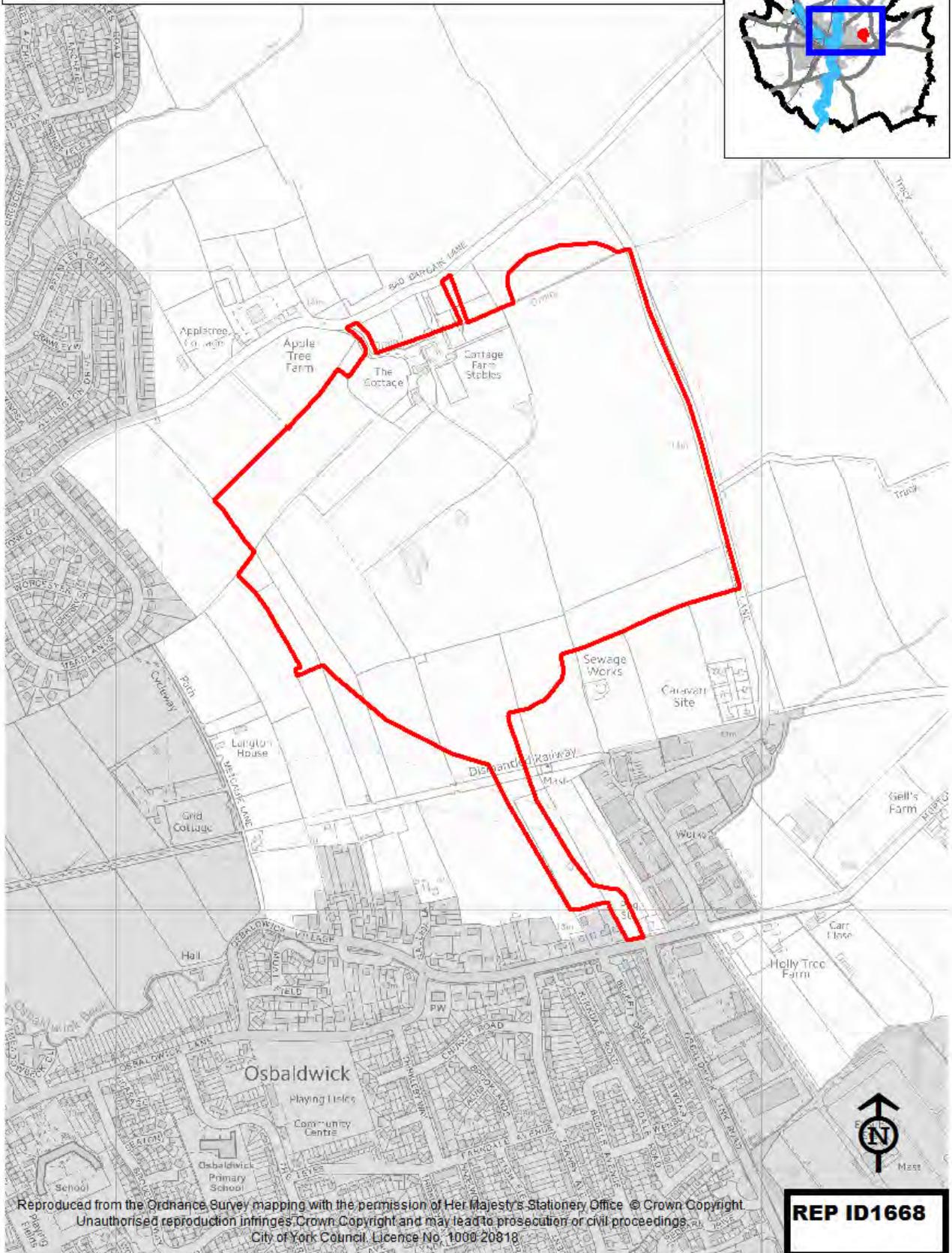
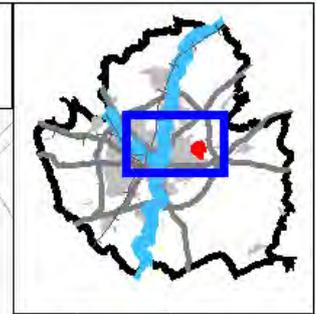
909: British Sugar PSC Alternative Boundary



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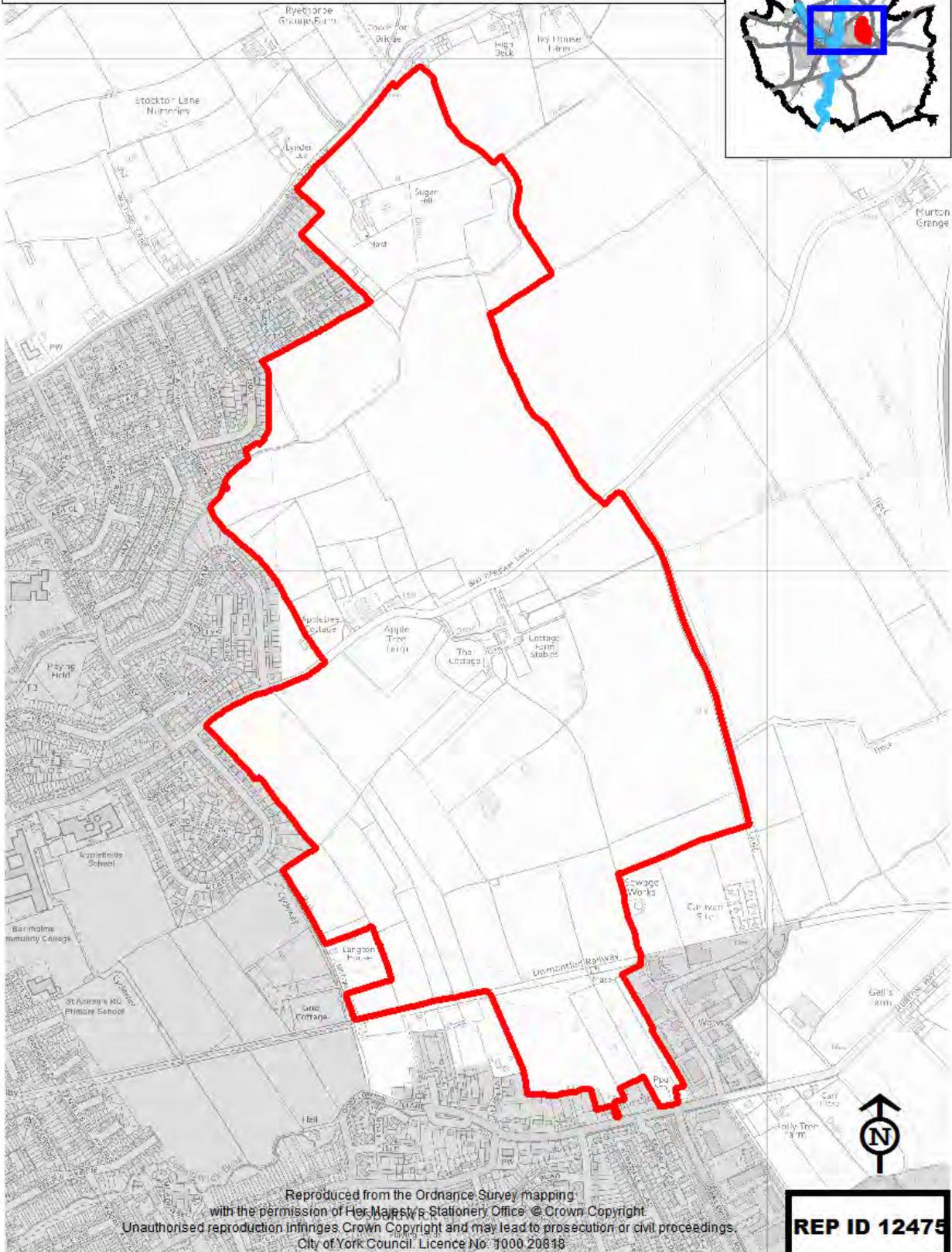
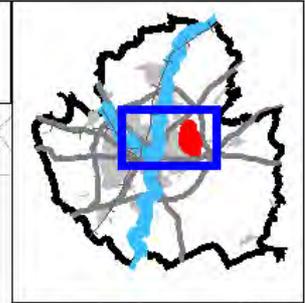
876: ST7 South



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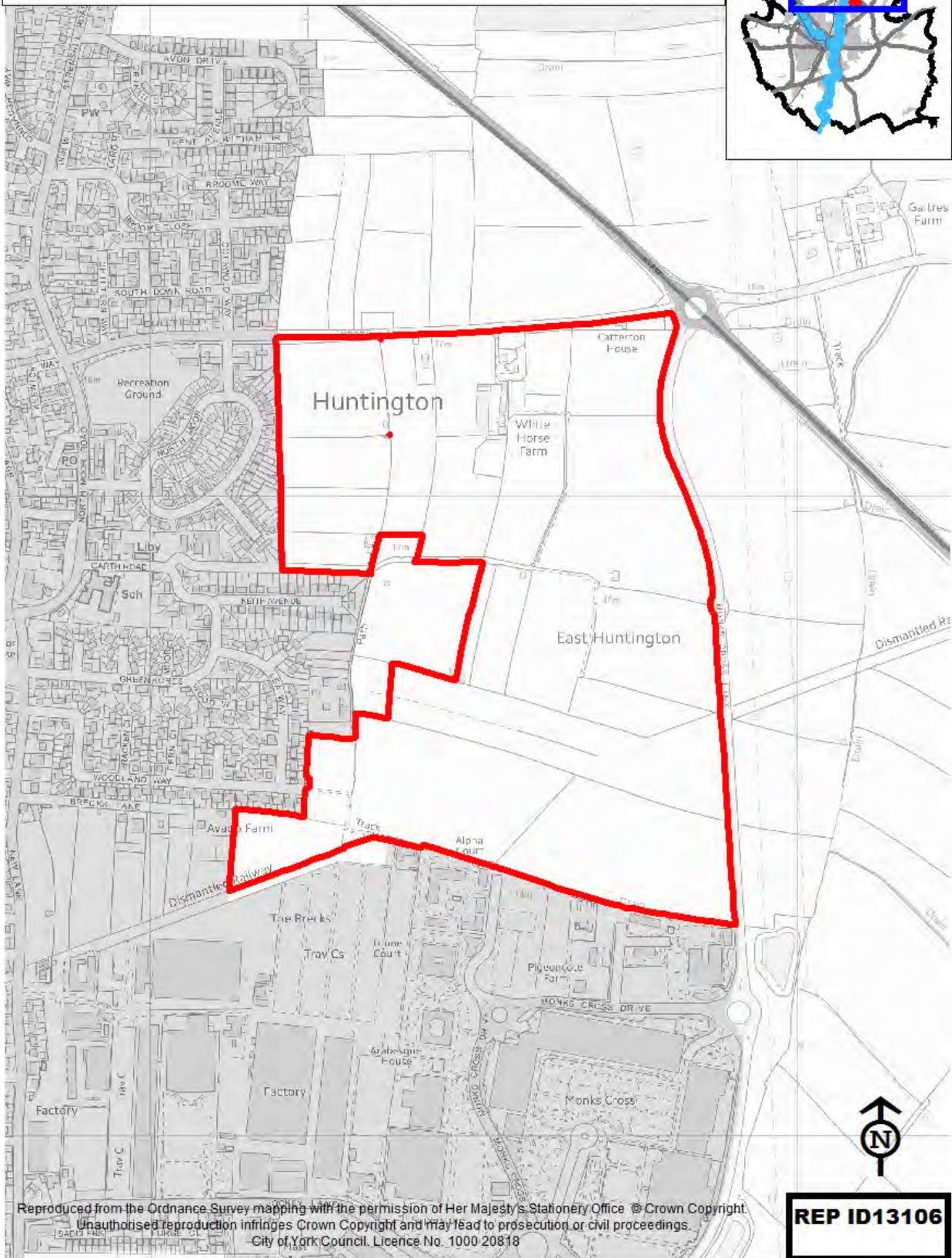
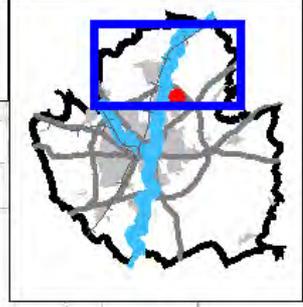
933: ST7 Alternative Boundary



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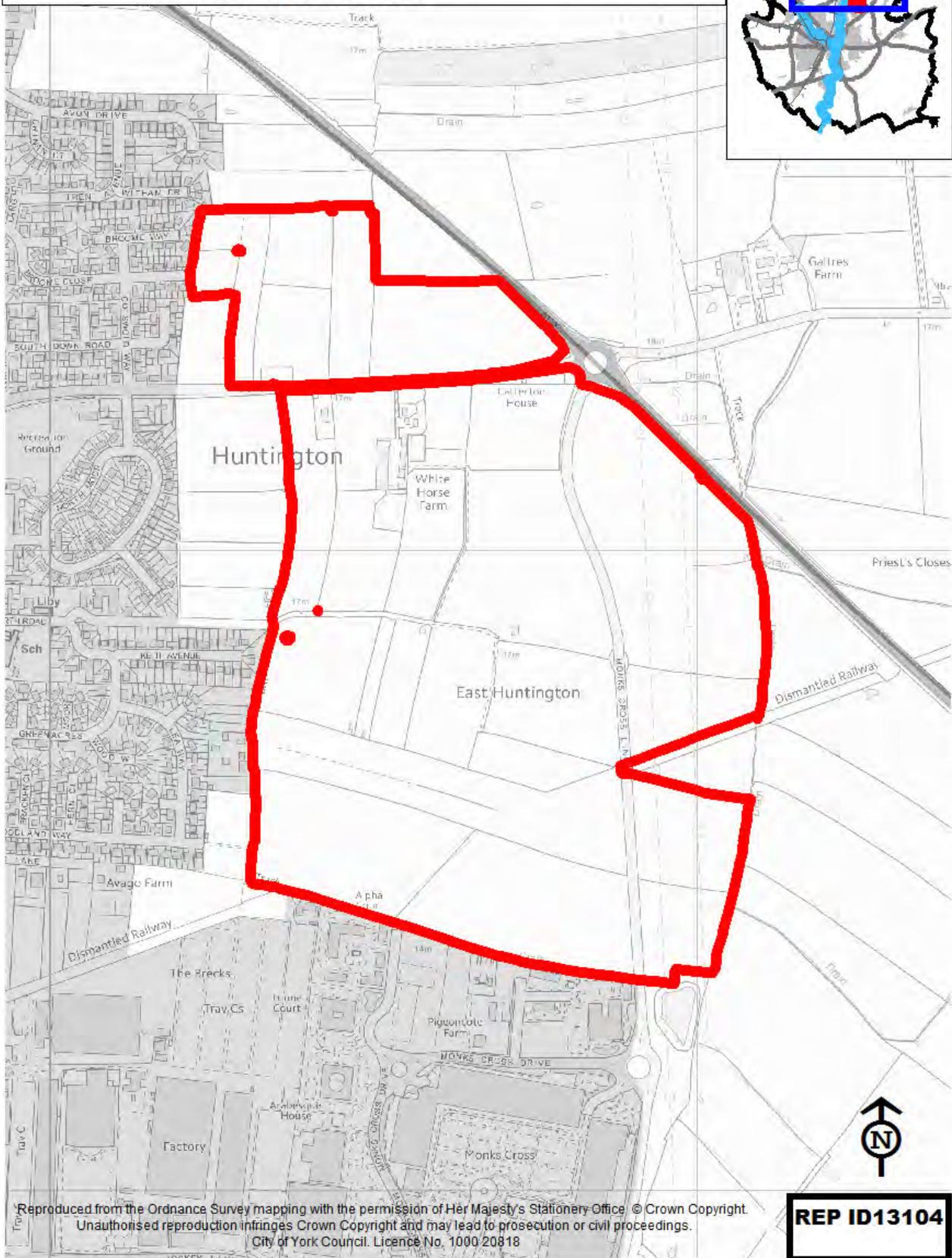
905: ST8 Alternative boundary



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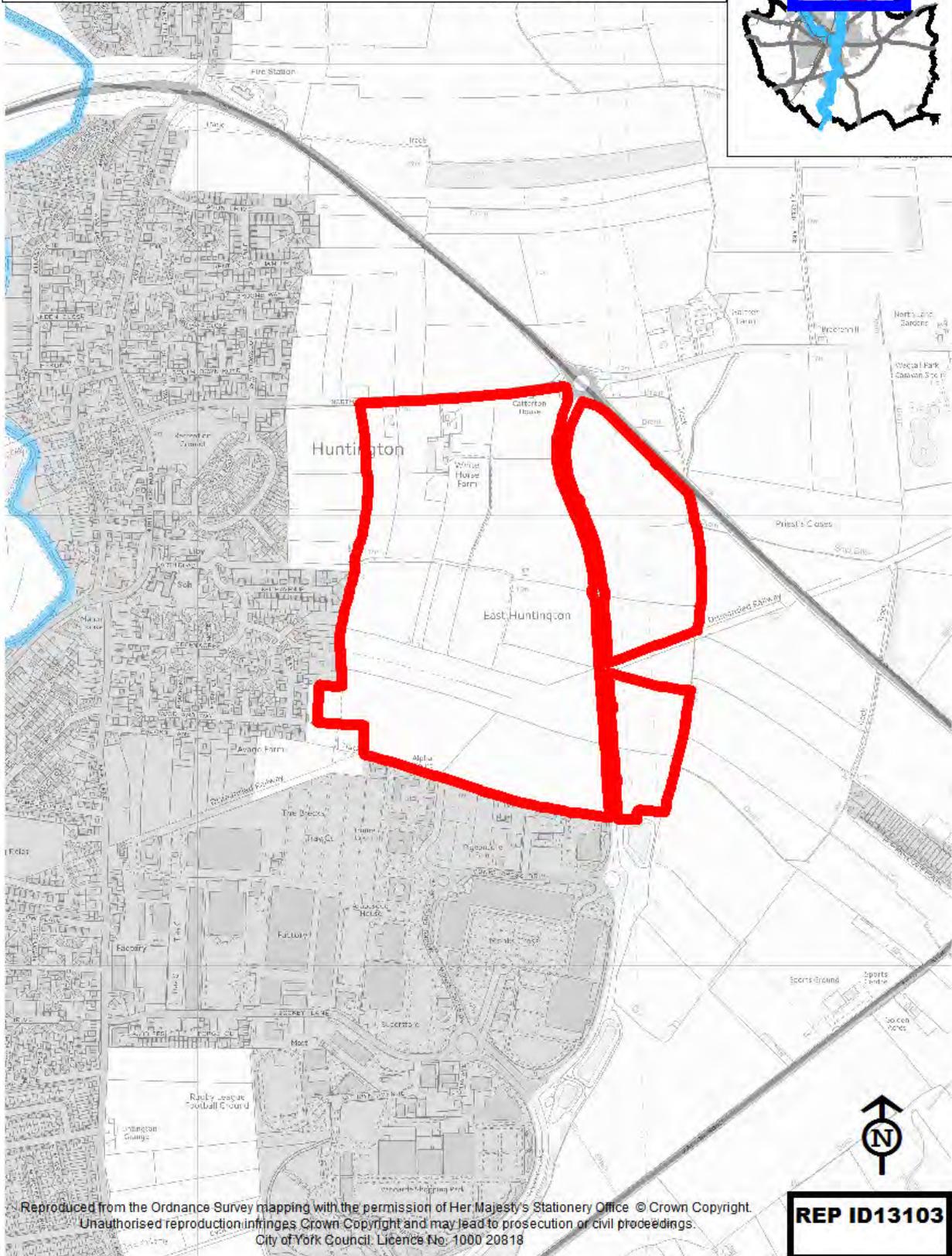
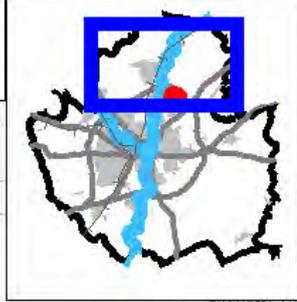
914: ST8 Alt with Land to North and nature Reserve to east



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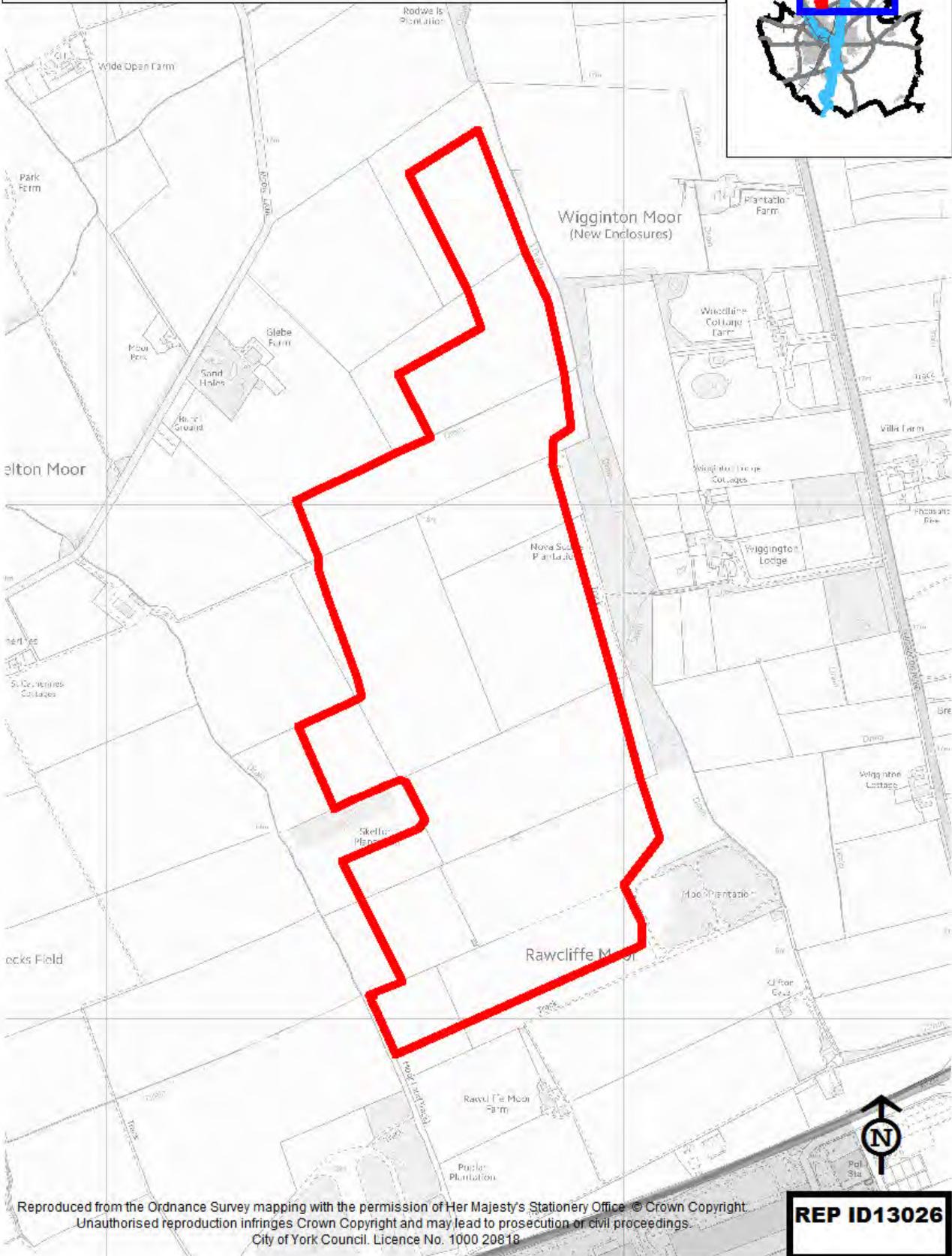
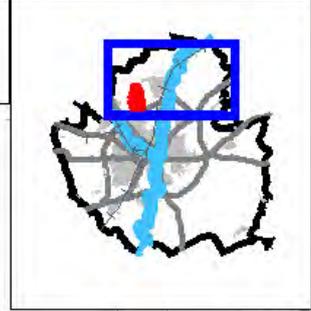
913: ST8 Alternative Boundary with Nature Reserve to east and Sports to West



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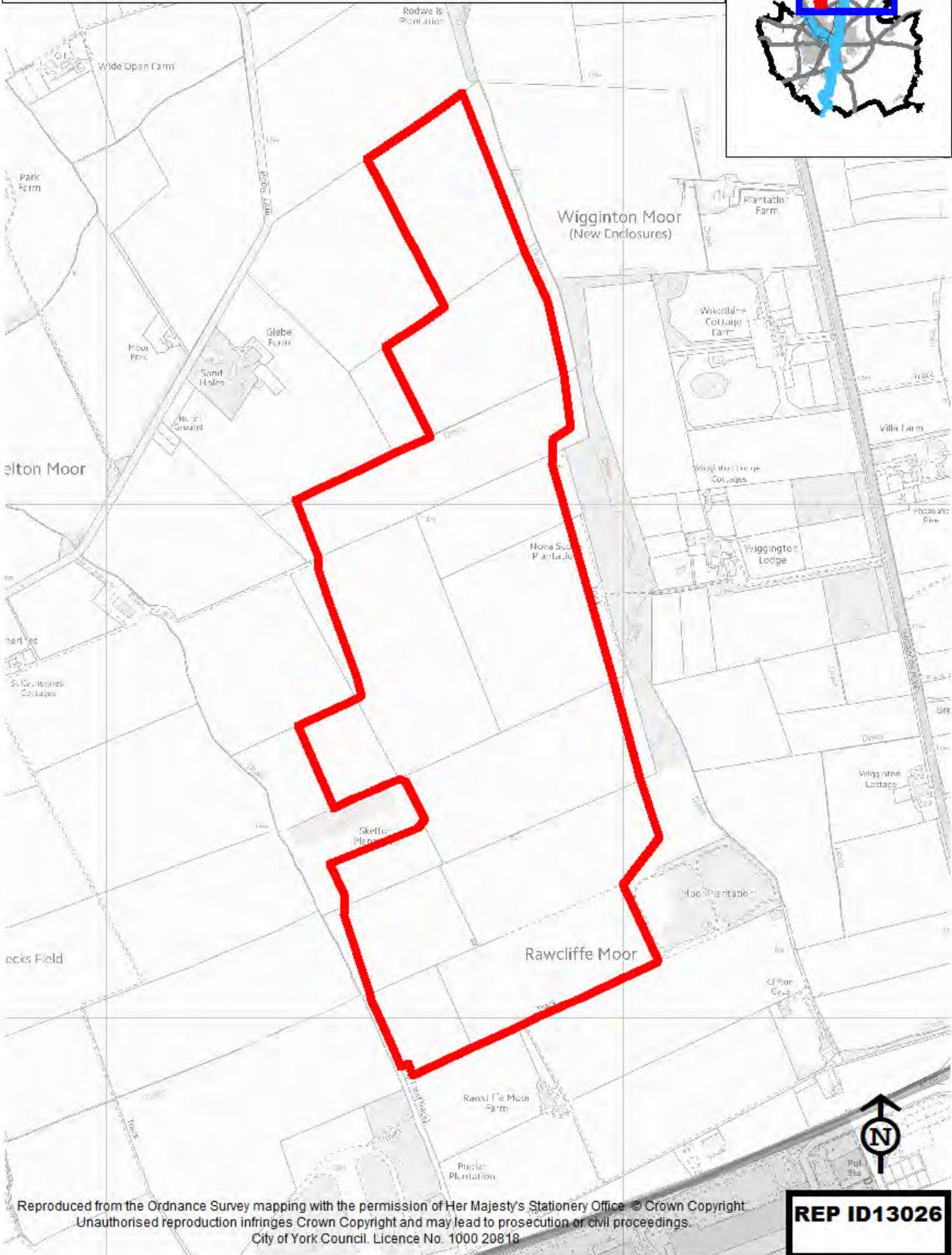
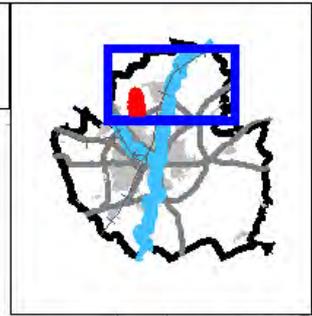
915: ST14 Alt Option 1 1350 Homes



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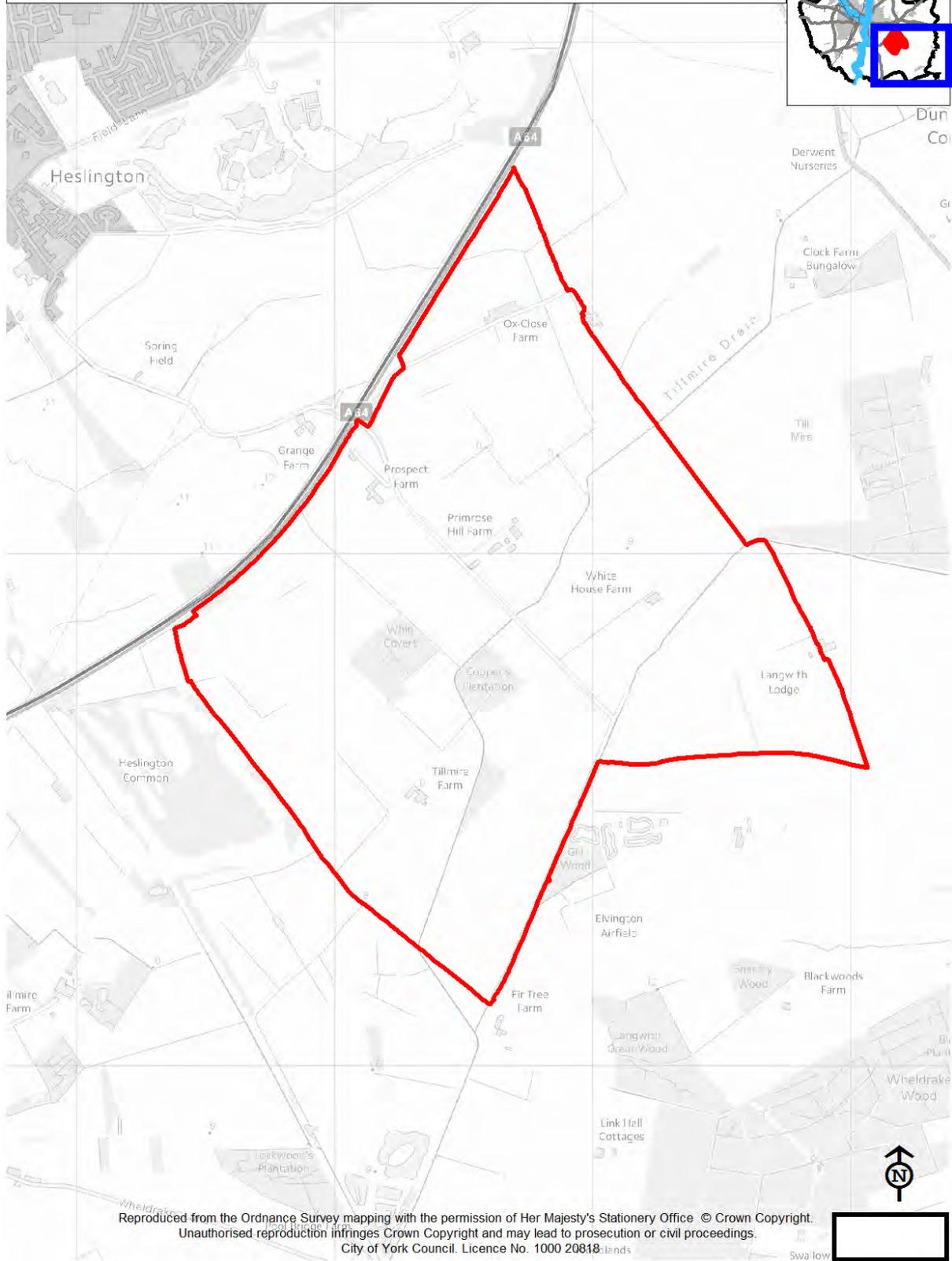
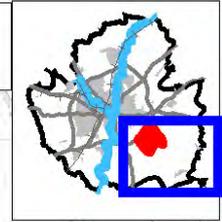
916: ST14 Alt Option 2 1725 Homes



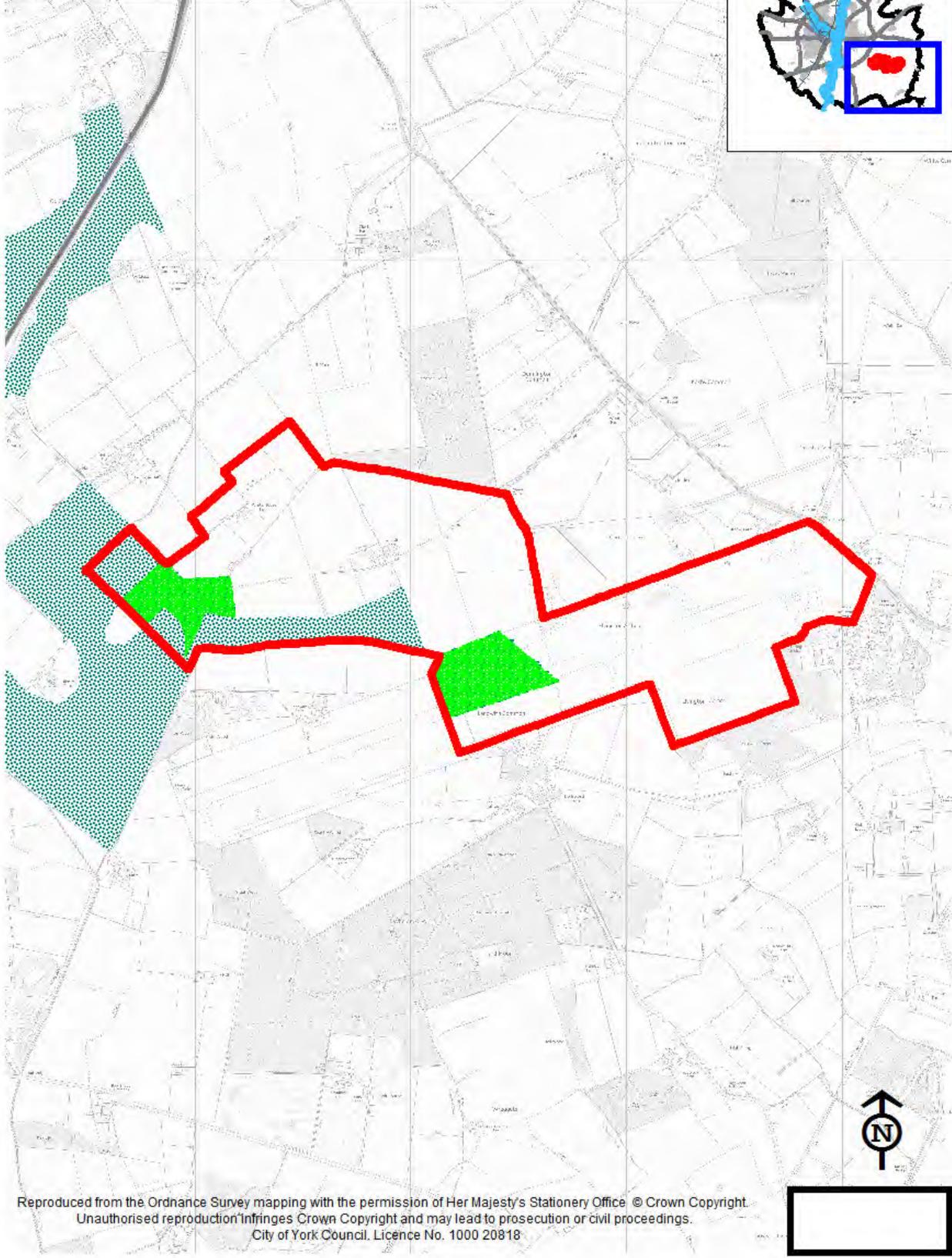
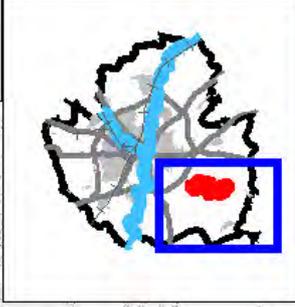
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REP ID13026

821 Whinthorpe FSC Allocation



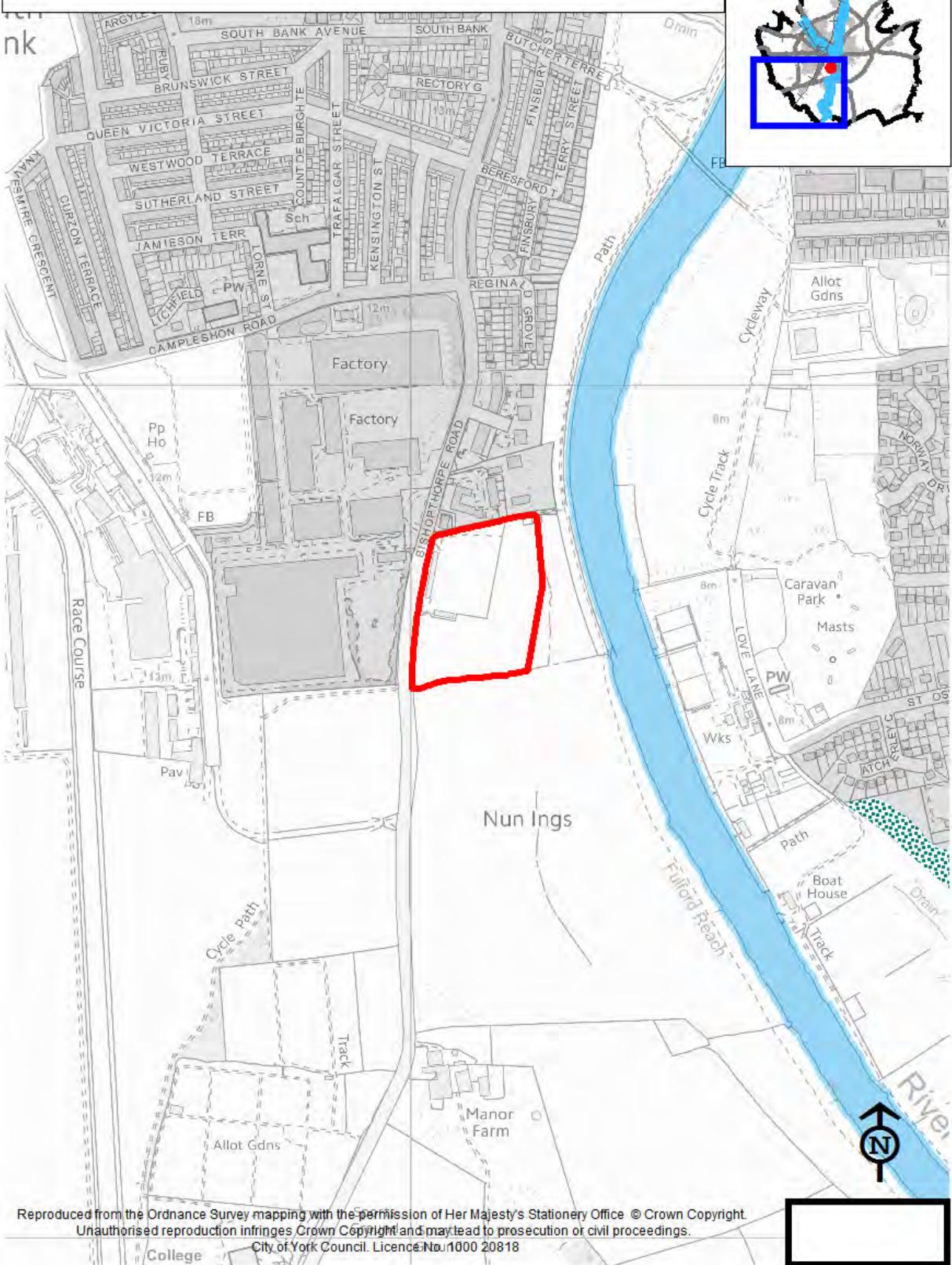
924: ST15 Langwith and Elvington Airfield PSC Submission



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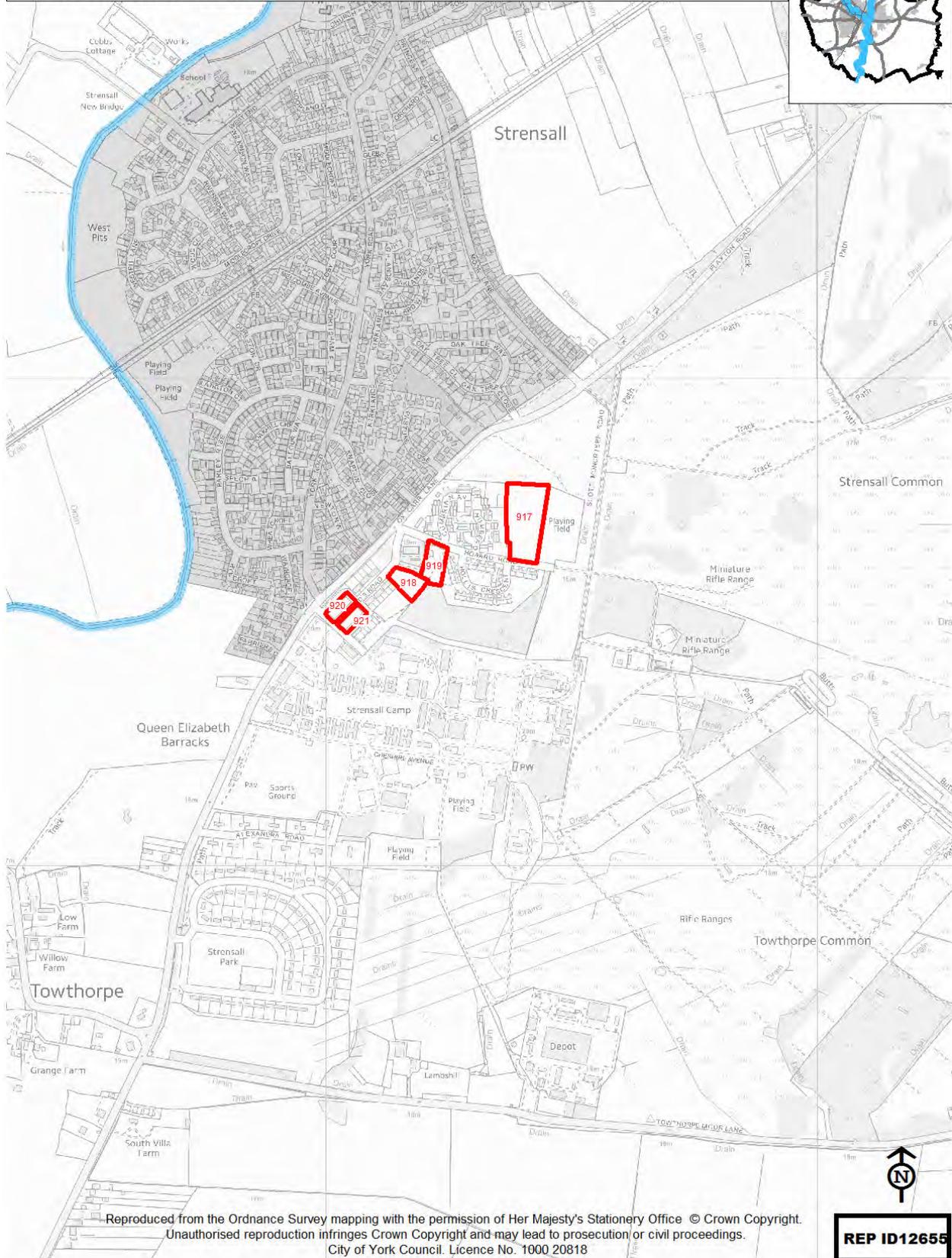
928: Land surrounding Terrys Car Park



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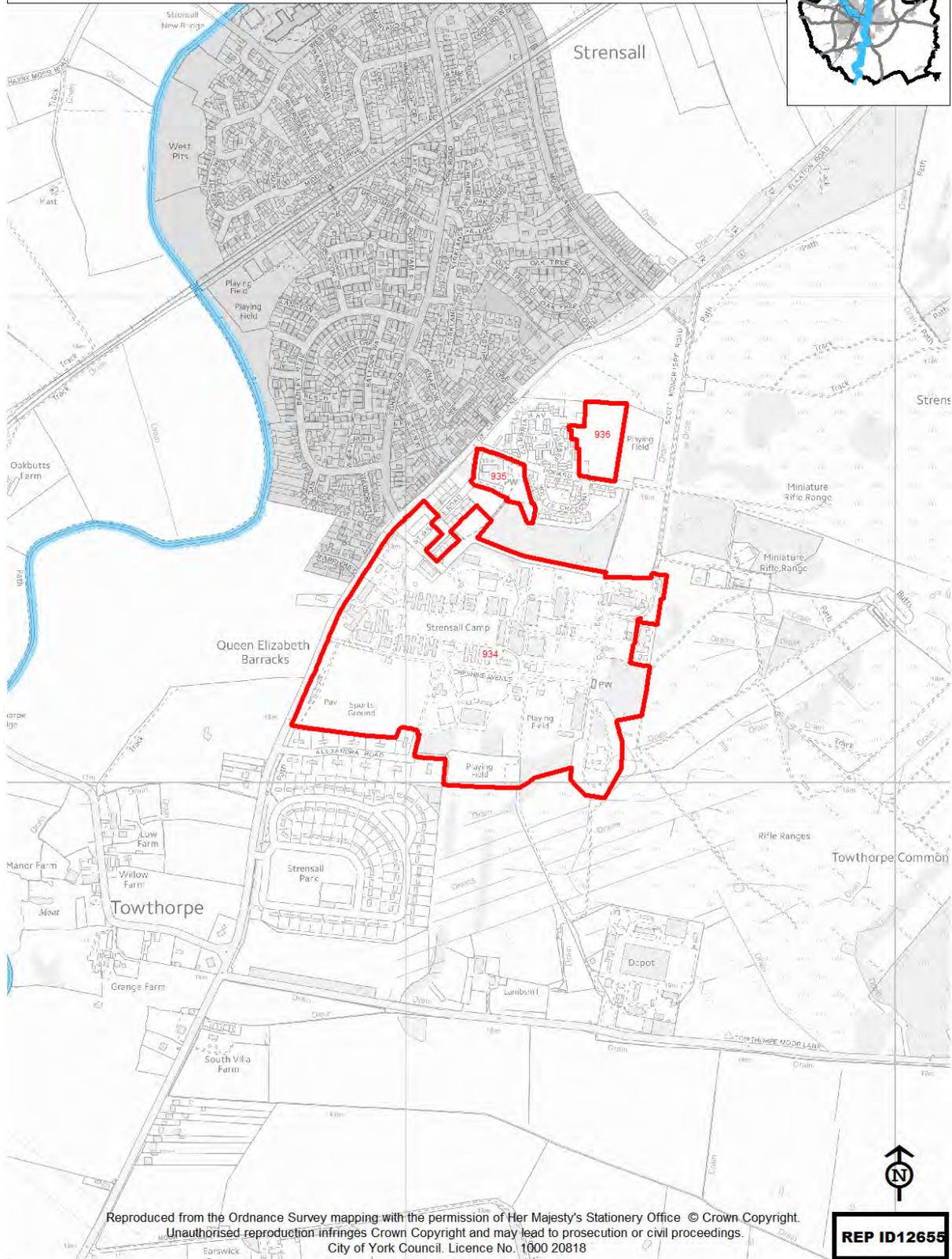
917/918/919/920/921 Land at Queen Elizabeth Barracks



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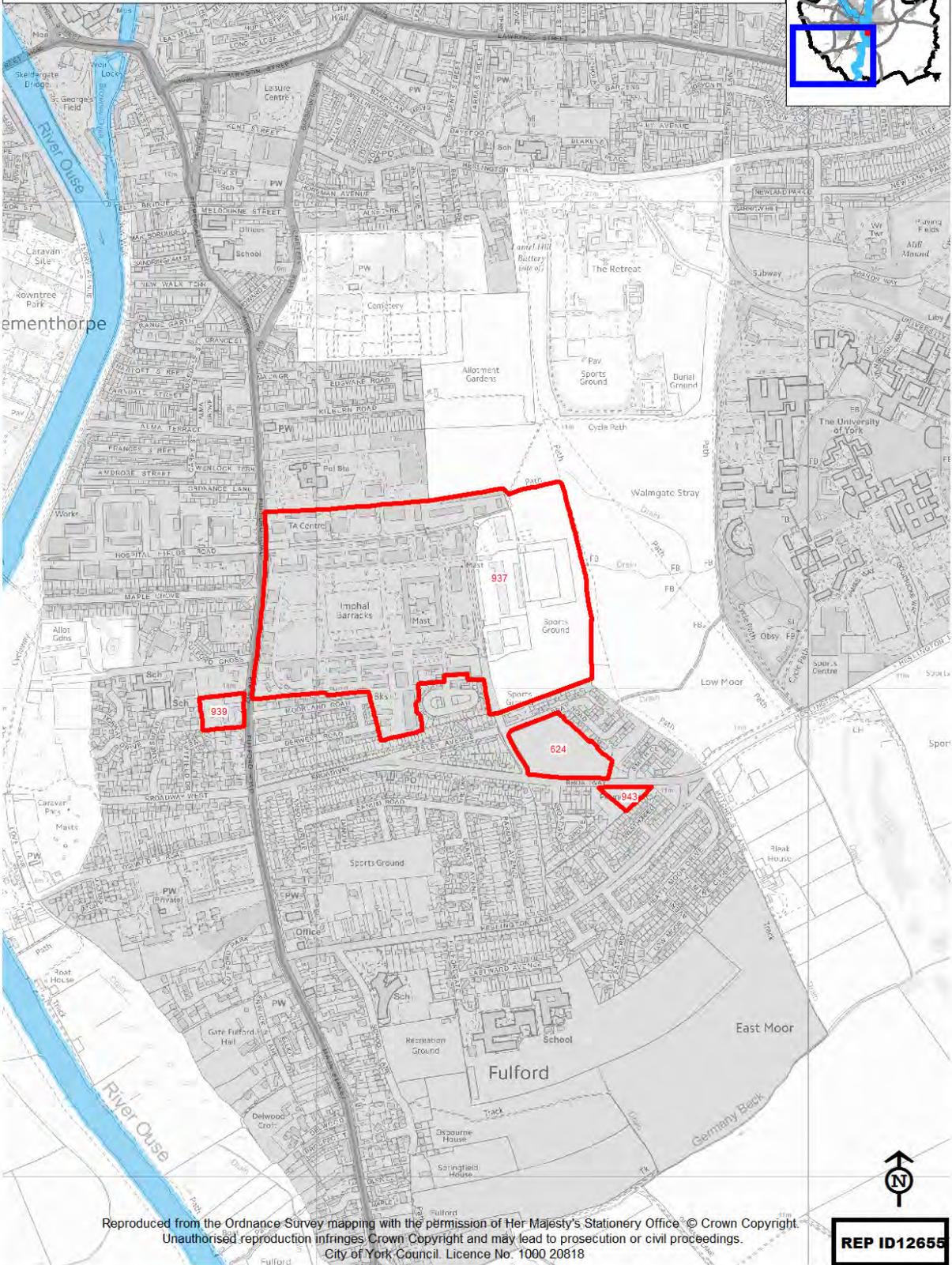
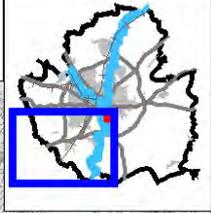
934/935/936: Queen Elizabeth Barracks Strensall



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624/937/939/943 Imphal Barracks

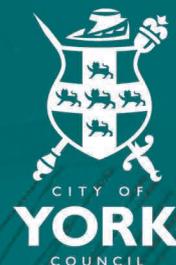


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REP ID12655

Annex 3: Officers Assessment of Housing Sites following PSC

Annex 4



CITY OF YORK Officers Assessment of Employment Sites following PSC

Annex 4: Officers Assessment of Employment Sites following PSC

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Annex 4: Officers Assessment of Employment Sites following PSC

Table 1 - Officer assessment of technical evidence - No or minor changes suggested to PSC position

Allocation Ref	Site Name	Officer Commentary
Non Strategic Sites		
E2 (Site 635)	Land North of Monks Cross Drive	<p>Total Representations: 7 Supports: 2 Objections: 3 Comments: 2</p> <p>General supports for the site based on it being a brownfield site and infill development in an existing commercial area.</p> <p>Objections relate to the increase in traffic congestion in an area that has already seen significant development over recent years.</p> <p>Planning application (16/00665/FULM) granted and now part complete for electrical retail store, remainder of the site has consent for a drive thru restaurant which is not yet complete.</p> <p>Officers suggest that the site is removed from the Plan as it is currently under construction.</p>
E8 (site 600)	Wheldrake Industrial Estate	<p>Total Representations:5 Supports: 0 Objections: 5 Comments: 0</p> <p>Objection to the site state that the proposed expansion would have an adverse impact on this primary gateway to village as it will be dominated by industrial type buildings. The Wheldrake Conservation area is close to proposed site. This area of grassland greatly enhances the main</p>

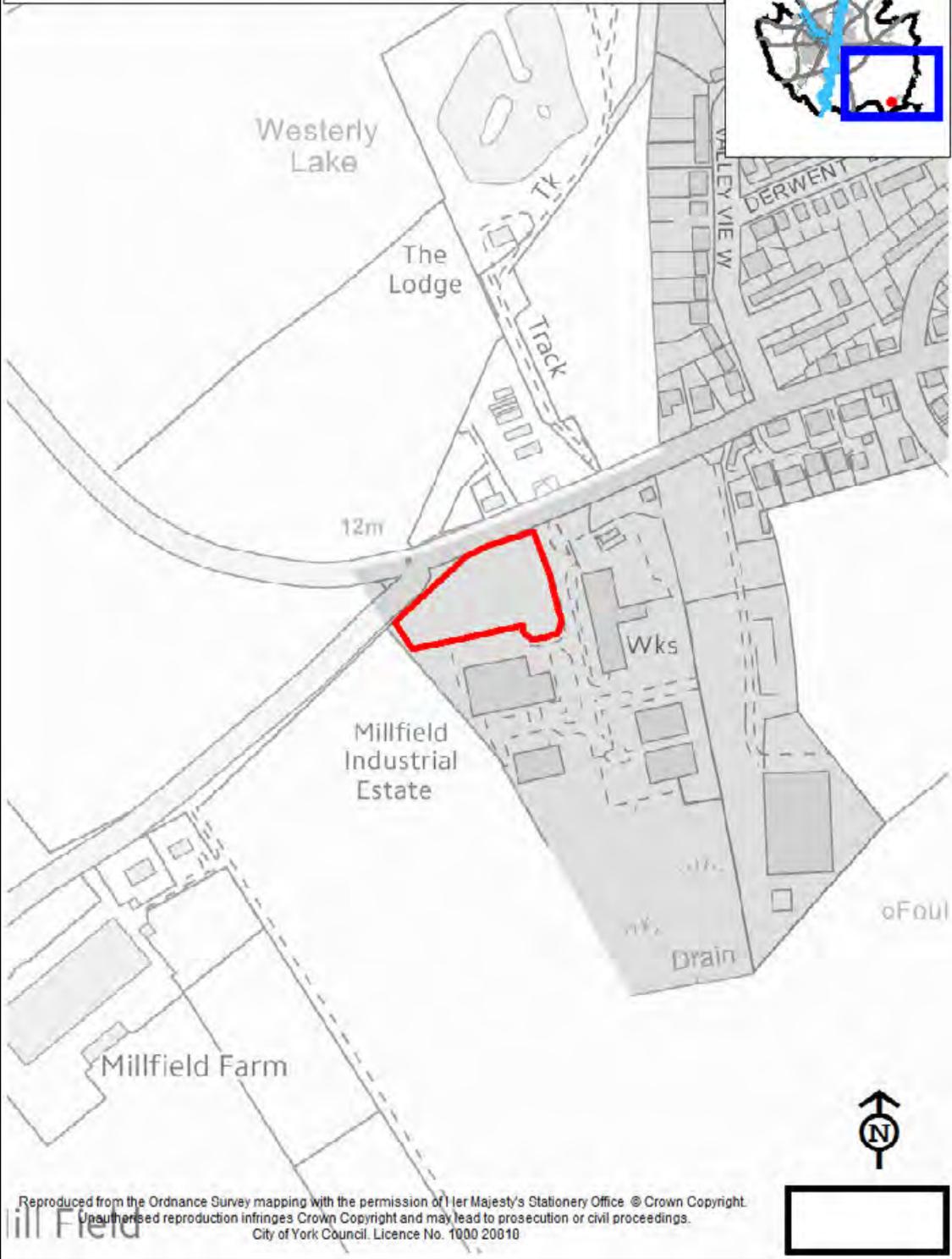
Allocation Ref	Site Name	Officer Commentary
		<p>approach to the village and makes industrial estate less intrusive. Development of the site would degrade the value of historic village street & Conservation Area.</p> <p>The site is located at the entrance to the industrial estate and would provide an infill site suitable for commercial uses. Whilst the Employment Land Review (ELR) ranks the site fairly lowly in terms of market attractiveness the site is a vacant plot within an existing business park and it is considered appropriate to retain as an employment allocation.</p> <p>Officers suggest that the site is retained as an employment site as per PSC.</p>
E9 (Site 602)	Elvington Industrial Estate	<p>Total Representations:13 Supports: 6 Objections: 7 Comments: 1</p> <p>Number of supports including from the Parish Council. Correction that site is Greenfield rather than brownfield as quoted in PSC. Inclusion of this site is sensible but development should be limited to small units for small, high value businesses.</p> <p>Developer/landowner offers support to the allocation of the site. Strongly support its inclusion as it forms a natural extension to the existing business parks at Elvington Airfield. There is already interest in the site. Therefore the site may be developed and occupied before the Local Plan process has been completed. We believe that further land should be allocated to for development to respond to the on going demand for land in this location.</p> <p>Objections to the site concern residential amenity issues. They state that there are already noise and air pollution in the area and huge volumes of traffic. This proposal will only add to the problems with more noise, pollution etc. Suggest proposal be dismissed on these grounds as well as on safety to children walking this route to school and playground and doctors surgery.</p>

Allocation Ref	Site Name	Officer Commentary
		<p>The site would provide an infill opportunity and it is considered that objections raised regarding residential amenity could be dealt with through the detailed planning process for any proposal. It is considered appropriate to retain this site as an employment allocation within the plan.</p> <p>Officers suggest that the site is retained as an employment site as per PSC.</p>
<p>E10 (Site 706)</p>	<p>Chessingham Park, Dunnington</p>	<p>Total Representations:4 Supports: 3 Objections: 1 Comments: 0</p> <p>Supports from the Parish Council and members of the public as this develops a currently derelict site which is infill development.</p> <p>Objection states that there are empty units already so why build more.</p> <p>The site is located within the existing business park and would provide a small infill site suitable for employment uses.</p> <p>Officers suggest that the site is retained as an employment site as per PSC.</p>
<p>E11 (Site 639)</p>	<p>Annamine Nurseries, Jockey Lane, Huntington</p>	<p>Total Representations:3 Supports: 1 Objections: 1 Comments: 1</p> <p>Support for the re-development of brownfield land</p> <p>Objection relates to the traffic growth along Brockfield Road and Brockfield Park Drive. Must be a traffic alleviation plan to prevent the residential area becoming inhabitable.. Dualling of the ring road would be the favoured option and/or a new road linking H146 through to the head of</p>

Allocation Ref	Site Name	Officer Commentary
E11 cont.. (Site 639)		<p>New Lane with Huntington Road.</p> <p>Representation received from planning agent on behalf of landowner/developer. Support the proposed allocation of E11 in the Local Plan but object to the range of employment uses being restricted to B1c, B2 and B8 (including an element of B1a if associated with existing uses) only. Request that the range of suitable land uses appropriate on the site be amended to include all of the traditional employment uses B1a/b/c B2 and B8.</p> <p>Officers consider that the site should be retained as an employment site and that the proposed uses could be widened to include B1(a) office to offer greater flexibility.</p>
E12 (Site 684)	York Business Park	<p>Total Representations:1 Supports: 1 Objections: 0 Comments: 0</p> <p>Support for infill development in existing built-up area.</p> <p>Application 16/00179/FULM granted for erection of motor vehicle dealership with associated parking and display. Currently under construction.</p> <p>Officers suggest that the site is removed from the Plan as it is currently under construction.</p>

600: Wheldrake Industrial Estate

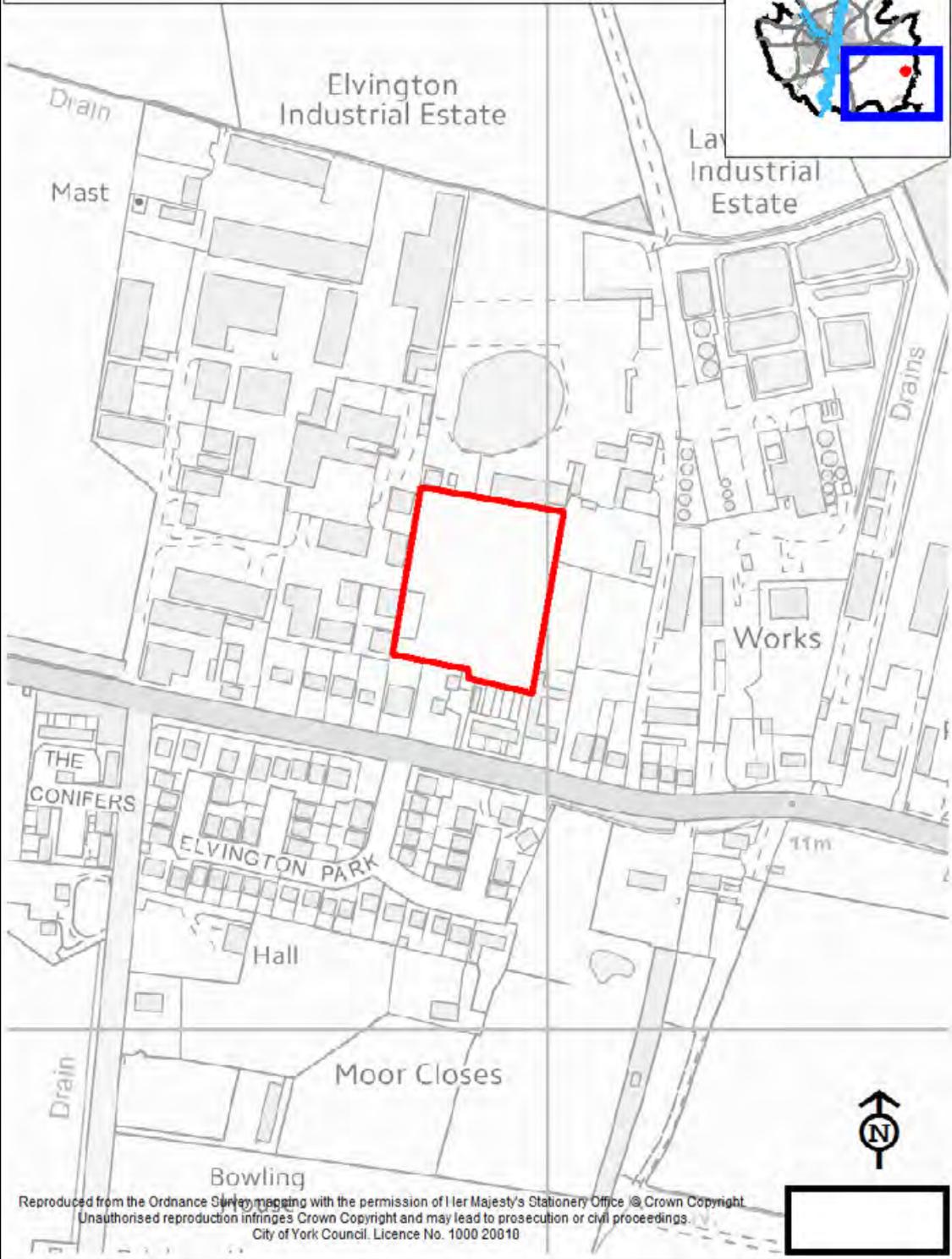
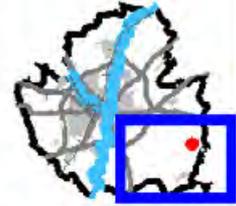
E8



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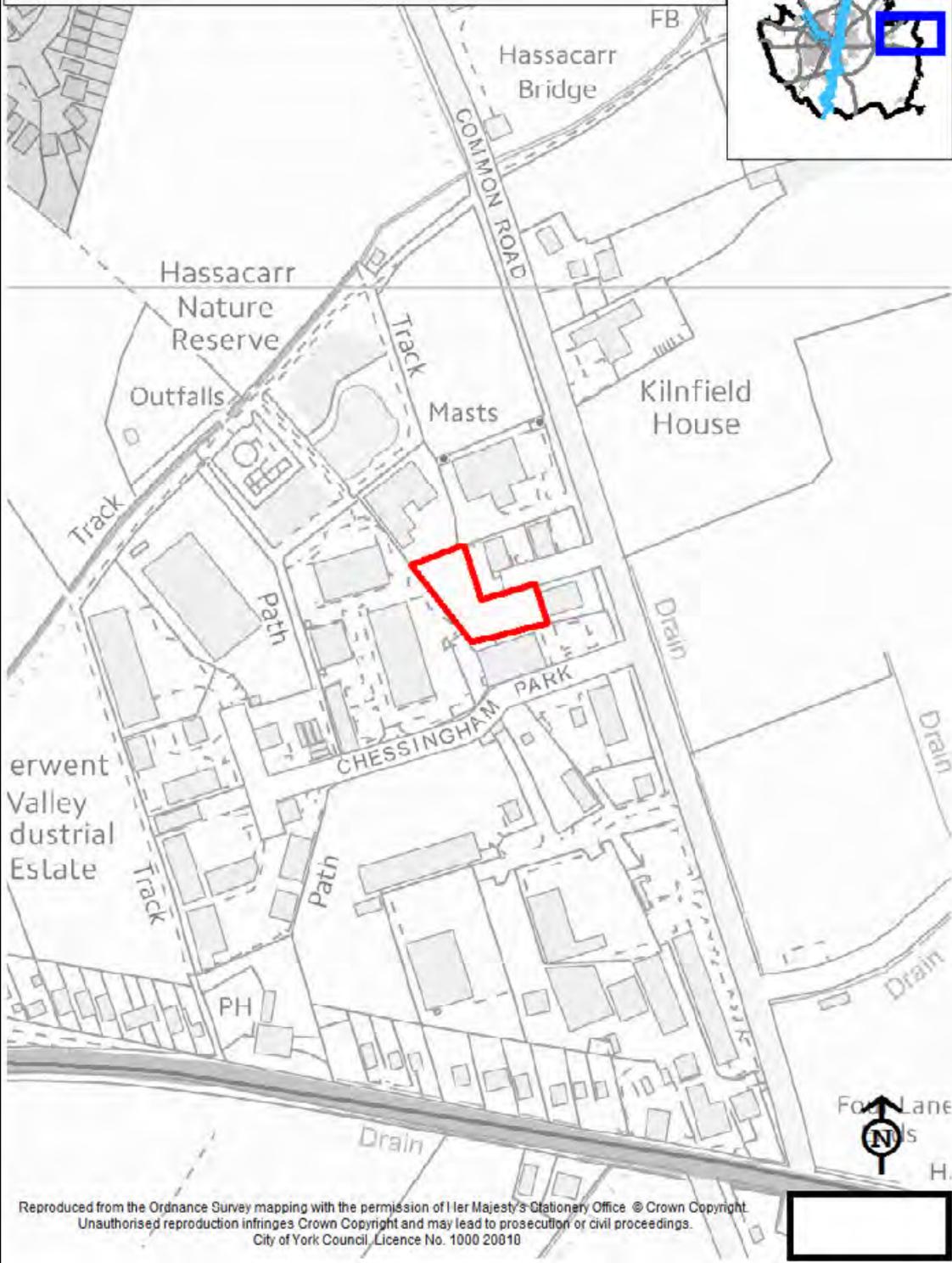
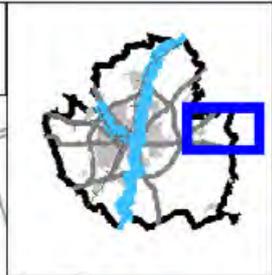
602: Elvington Industrial Estate

E9



706: Chessingham Park remaining land

E10



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639: Annamine Nurseries

E11



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Annex 4: Officers Assessment of Employment Sites following PSC

Table 2 – Officer assessment of technical evidence where addition or deletion of sites or boundary changes could be beneficial

Allocation Reference	Site Name	Officer Commentary
Strategic Sites		
ST5 (Site 906)	York Central	<p>Total Representations:103 Supports: 16 Objections: 38 Comments: 52</p> <p>A number of comments support the principle of delivering development on this large brownfield site, including from York and North Yorkshire Chamber of Commerce, Historic England, the York, North Yorkshire and East Riding LEP and Make-it York.</p> <p>Comments raised in support include that the site will enable the creation of a new Central Business District to replace Grade A office losses but that critical infrastructure must be developed alongside (and details made available for consultation); and to the principle of phasing brownfield sites ahead of Greenfield.</p> <p>Some of those writing in support of the scheme query whether the access options proposed are the most appropriate solution, particularly in relation to the loss of Holgate community garden.</p> <p>Although supportive of the principle of development on this brownfield site, Historic England remains unconvinced that the quantum of development proposed is deliverable in a manner that will safeguard the numerous heritage assets in its vicinity, and without harm to the historic core of York. The risk of a development strategy focused on tall buildings and its impact on the historic skyline is also raised by a number of other respondents, including Shepherd Group and Linden Homes.</p>

Allocation Reference	Site Name	Officer Commentary
ST5 Cont... (Site 906)		<p>A number of objections query the site's assumed delivery, stating that there is considerable doubt about the viability and deliverability of the site and its lead-in time. There are concerns that the over-reliance on housing delivery from York Central could undermine the potential for the Plan to provide sufficient land to accommodate projected housing need over the Plan period.</p> <p>The cumulative impact of the site on the city's already congested road network is seen as a significant threat, and the lack of detail regarding sustainable transport options inadequate. There are concerns raised that the prospective route for access to the York Central site crosses the community garden, citing the loss of productive and creative gardening and loss of amenity space. They note further significant impacts including from additional traffic/pollution on local resident's health and quality of life.</p> <p>Several objections question the basic tenets underpinning the scheme – rather that the site should work for the public benefit, by delivering an appropriate housing mix/density and affordable quota.</p> <p>Further general issues raised regarding the lack of information presented to help people understand the scheme, specifically around transport access and sustainable transport options, housing mix and type, supporting services and amenities and how development could create a new place within an existing community.</p> <p>Since the time of the consultation undertaken in July 2016 the Partnership has been progressing further site masterplan and viability work with City of York Council agreeing to the draw down of funds from the West Yorkshire Transport fund for the site access. The outcome of this work to date is suggesting that the site can deliver a minimum of 61,000 sq m of B1a office floorspace (GEA). This is a reduction to the position in PSC which included up to 80,000 sqm B1a office.</p>

Allocation Reference	Site Name	Officer Commentary
(Site 181/847)		<p>promoting larger mixed use site. Propose an alternative site boundary, returning to previously submitted boundary (Site reference 181). Landowners remain willing to discuss the appropriate extent and mix of development in the context of the need for the Local Plan to provide more housing land, a greater range of small and medium sized housing sites and options for employment development to meet future as yet identified development needs. In the alternative, the site should be excluded from the green belt and identified as safeguarded land to provide flexibility in the longer term. They state that they have removed the northern part of site from the proposal due to prominence to A64. A1079 already heavily influenced by built and other commercial development and provides a good opportunity for a viable mixed use site.</p> <p>The site has been considered by the technical officer group and this has confirmed that access to the site could be a showstopper. It would be difficult to introduce a new signalised junction given the distance to Grimston Bar roundabout. The site would therefore require a new access off A64 which may make development of this scale unviable. It is not considered that the site could be made larger to potentially increase the viability of the site due to the significant landscape/heritage concerns given prominence of views from A64 and the topography of the site.</p> <p>Officers consider that the site should be removed as an employment allocation given the transport showstopper identified.</p>
ST19 (Site 857)	Northminster Business Park	<p>Total Representations:31 Supports: 3 Objections: 23 Comments: 6</p> <p>A small number of responses support the principle of the allocation, including Northminster</p>

Allocation Reference	Site Name	Officer Commentary
ST19 Cont... (Site 857)		<p>Ltd who states that the existing internal infrastructure is capable of being extended to allow immediate further development. The area is suitable for all types of use class/ occupiers Access will be via the existing site entrance. The park is well screened and extensions will be integrated into this environment. Works will take place to help deliver a sustainable and integrated transport system helping to ease the traffic burden. The proposed allocation and safeguarding of additional land on surrounding land to the South, North and West of the Park could provide further capacity to meet employment needs for the future. All surface and foul water run- off is privately managed on site and controlled at agreed rates with the IDB and Yorkshire water. Proposes that the site is allocated for use class B1 (b), B1 (c) B2 and B8.</p> <p>Amongst others, Nether Poppleton Parish Council, Upper Poppleton Parish Council, and Historic England object to the scale of development proposed and its likely impact on the openness of the green belt, historic character and setting of the city and villages of Poppleton and Rufforth. Historic England Advises that, to retain separation between Northminster and nearby villages, the southern extent of the site should extend no further than the existing car park to the south of Redwood House.</p> <p>Amongst many others, the Parish Councils note a number of further concerns, including:</p> <ul style="list-style-type: none"> • the impact of transport access and egress on residents, stating that it would further impact on their quality of life and increase problems at an already congested junctions; • whether employment expansion in this area is justified given that office space elsewhere remains vacant; • amenity impacts – Northfield Lane is use by walkers, cyclists, horse-riders etc; • loss of agricultural land. <p>One objection states that the site should be instead used for residential development.</p> <p>Rufforth and Knapton Parish Council does not object to the proposed business park</p>

Allocation Reference	Site Name	Officer Commentary
ST19 cont... (Site 857)		<p>expansion, but suggests that conditions are attached to any future consent to control access, hedging, building height, employment type and potential buffer zones. Other comments, including from Rufforth and Knapton Neighbourhood Planning Group, recognise that it does offer significant opportunities for the wider area although raise concerns over the scale/type/density of development proposed, and its impact on traffic, local amenity and green belt character.</p> <p>The PSC included an allocation of 15ha to the south of the existing business park. This allocation is supported by the landowners/developers. The representation from the landowners/developers includes an illustrative masterplan showing a 2.5ha parcel to the south of existing park as the first phase and then further phases across the remaining land. Officers consider that the split of use classes should reflect the existing split of 40/60 B1 to B2/B8. The existing internal infrastructure is capable of being extended for further phases incl. internal roadways, drainage, planting and utilities.</p> <p>As per the planning principles for the site it will be important for the site masterplan to adequately consider landscaping of the site particularly to its southern boundary in order to mitigate impacts and screen the development providing an appropriate relationship with the surrounding landscape. The site will need to include a high quality landscape scheme to ensure an appropriate relationship with the surrounding countryside particularly to the west of the site and to the south including the relationship with Moor Lane (bridleway) and the village of Knapton.</p> <p>Access to the site would be via the existing Northminster Business Park entrance to the A59 and detailed consideration will need to be given through a detailed transport assessment and Travel Plan to promote sustainable transport choices and ensuring good pedestrian and cycle links.</p> <p>Initial transport modelling of residential and employment allocations has shown that excessive queues and delays are being forecast in the Poppleton area, exacerbated by the potential level of development projected for that area, including potential employment sites at</p>

Allocation Reference	Site Name	Officer Commentary
ST19 cont... (Site 857)		<p>Northminster Business Park (ST19), Land to the North of Northminster Business Park and the former Poppleton Garden Centre. The initial modelling undertaken assumes trip rates generated by B1 (office) use only at Northminster Business Park and Land to the North of Northminster Business Park. However, if the existing split at Northminster Business Park is continued at 40/60 B1a to B2/B8 the delays forecast may be an overestimate at this initial stage and would need to be subject to more detailed assessment.</p> <p>Officers suggest that the 15ha allocation at PSC could be retained to provide approximately 49,500 sqm of floorspace across the B1, B2, B8 uses based on a split of approximately 40/60 B1a to B2/B8 which is the current ratio at the existing business park. Given the potential transport issues raised this would need to be subject to a more detailed assessment.</p> <p>The ratio of land (ha) to floorspace (sqm) has been reduced from the PSC position (15ha/60,000 sqm) to reflect further evidence submitted on out of centre employment plot ratios across the city. These are approximately 3,300 sqm of floorspace per ha.</p>
Site 907	Land to the north of Northminster Business Park	<p>New site submitted through PSC</p> <p>Land to the North of Northminster Business Park has been submitted by the landowners for consideration. This could provide 20 ha of employment land to the west of the city for B1a, B2 and B8 uses close to the park and ride.</p> <p>Technical officer assessment confirms site passes criteria 1 to 4 and there are no showstoppers for development. The site could help to increase flexibility over the Local Plan period in an attractive location for employment uses as well as providing a potential alternative to York Central for B1a uses in the earlier part of the plan period. The site is well contained on three sides by Park and Ride, Northfield Lane and existing business park.</p> <p>It would be important for the site masterplan to adequately consider landscaping of the site providing an appropriate relationship with the surrounding landscape and to the A59.</p>

Allocation Reference	Site Name	Officer Commentary
Site 907 cont...		<p>Access to the site would be via Northfield Lane entrance to the A59 and detailed consideration will need to be given through a detailed transport assessment and Travel Plan to promote sustainable transport choices and ensuring good pedestrian and cycle links.</p> <p>Initial transport modelling of residential and employment allocations has shown that excessive queues and delays are being forecast in the Poppleton area, exacerbated by the potential level of development projected for that area, including potential employment sites at Northminster Business Park (ST19), Land to the North of Northminster Business Park and the former Poppleton Garden Centre. The initial modelling undertaken assumes trip rates generated by B1 (office) use only at Northminster Business Park and Land to the North of Northminster Business Park. However, if the existing split at Northminster Business Park is continued at 40/60 B1a to B2/B8 the delays forecast may be an overestimate at this initial stage and would need to be subject to more detailed assessment.</p> <p>Officers consider that this site could either be considered as an additional allocation or as an alternative allocation to that to the south of Northminster Business Park (ST19) of 20ha to provide approximately 66,000 sqm of floorspace across the B1, B2, B8 uses (based on a ratio of 40/60 B1 to B2/B8. Given the potential transport issues raised this would need to be subject to a more detailed assessment.</p> <p>The ratio of land to floorspace reflects further evidence submitted on out of centre employment plot ratios across the city. These are approximately 3,300 sqm of floorspace per ha.</p>
ST26 (Site 97)	Land at Elvington Airfield Business Park	<p>Total Representations:19 Supports: 9 Objections: 6 Comments: 5</p> <p>Amongst others, Elvington Parish Council support the principle of developing the site. Conditions on support include:</p>

Allocation Reference	Site Name	Officer Commentary
ST26 cont... (Site 97)		<ul style="list-style-type: none"> • That development should be conditional on archaeological/ecological assessment; • restricted B1/B8 use; • weight limits on Main Street. <p>The developer/landowner supports the allocation of the site and confirm that there is already interest in the site. Therefore the site may be developed and occupied before the Local Plan process has been completed. They believe that further land should be allocated to for development to respond to the on going demand for land in this location. The density assumptions used suggest more land will be required to deliver the amount of development envisaged for the site. We believe the whole site is required because this is the only basis on which we understand all identified demand will be met. There is demand for the land within a much shorter time period than the council envisages. The Council should consider allocating the remaining part of the previously safeguarded land for development within the plan period.</p> <p>Objectors to the scheme cite the impact of development on agricultural land/open countryside, increased volumes of heavy goods vehicles and impact on Elvington Lane and Village as significant concerns. Comments reflect concerns above.</p> <p>Yorkshire Wildlife Trust also comments that there is potential for considerable ecological interest on site and adaptation measures must be included through very well designed green space.</p> <p>The PSC included an allocation of 7.6ha as an extension to the existing business park. The representation received on behalf of the landowner/developer supports the allocation but asks for the land to the west to be considered. Demand evidence submitted by the landowner/developer shows demand for new space over plan period and a shortage of B2/B8 provision in south and east of the city. Lower density assumptions than those included in the PSC (2016) would mean a need for the original site plus additional land.</p> <p>The site is attractive to both indigenous companies wanting to expand and new companies</p>

Allocation Reference	Site Name	Officer Commentary
ST26 cont... (Site 97)		<p>relocating. The current business park is fully occupied except 1ha with extant consent for B2/B8.</p> <p>Technical officer assessment supports the larger allocation in principle to meet the identified demand and to provide choice and flexibility in the provision of employment land across the city.</p> <p>The site will require detailed ecological assessment to manage and mitigate potential impacts. The site is adjacent to two site of local interest (SLI) and candidate SINC sites and previous surveys have indicated that there may be ecological interest around the site itself. The site is also within the River Derwent SSSI risk assessment zone and will need to be assessed through the Habitat Regulation Assessment process required to accompany the Plan.</p> <p>The proposal would result in material impacts on the highway network particularly on Elvington Lane and the Elvington Lane/A1079 and A1079/A64 Grimston Bar junctions. A detailed Transport Assessment and Travel Plan would be required.</p> <p>Officers suggest that consideration could be given to increasing the allocation to 15 ha in total to provide approximately 10ha net of employment land equating to 33,000 sqm of floorspace over the plan period. The ratio of land to floorspace has reduced from the PSC position to reflect further evidence submitted on out of centre employment plot ratios across the city. These are approximately 3,300 sqm of floorspace per ha.</p>
ST27 (Site 852)	University of York Expansion	<p>Total Representations: 27 Supports: 5 Objections: 12 Comments: 12</p> <p>Supports comment that vehicular access from the A64 would be essential to protect</p>

Allocation Reference	Site Name	Officer Commentary
ST27 cont.. (Site 852)		<p>sustainable transport priority access into Heslington East northern access points. Managing cumulative impact of traffic generation will need significant investment in sustainable transport solutions (light rail/tram link) to join site to city centre, university campuses and ST15.</p> <p>Generally, where members of the public supported the allocation, it was suggested that certain criteria are met – such as no direct access from Heslington, uses should only be for University use rather than general employment, public rights of way are protected, and the historic views of the City are not compromised, it reflects evidence that well connected locations close to knowledge base are a significant driver for investment in the science / technology sectors.</p> <p>Heslington Village Trust comment that provided the planning principles set out in PSC document are adhered to it should be possible to develop the site without compromising the setting of Heslington and historic views of York.</p> <p>Land is good agricultural land and classified as green belt. The proposal would compromise setting of the village and views. Village will be used as main thoroughfare between new development and Heslington West (Heslington PC).</p> <p>Where members of the public objected, the comments were generally based on loss of Green Belt, loss of open space, adverse effect on historic character and setting / visual impact, over development in this location, access / traffic concerns, parking pressures, and that the University should be providing more on-site student accommodation. Also concerns that Heslington should be protected from becoming a direct route between the two campuses, land at the western campus should be developed before the eastern side and any associated housing should be subject to an Article 4 Direction.</p> <p>Other objections stated that the site highly visible from A64 and would intrude into open land, development would be contrary to green belt purposes, new junction off A64 would have landscape impacts, even with new A64 junction, development would have serious traffic</p>

Allocation Reference	Site Name	Officer Commentary
ST27 cont.. (Site 852)		<p>consequences.</p> <p>York Ornithological Trust comments that this is a potential SINC site, but the PSC document does not mention the wildlife value of the southern part of this site. As a result there is no discussion of mitigation measures and without these it is likely there would be a significant negative impact on the wildlife value of the site.</p> <p>Historic England considers that the proposal could harm two elements which contribute to special character of the historic city. Prominent views of site from A64 very close to ring road and expansion would change relationship between York and countryside to south. The proposed landscape buffer could be damaging if it adds 'alien' features to flat landscape. Site could damage relationship between York and its villages, reducing the gap.</p> <p>The University supports the principle of allocation, providing expansion space guaranteeing the University's future contribution to the need for education and research, and to the local, regional and national economies. Comment references the Publication draft Local Plan 2014, which states 'without the campus extension, the University will not be able to continue to grow beyond 2023'. The University appreciates the benefits of exploiting synergies with the proposed new settlement (ST15) to the west of Elvington Lane, in terms of servicing including transport, energy and waste. Of major benefit would be a direct access to A64 from the campus extension, if this is provided by the promoters of ST15.</p> <p>The University object to the proposed ST27 boundary in the PSC 2016 consultation. They state that the development potential of the proposed allocation is significantly reduced by the need to incorporate a substantial landscape buffer to A64 and the exclusion of land east of Green Lane, which is outside the control of the University. The remainder of the allocation would be only 21.5ha.s, providing for less than 50% of the University's expansion needs within the plan period to 2032, and could not cater for compliance with Council policy on the provision of student housing and knowledge based business facilities. See supporting 'Assessment of Visual effects' for further appraisal. Note that to not provide for the University's future development needs would impact on the City's ability to confirm a</p>

Allocation Reference	Site Name	Officer Commentary
ST27 cont.. (Site 852)		<p>permanent green belt for the first time.</p> <p>The site was reduced in PSC from 25ha at Publication Draft to 21.5ha to remove field to west to help to protect the setting of Heslington</p> <p>Representation received on behalf of University of York states that the needs analysis undertaken concludes 32.5ha gross site area is required to meet needs of University to 2032. In addition 3 boundary alternatives were included in the submission.</p> <p>Option1 is the preferred option which is the previous Publication Draft boundary. This would give a net development area of 22.5ha with a substantial landscaping buffer to the south. The western boundary of the site would also require suitable boundary treatment which would be provided within the allocation. This allocation would meet the identified need to 2032. This would also deliver the planning principles for the site, which would ensure no vehicle access to Heslington, a low density development to reflect campus 3, access to the southern side of lake (potentially shared with new junction of A64 for the ST15 site), 3 x 650 bed colleges, economic activity linked to University and an academic research facility.</p> <p>Alternative options showing development further south could work given the infrastructure required for the potential new A64 junction for ST15 which would introduce built development. Campus 3 has already changed to a degree the nature of the landscape and has 'urban influences' particularly at night when lit. There is the opportunity for an innovative masterplan that works with the landscape setting and creates a new part of city.</p> <p>Historic England continues to object to the allocation. They recognise the importance of the university to the city but consider that expansion needs to be delivered in a manner which best safeguards the elements which contribute to the setting of the city.</p> <p>The University of York is a key component of the long term success of the city and it is important to provide a long term opportunity for the University to expand. It offers a unique opportunity to attract businesses to the city that draw on the Universities applied research and there is lots of evidence across the country showing the benefits of co-locating such</p>

Allocation Reference	Site Name	Officer Commentary
ST27 cont.. (Site 852)		<p>businesses with a University. The University proposal is a priority in the Local Economic Plan (LEP) and within the Council's Economic Strategy which recognises the need to drive the University and research led growth in high value sectors. The site will also facilitate the re-configuration of the existing Campus 3 site to provide additional on-campus student accommodation helping to reduce the impacts on the private rented sector.</p> <p>Officers suggest that consideration is given to increasing the allocation to 26 ha in total to provide approximately 26,000 sqm of employment floorspace based on an approximate 10% employment use along with the provision of 3 x 650 bed student colleges and an academic research facility to meet the needs of the University over the plan period.</p>
Site 864	Land to the north of Elvington Industrial Estate	<p>New site submitted through PSC</p> <p>New site submitted through PSC for consideration as an additional employment site to the north of the existing Elvington Industrial Estate. Site is 5.4ha and is currently in agricultural use (Grade 3). The site can be accessed from the north of the existing industrial estate. The existing industrial estate benefits from a very high level of occupancy which demonstrates that this location is sound commercially and evidence from local estate agents suggests there is an unmet demand for additional employment floorspace in this area.</p> <p>The site passes the site selection methodology and technical officers consider that there are no showstoppers to the potential development of this site.</p> <p>The site could provide additional employment land to help to increase flexibility over the Local Plan period in an attractive location for employment uses. The site boundaries are clearly defined by mature hedgerows and the site is well screened.</p> <p>Officers suggest that consideration is given to this potential new allocation of 5.4ha to provide approximately 17,820 sqm of floorspace for B2, B8 uses. The ratio of land to floorspace reflects further evidence submitted on out of centre employment plot ratios</p>

Allocation Reference	Site Name	Officer Commentary
		across the city. These are approximately 3,300 sqm of floorspace per ha.
Site 246	Whitehall Grange, Autohorn, Wigginton Road	<p>Site not included in PSC (2016)</p> <p>Planning permission (16/01446/OUTM) has been granted for the demolition of existing buildings and the use of the land as a car storage facility for up to 2000 cars. A 2-storey, 3000sqm office building for approximately 200 staff would be located at the northwest corner of the site.</p> <p>Officers suggest that the Whitehall Grange site is allocated as a strategic employment site within the Local Plan to reflect the planning consent granted.</p>
Non Strategic Sites		
E5 (Site 201)	Land at Layerthorpe/ James Street	<p>Total Representations: 2 Supports: 1 Objections: 1 Comments: 1</p> <p>Support for the principle of infill development.</p> <p>Representation received from planning agent on behalf of company who have a long leasehold interest in part of site. Consider this is an inappropriate allocation, not required for employment use and unlikely to be made available to accommodate the proposed re-development. Site is only 0.2ha and has a planning application pending (15/01571/FULM) on part of site for student accommodation. This application was deferred at planning committee pending further information on flood risk. Confirms that there are a number of long lease holders who do not want to be constrained by employment allocation. Gradual loss of employment to other uses in the area including leisure, student accommodation and residential. Removing part of site covered by pending planning app will take site under threshold.</p>

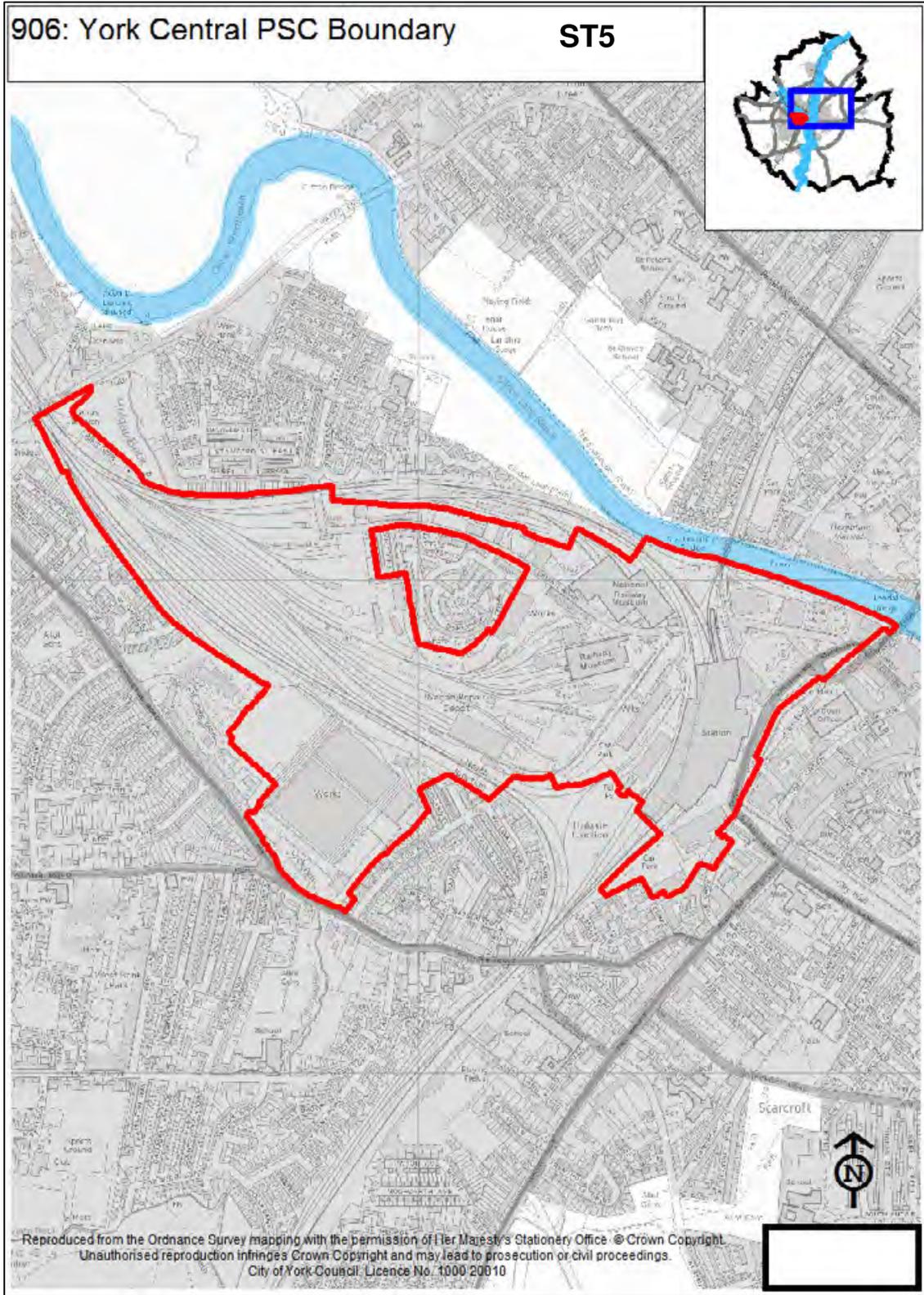
Allocation Reference	Site Name	Officer Commentary
		Officers suggest that the site is removed as an employment allocation given the lack of a willing land owner and application pending for student housing.
Site 742	Bull Commercial Centre, Stockton on the Forest	<p>Site not included in PSC (2016)</p> <p>Representation received for reconsideration as an extension to the existing employment site to allow for indigenous companies to expand.</p> <p>The site is a former meat/livestock centre that was given consent as a light industrial employment site in 1987 and contains approximately 3,000 sqm of light industrial small scale workshops/units. The extension would provide a further 3ha providing up to 10,000 sqm of floorspace. The site has existing access onto Stockton Lane. The site currently provides a number of relatively low cost starter and nursery units for small businesses housed in self contained small units.</p> <p>The proposed extension to the existing site is well screened by existing trees and hedgerows and would provide a logical extension to the existing site to allow for the expansion/reconfiguration of existing premises and/or the provision of additional starter units for new occupiers.</p> <p>Officers suggest that consideration is given to this site as a potential new allocation of 3ha to provide approximately 10,000 sqm of floorspace for light industrial units. The ratio of land to floorspace reflects further evidence submitted on out of centre employment plot ratios across the city. These are approximately 3,300 sqm of floorspace per ha.</p>
Site H57 (Previous E16) Site 885	Poppleton Garden Centre Minster Equine Veterinary Clinic,	<p>Total Representations: 38 Supports: 2 Objections: 26 Comments: 11</p> <p>The supports consider that the proposed allocation of the site for residential purposes in the</p>

Allocation Reference	Site Name	Officer Commentary
Site 890	Northfield Lane Luigis Restaurant, Northfield Lane	<p>PSC (2016) Will make a positive contribution towards meeting the Council's identified housing need. Housing on this site is consistent with one of core planning principles of NPPF that local authorities should encourage re-use of brownfield sites provided not of high environmental value. Pressure would be removed from green field development. Accessibility is excellent due to proximity of P&R and is well located in relation to Poppleton village, whilst recognised that connectivity to existing community can be improved as a result of development of site.</p> <p>Both Nether and Upper Poppleton Parish Council's comments that there is a need for houses but also for sustainable employment, which is currently provided by the existing garden centre. Concern is raised about the impact of urban sprawl on this rural area. At present there is severe flood risk on the road created by paving and large non-porous surfaced areas. Carr Dyke runs at capacity, increasing the risk of flooding to York. Increased housing in this area will only add to the risk of flooding. Sustainable transport using the P+R scheme is unrealistic as it is time-limited and not routed through the village where services are located.</p> <p>Other objections to the site as a residential allocation comment that the existing garden centre is well used, that the site lies outside the village settlement line, concern of urban sprawl, use of park and site unrealistic, Must be looked at alongside ST19 in terms of impact on access to A59. Sustainable transport using the P+R scheme is unrealistic as it is time-limited and not routed through the village where services are located. There will be a lack of school places at local primary and secondary schools along with pressure at medical facilities. Houses at this site break the separation between houses on A59 and those at other side of ring road. The current garden centre is in keeping with the green belt area and separates the current developments. Other brownfield sites should be developed first.</p> <p>Historic England object to the sites inclusion as a residential allocation stating that It is likely</p>

Allocation Reference	Site Name	Officer Commentary
Site 890 cont...		<p>that this allocation would cause harm to a number of elements identified as contributors to the historic character and setting of York - reducing the gap between Northminster Business Park and the perceived southern boundary of Poppleton. Mitigation measures should include reducing the scale of the site to remove land to the south of the existing buildings. Historic England have no objection to redevelopment of the part of the site currently occupied by existing buildings.</p> <p>The site has been reconsidered by technical officers and it is considered that the Poppleton Garden Centre site along with two smaller newly submitted sites adjacent to the existing garden centre (Minster Equine (0.35ha) and Luigis restaurant (0.21 ha)) could be combined to provide an employment allocation of approximately 3.4ha. This could provide approximately 11,000 sqm of floorspace across the range of employment use classes. It is considered that employment uses would be more suitable than residential given the surrounding uses along Northfield Lane, which are largely commercial except for a small terrace of existing residential properties.</p> <p>The site provides good accessibility to the city given its proximity to Poppleton Bar Park and Ride and is located within a reasonable distance to Poppleton village although it is recognised that connectivity would need to be improved through the development of the site.</p> <p>Initial transport modelling of residential and employment allocations has shown that excessive queues and delays are being forecast in the Poppleton area, exacerbated by the potential level of development projected for that area, including potential employment sites at Northminster Business Park (ST19), Land to the North of Northminster Business Park and the former Poppleton Garden Centre. The initial modelling undertaken assumes trip rates generated by B1 (office) use only at Northminster Business Park and Land to the North of Northminster Business Park. However, if the existing split at Northminster Business Park is continued at 40/60 B1a to B2/B8 the delays forecast may be an overestimate at this initial stage and would need to be subject to more detailed assessment.</p>

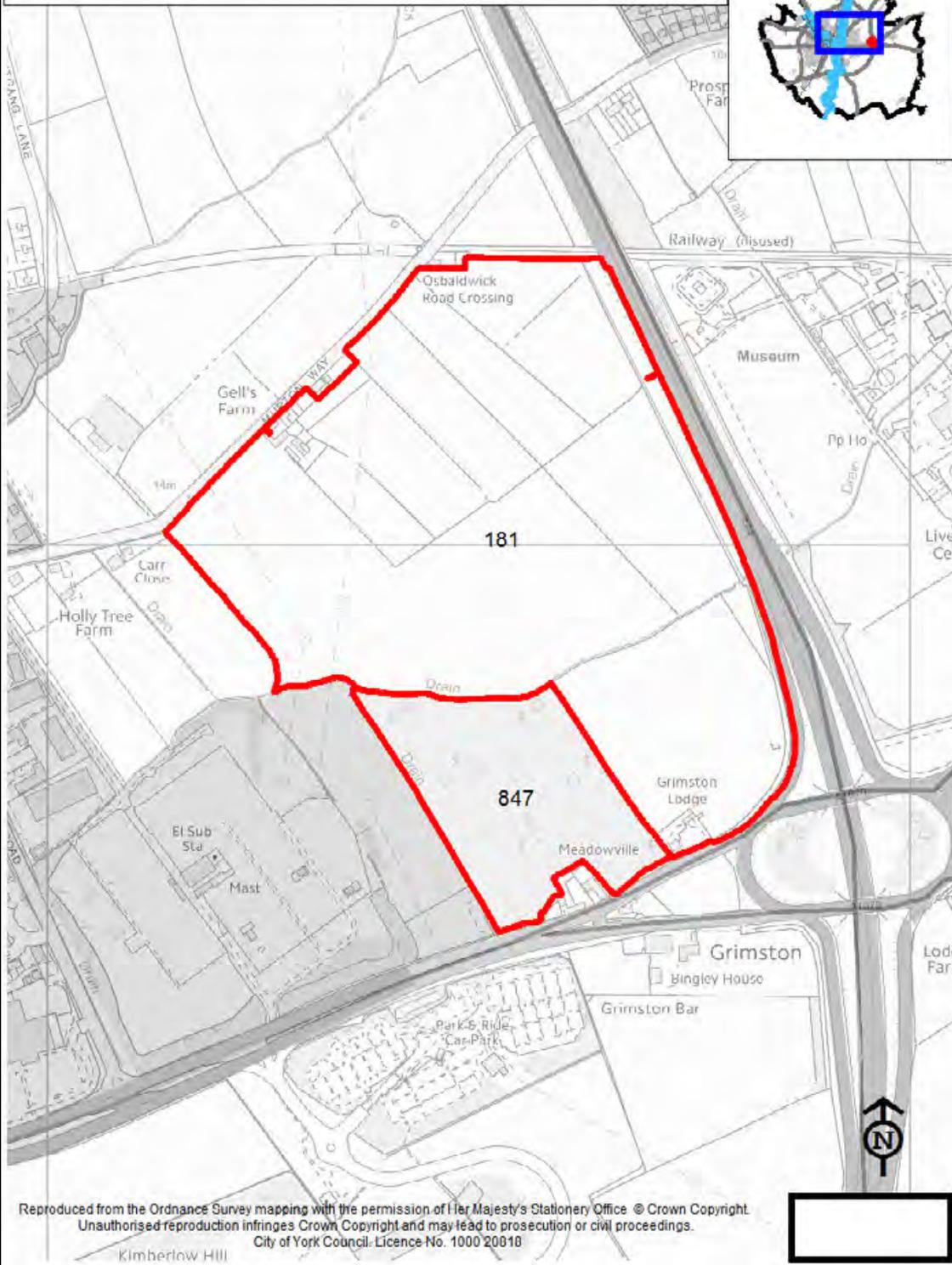
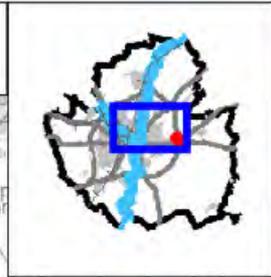
Allocation Reference	Site Name	Officer Commentary
Site 890 cont...		<p>Officers suggest that consideration is given to the re-allocation of Poppleton Garden Centre along with the newly submitted Minster Equine Centre and Luigis restaurant for 3.4ha to provide approximately 11,000 sqm of floorspace for employment uses. The ratio of land to floorspace reflects further evidence submitted on out of centre employment plot ratios across the city. These are approximately 3,300 sqm of floorspace per ha. Given the potential cumulative transport issues raised in the initial transport modelling this would need to be subject to a more detailed assessment.</p>
Site 795	Greenacres, Murton	<p>Site not included in PSC (2016)</p> <p>Site resubmitted for consideration as B2/B8 employment site. Site previously passed criteria 1 to 4 of SSP but failed technical officer assessment on landscape grounds:</p> <p><i>“The current site provides openness that can be observed from the A166 although the site is viewed against a backdrop of sheds, warehouses etc associated with Friars Close and the Livestock Centre. A Landscape and visual appraisal should be conducted to investigate these aspects”</i></p> <p>A landscape assessment has been submitted through the PSC alongside a transport assessment. It is considered that the site may be appropriate for some employment development. The site would represent a logical extension to the adjacent commercial land uses subject to an appropriate scale/density of development and adequate landscape treatment.</p> <p>Officers suggest that consideration is given to the inclusion of a new allocation of 1.95ha to provide approximately 6,000 sqm of floorspace for light industrial units. The ratio of land to floorspace reflects further evidence submitted on out of centre employment plot ratios across the city. These are approximately 3,300 sqm of floorspace per ha.</p>

Annex 4: Officers Assessment of Employment Sites following PSC



181/847: Land East of Grimston Bar

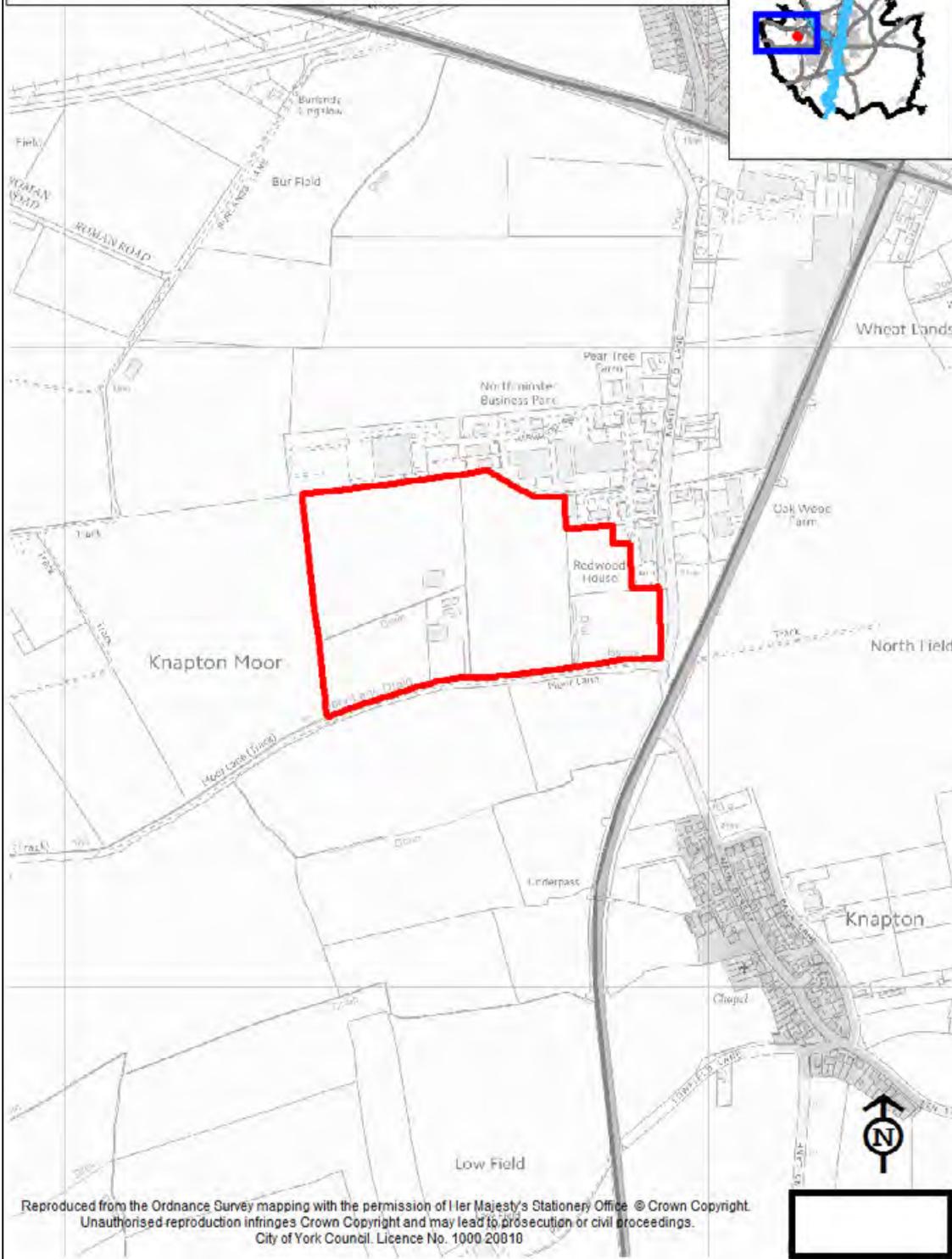
ST6



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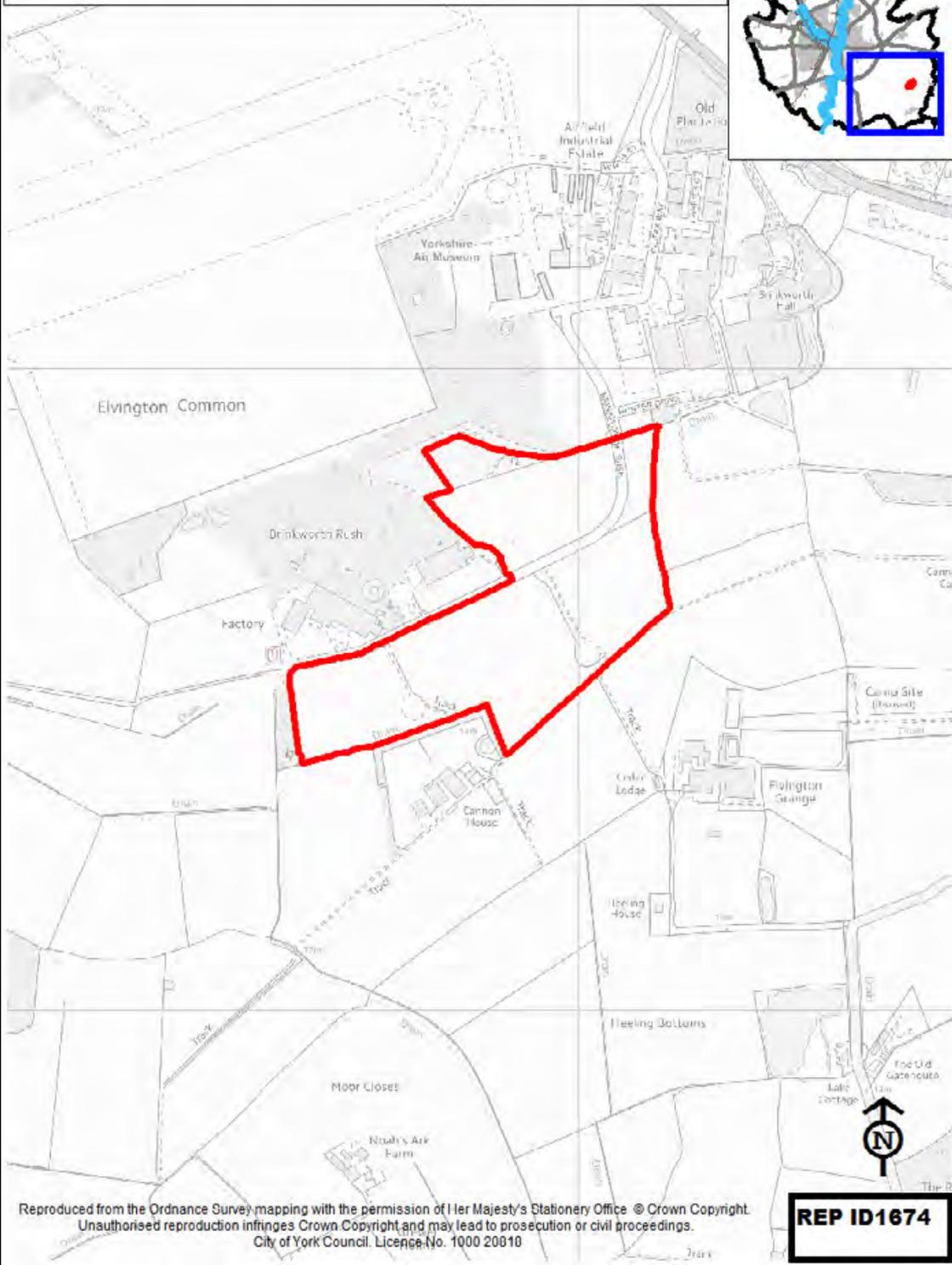
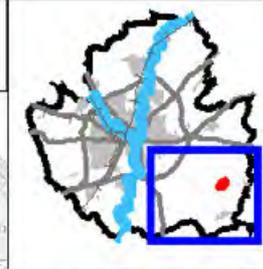
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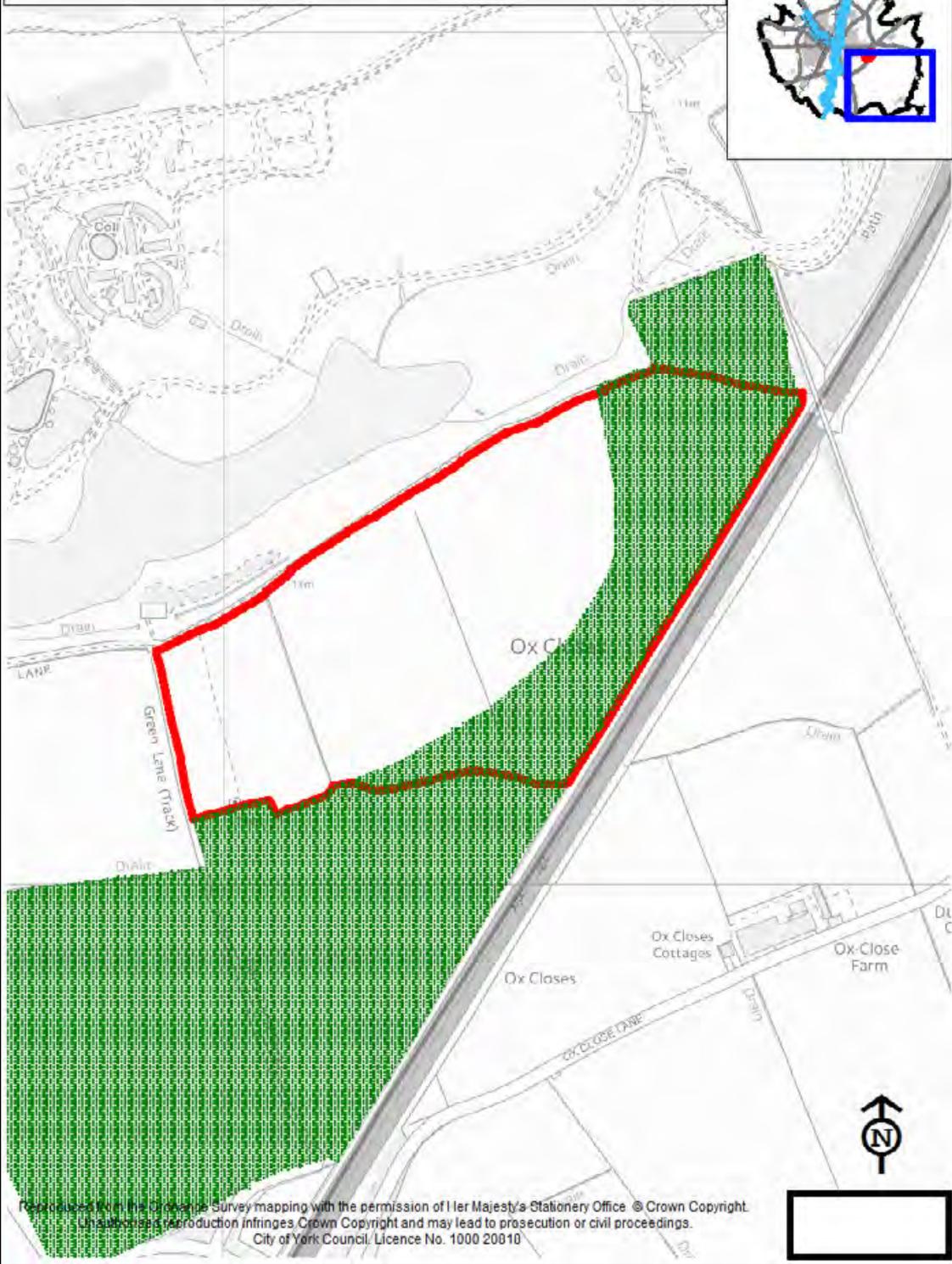
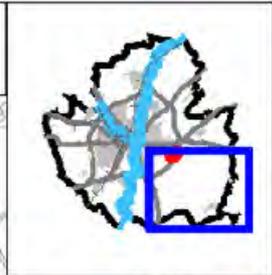
857: Northminster Business Park (South) ST19



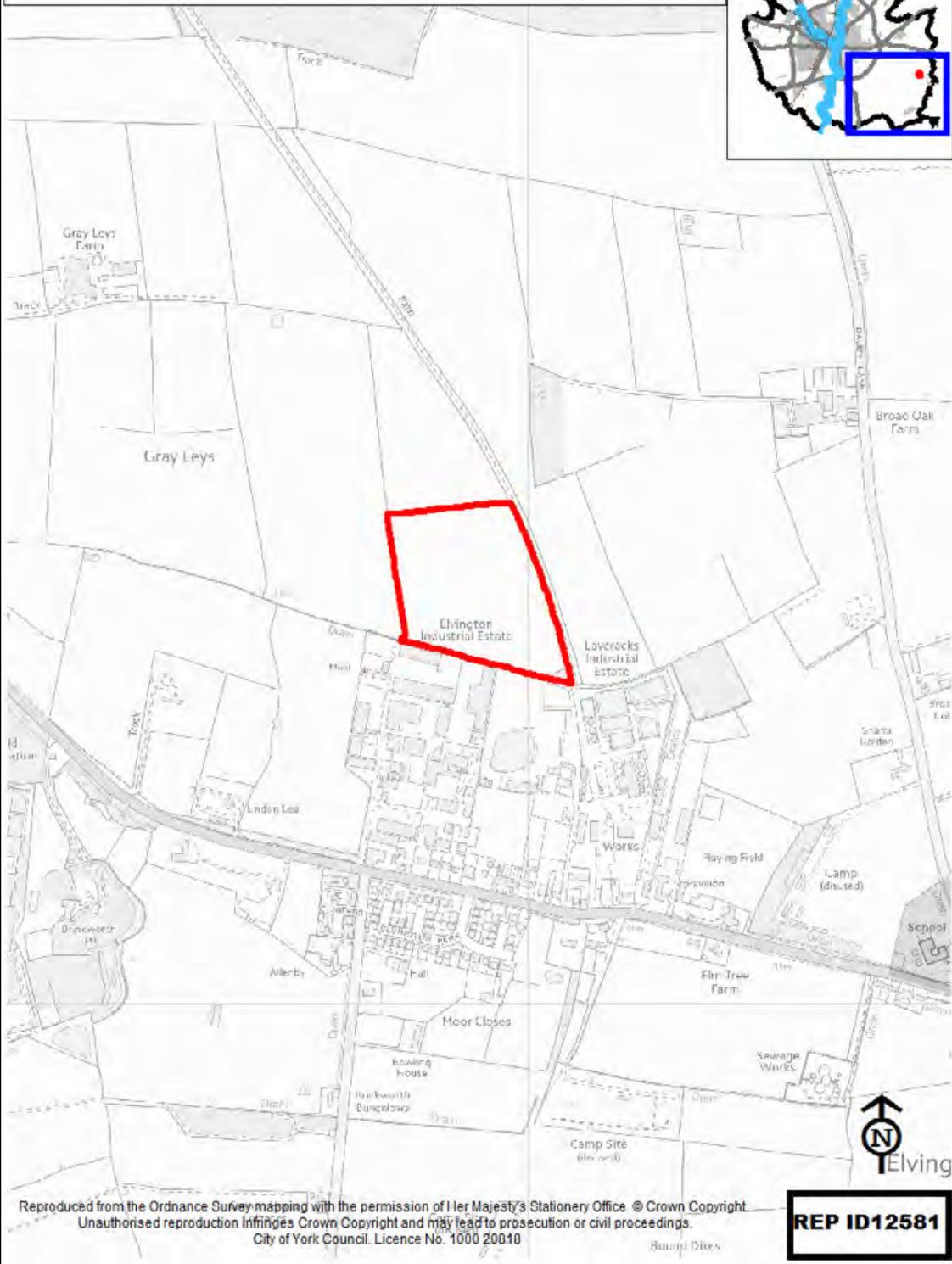
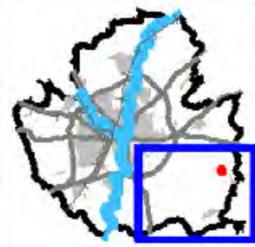
97: South of Airfield Business Park

ST26





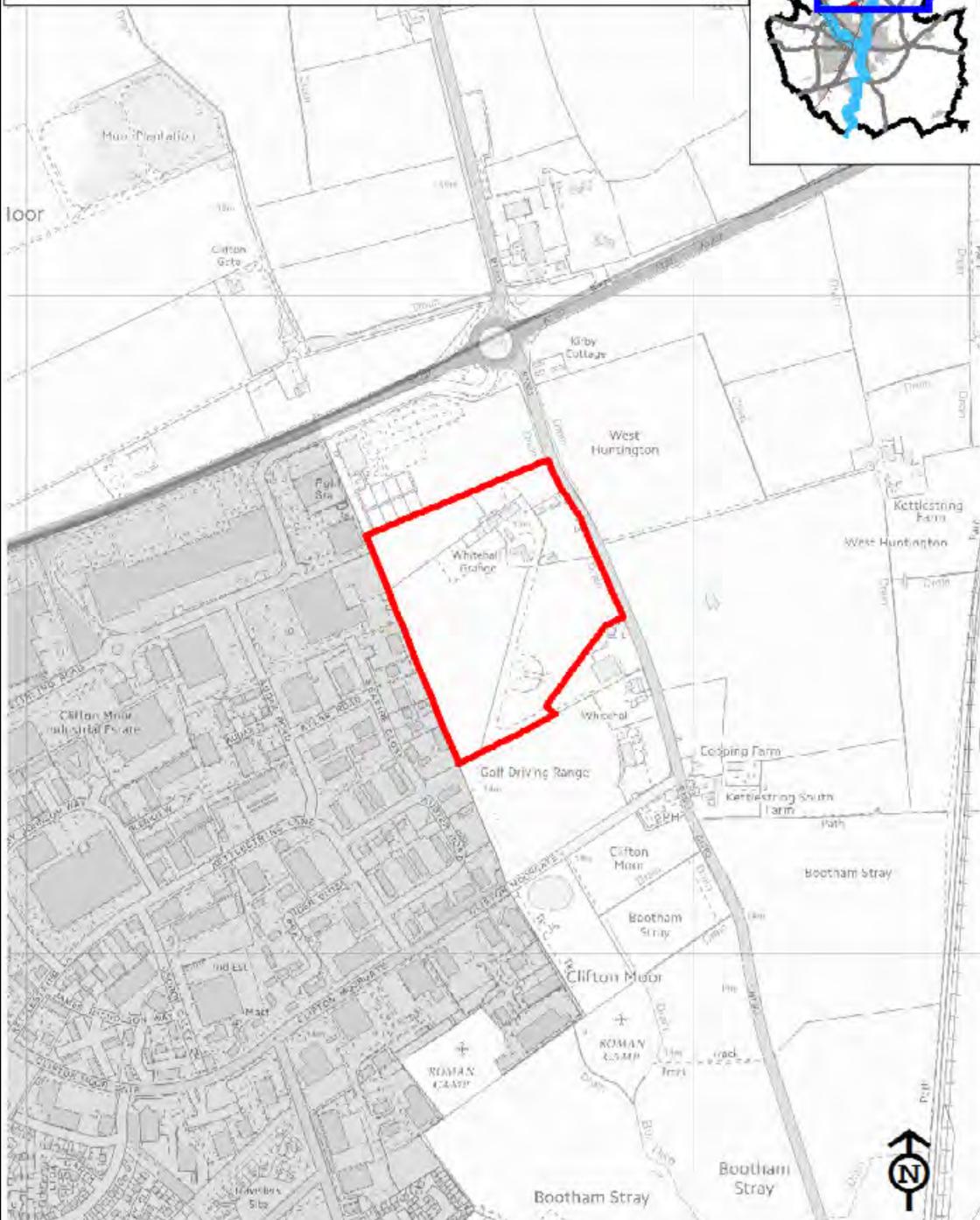
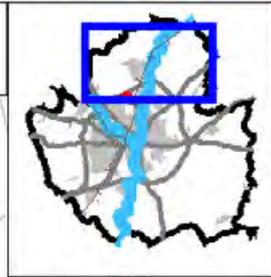
864: Extention to Elvington Industrial Estate



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REP ID12581

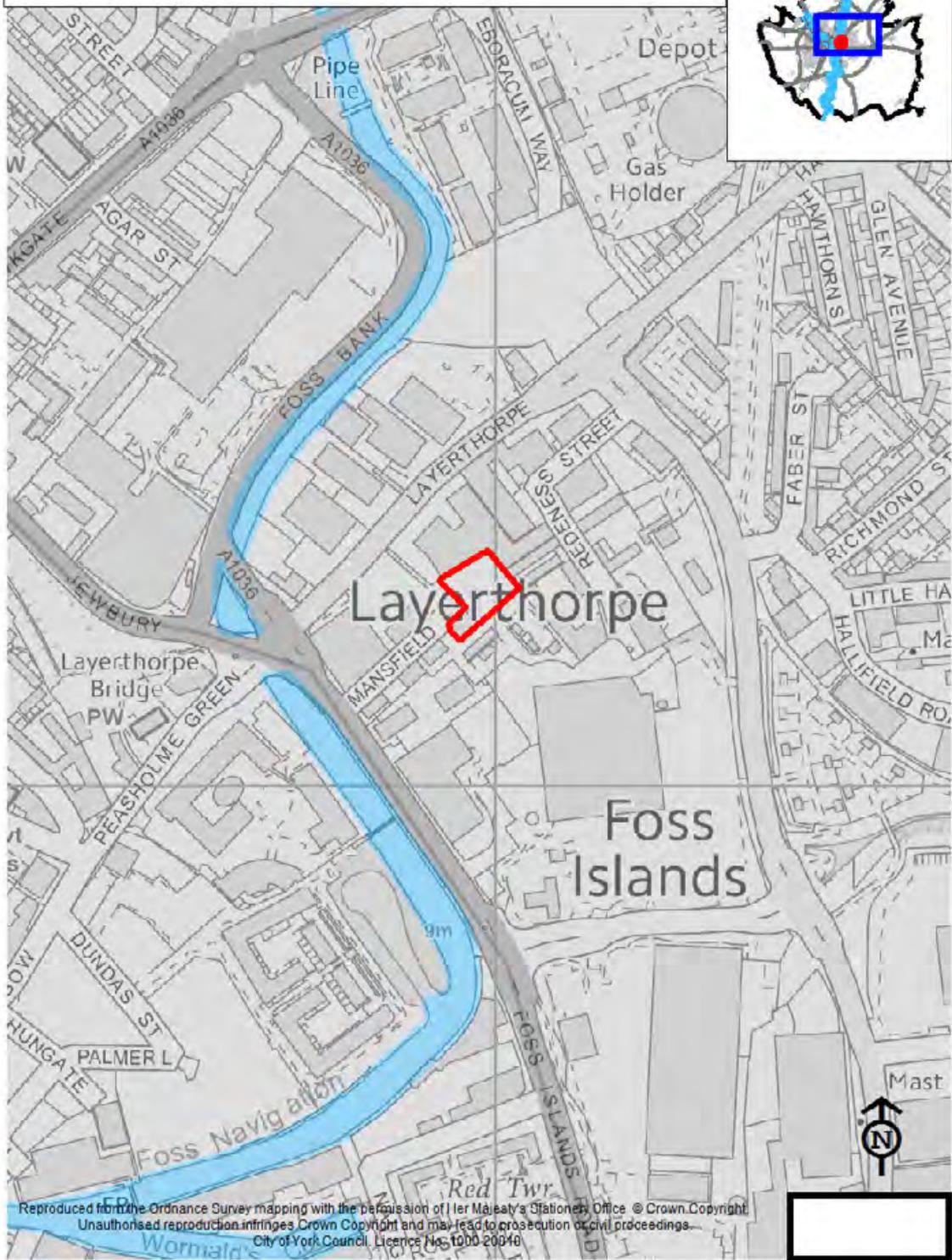
246: Whitehall Grange



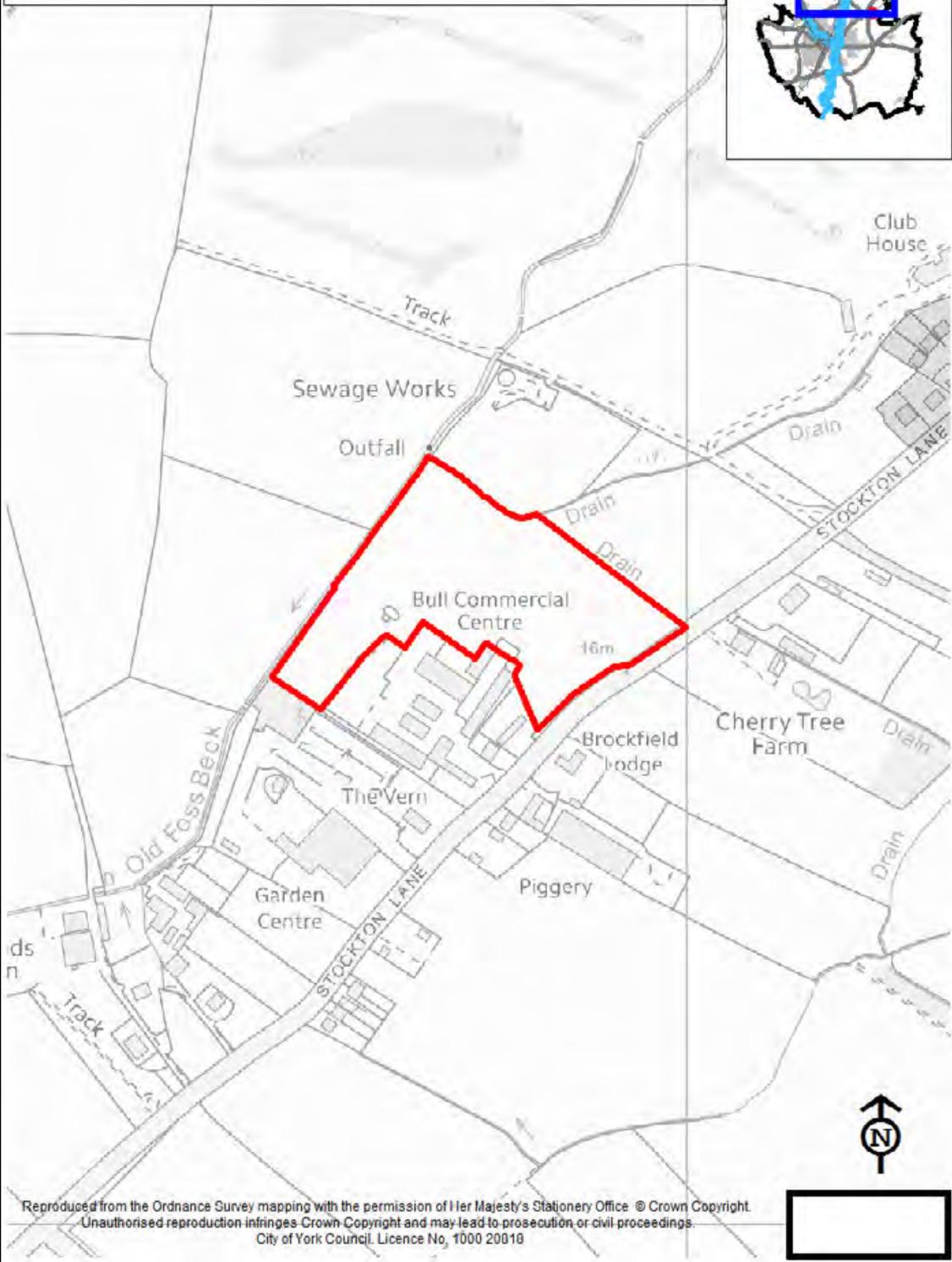
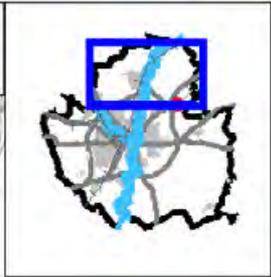
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REP ID6326

201: Horwell Brothers Ltd



940: Remaining Land at Bull Commercial Centre

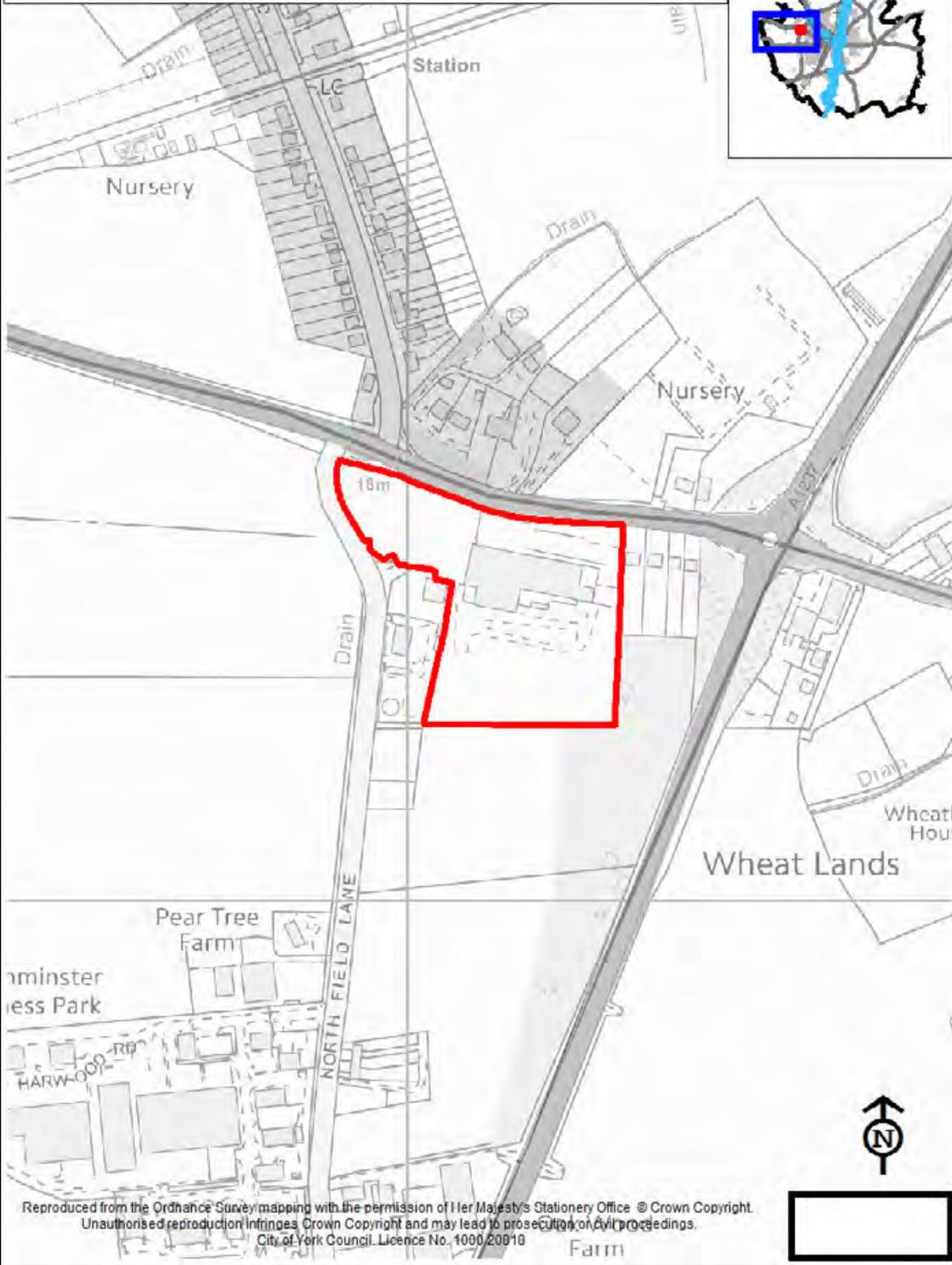


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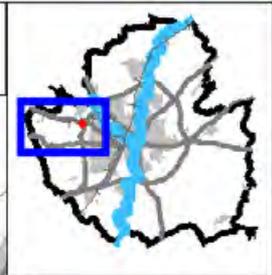
742: Upper Poppleton Garden Centre

H57 / E16



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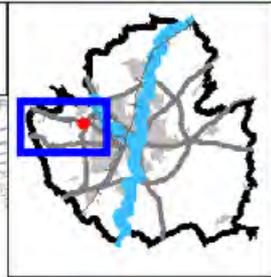
885: Minster Equine Veterinary Clinic



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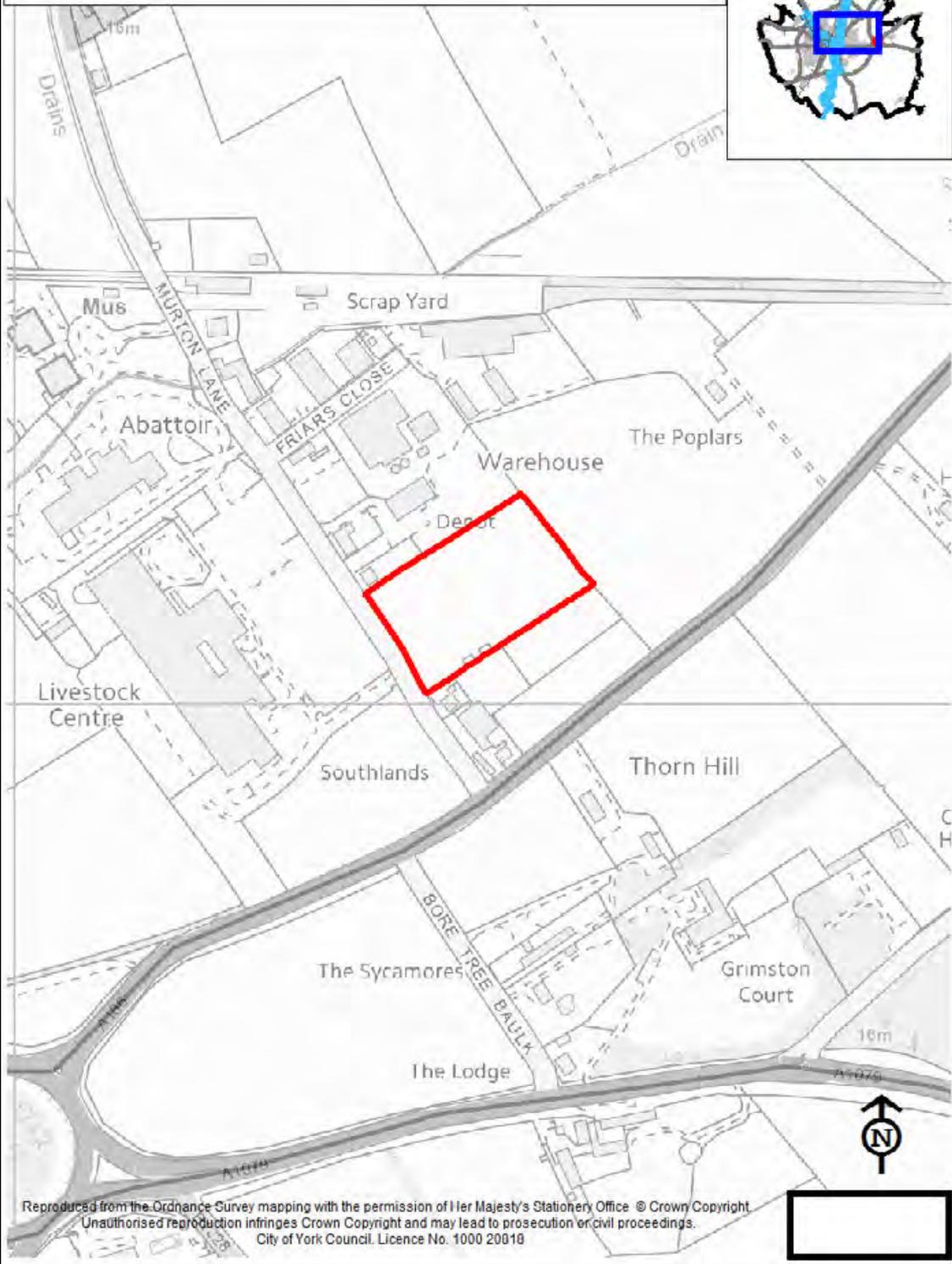
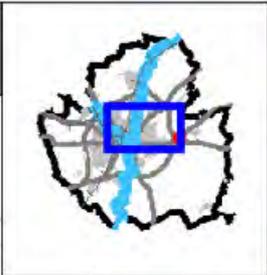
890: Luigis



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REP ID13092

795: Greenacres



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Annex 4: Officers Assessment of Employment Sites following PSC

Table 3 – Officer assessment of technical evidence where addition of sites or boundary changes not accepted

Allocation Reference	Site Name	New Site/ Previously Considered Site
Strategic Sites		
ST21	Designer Outlet	<p>Total Representations: 2 Supports: 1 Objections: 1 Comments: 0</p> <p>Comment notes that the removal of the site will help protect Fulford Community Orchard, a much valued local facility.</p> <p>York Designer Outlet supports the removal of the Designer outlet from the green belt, but strongly object to the removal of the strategic leisure allocation. Deletion of the allocation fails to recognise the importance of the YDO which provides 1,500 full and part time jobs and is one of the largest employers in the area. The deletion fails to acknowledge that without an allocation on the Site or an acknowledgement of its importance in the Local Plan, the future of the YDO as a driver of sustainable economic growth in York remains uncertain. Rep states that the site should be reinstated as a Strategic Economic development site rather than a Strategic Leisure Location.</p> <p>Site was previously identified as a 12,000 sqm leisure development subject to a detailed retail impact assessment to assess any potential adverse impacts on York city centre and other sequentially preferable sites. Whilst the role of the site in York’s economy is recognised the site is in an out of centre location and therefore any future proposals should be assessed through the planning application process against relevant policies in the NPPF and the emerging Local Plan rather than through a specific allocation.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 51.</p>

Allocation Reference	Site Name	New Site/ Previously Considered Site
ST25	Land south of Designer Outlet	<p>Total Representations: 2 Supports: 1 Objections: 0 Comments: 1</p> <p>Comment notes that the removal of the site will help protect Fulford Community Orchard, a much valued local facility.</p> <p>Mc Arthur Glen's aspiration for the land south of the YDO is to support the additional development on the site by providing an opportunity for additional car parking/enhanced park and ride facilities. They do not object to the removal of the Strategic Site for Employment, but request that the Local Plan recognises the important role that this Green Belt site has in providing an opportunity for Park and ride facilities, an appropriate use in the Green Belt.</p> <p>The site was previously identified as a strategic employment allocation however further assessment of the site confirmed that the existing boundary treatment to the south of the existing site which consists of a belt of mature trees provides a strong defined green belt boundary and helps to screen the existing site from the surrounding open countryside.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 52.</p>
Site 873	Land East of Designer Outlet	<p>Boundary change to previously considered site (site reference 798).</p> <p>Representation from planning agent on behalf of landowner/developer. 18ha land to east of Designer outlet proposed for B1a/B1b employment allocation. Site is easily accessible with adjacent P&R and existing road infrastructure to Designer Outlet which could accommodate additional traffic. Would balance employment supply both in terms of deliverability issues with YC and lack of alternative/additional B1a locations and also is located to the south of City which lacks employment provision. Close to A64/A19 and attractive location for inward</p>

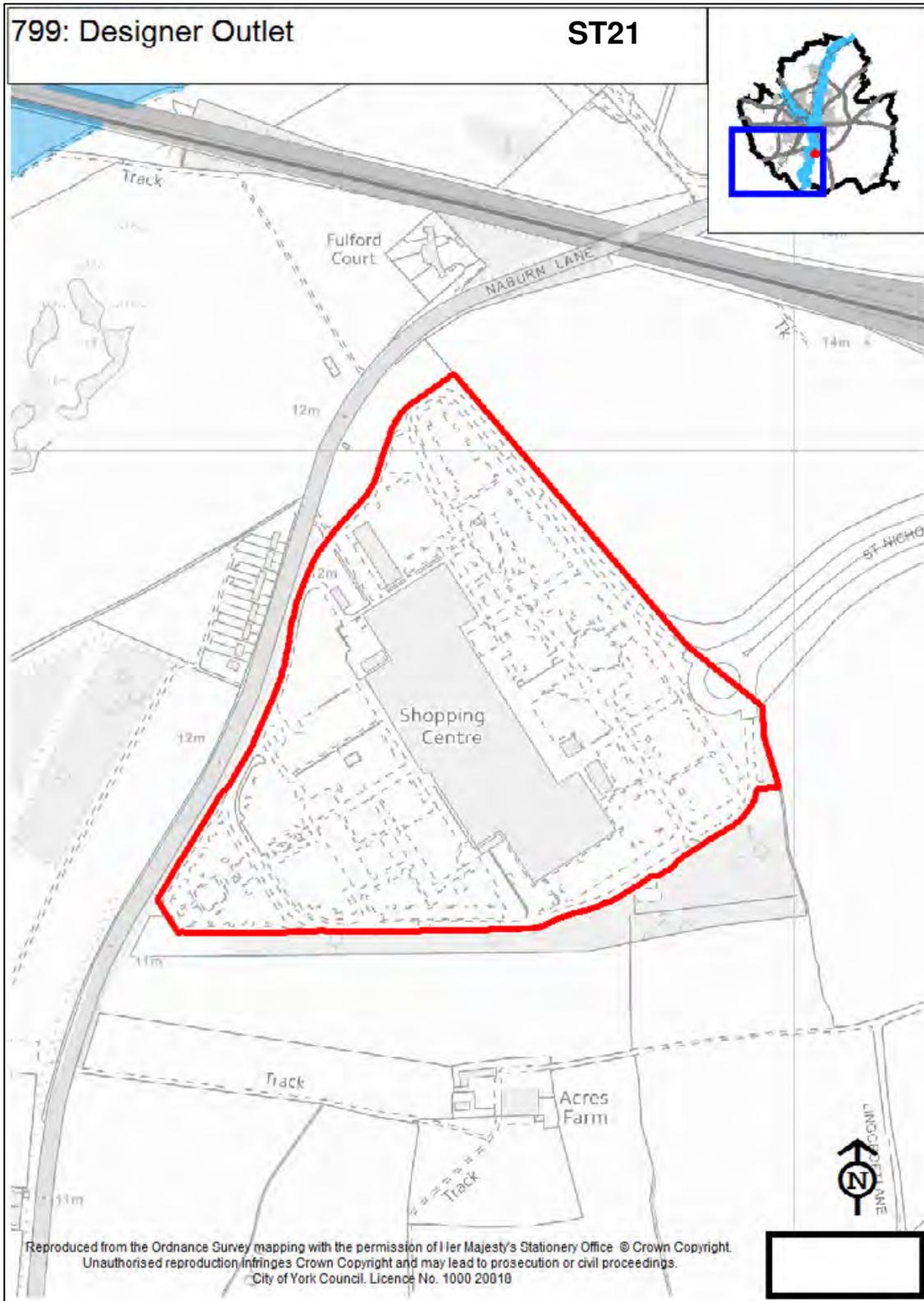
Allocation Reference	Site Name	New Site/ Previously Considered Site
Site 873 cont...		<p>investors. Clear and defensible boundaries. Would create 'campus style' business park with extensive landscaping and restrict height to that of the existing Designer Outlet to reduce impacts on the surrounding landscape.</p> <p>Additional evidence submitted including Employment Needs Report (Regeneris), Heritage Settings Assessment, Interim Landscape & Visual Briefing and Sustainability Appraisal.</p> <p>The site falls entirely within a green wedge designated as part of the historic character and setting Appraisal (2003, 2011, 2013) and therefore fails criteria 1 of the site selection methodology (environmental assets).</p> <p>The further landscaping evidence has been reviewed and it is still considered that the scheme would have a negative impact on the setting of the city as it would bring development right up to the A19 on a key approach to the city. It is acknowledged that the proposed landscaping scheme and the reduced height/density of this revised proposal could help to mitigate some impacts however there would still remain a solid development within what is currently a fluid landscape creating a visual impact on what are currently open fields viewed from the A19. The surrounding open countryside currently presents a rural approach to the city and to Fulford village.</p> <p>There are also significant transport constraints on the A19 which would be exacerbated through the further expansion of the Designer Outlet and the introduction of B1a (office) use and the associated trips. Whilst it is recognised that the adjacent Park and Ride would offer a sustainable alternative to car use there would still be a significant amount of peak hour trips created through the development of this site as proposed.</p> <p>Officers consider that the site should not be included as an allocation in the emerging</p>

Allocation Reference	Site Name	New Site/ Previously Considered Site
		Local Plan. See map on page 53.
Site 892	Land at Grange Farm, Strensall Road, Towthorpe	<p>New Site submitted through PSC (2016)</p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as an employment site.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 54.</p>
Site 894	Land at Cross Moor Lane and Usher Lane, Haxby	<p>New Site submitted through PSC (2016)</p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as an employment site.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 55.</p>
Non Strategic Sites		
Site 112	Brook Nook, Osbaldwick	<p>Previously rejected site. Site fails criteria 1 of the site selection paper methodology (environmental assets) as it within an area of importance for the historic character and setting of the City - Area preventing coalescence (G2). Part of the site also falls within flood zone 3a/3b.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 56.</p>
Site 160	Land at Grimston Bar	<p>Previously rejected site. Representation from planning agent on behalf of landowner asking for the land to be re-considered as an employment allocation. No new technical evidence submitted.</p> <p>The site previously failed technical office comments on both transport and landscape grounds. In relation to transport the site would need a new direct access either off the A166</p>

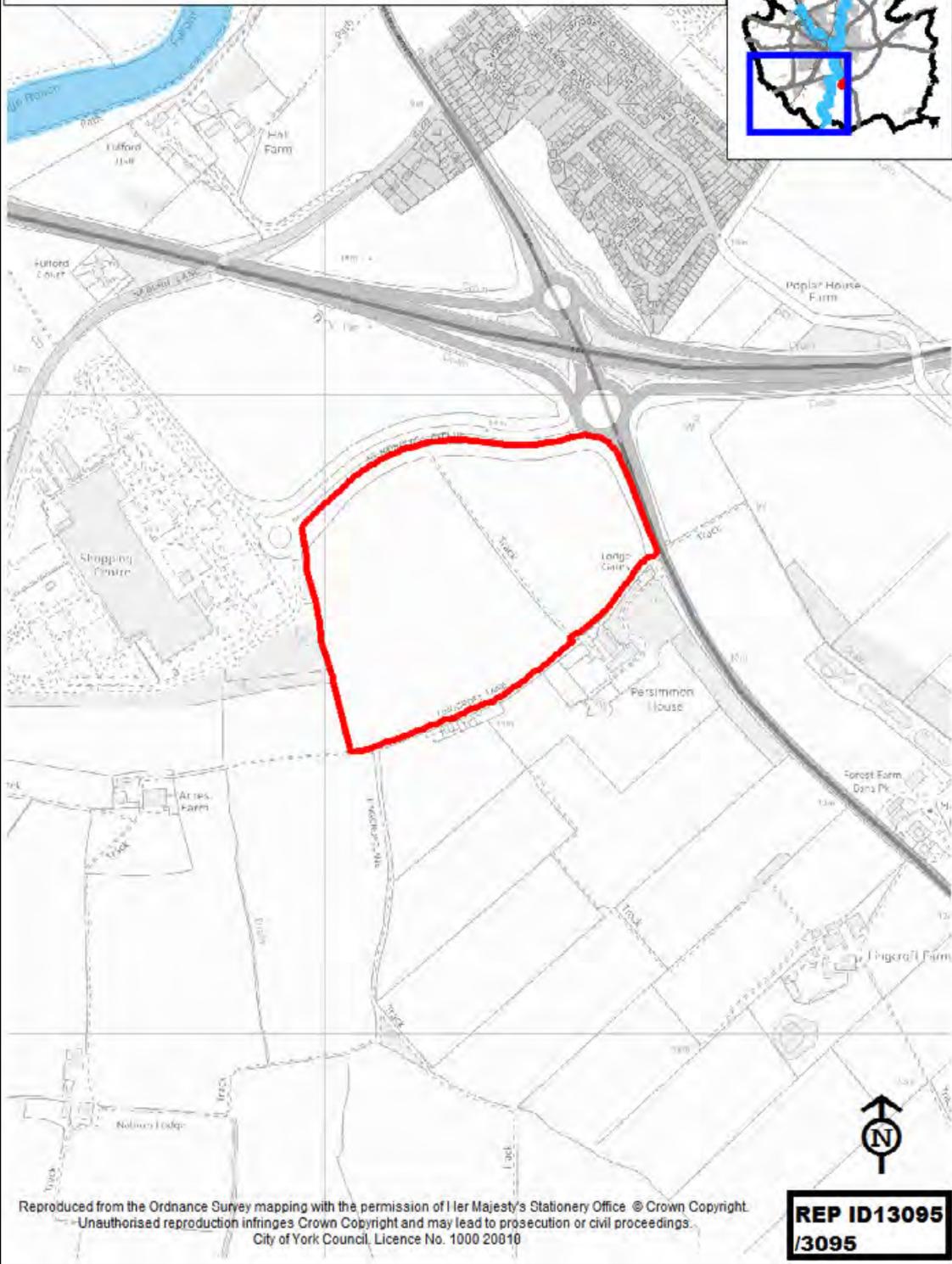
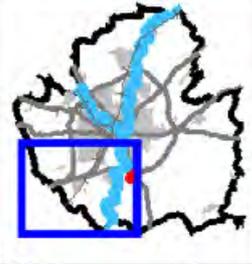
Allocation Reference	Site Name	New Site/ Previously Considered Site
Site 160 cont...		<p>or the A1079 and is also not well connected by either pedestrian, cycle or public transport routes. In terms of landscape the site is isolated and is tight against three main arterial roads into the city. The site would have a negative impact on the setting of the city.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 57.</p>
Site 161	Land at Murton Lane Industrial Estate	<p>Previously rejected site. Representation from planning agent on behalf of landowner asking for the land to be re-considered as an employment allocation. No new technical evidence submitted.</p> <p>The site previously failed technical office comments on both transport and landscape grounds. In relation to transport the site is considered unsustainable and is not well connected by either pedestrian, cycle or public transport routes. In terms of landscape the site is tight against the A166 (Stamford Bridge Road) and would create a significant extension to the urban area. The site would have a negative impact on the setting of the city.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 58.</p>
Site 865	Four Alls Public House, A64	<p>New Site submitted through PSC (2016)</p> <p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as an employment site.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 59.</p>
Site 895	Meadow Farm Crossmoor Lane,	<p>New Site submitted through PSC (2016)</p>

Allocation Reference	Site Name	New Site/ Previously Considered Site
Site 895 cont...	Haxby	<p>Site fails criteria 4 (access to facilities and transport) of the Site Selection Paper methodology and is therefore not considered suitable as an employment site.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 60.</p>
Site 898	Land at the Old Slip Inn, Malton Road	<p>Previously rejected site. Site fails criteria 1 of the site selection paper methodology (environmental assets) as it within a green wedge (C2). No further technical evidence submitted.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 61.</p>
Site 899	York Road Dunnington Reduced Boundary	<p>Alternative boundary of previously considered site (Site reference 74)</p> <p>Site is not considered suitable for employment development. The site is outside of the existing settlement limits of the village and its development would impact on the character and setting of Dunnington Village particularly on the approach to the village via York Road.</p> <p>Officers consider that the site should not be included as an allocation in the emerging Local Plan. See map on page 62.</p>

Annex 4: Officers Assessment of Employment Sites following PSC



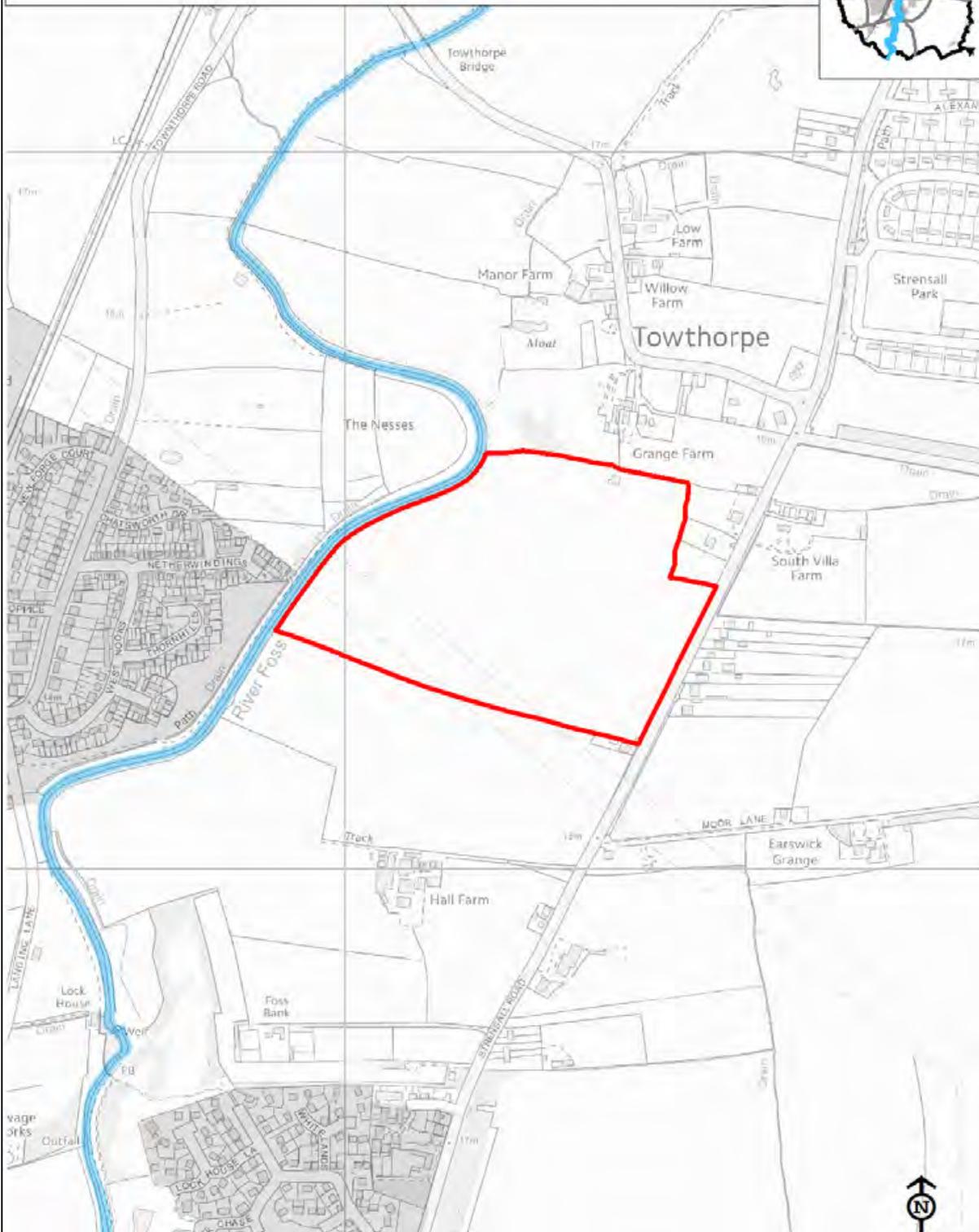
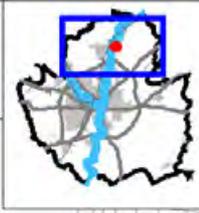
873: Land to the East of the Designer Outlet



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892: Land at Grange Farm Strensall Road

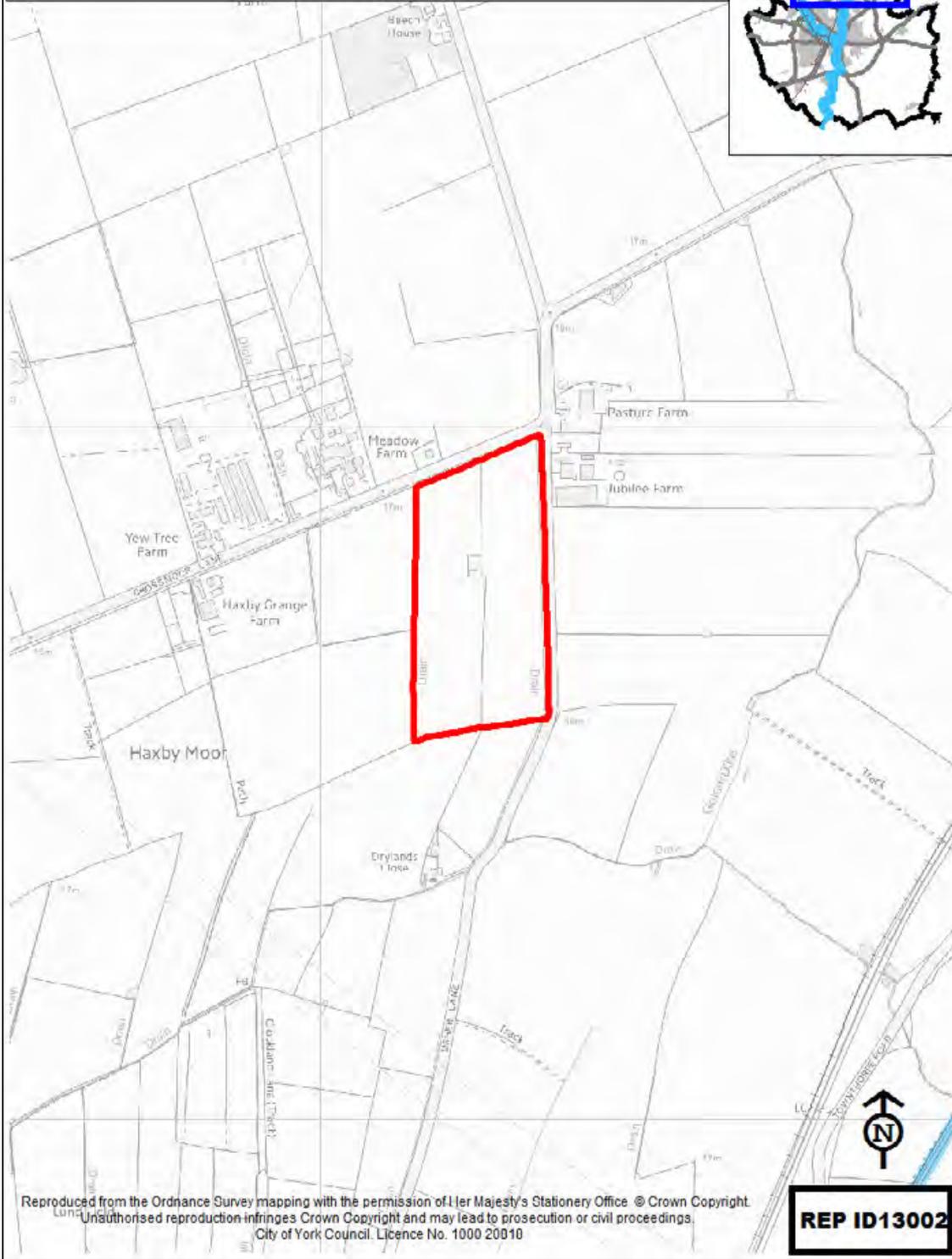


arswick

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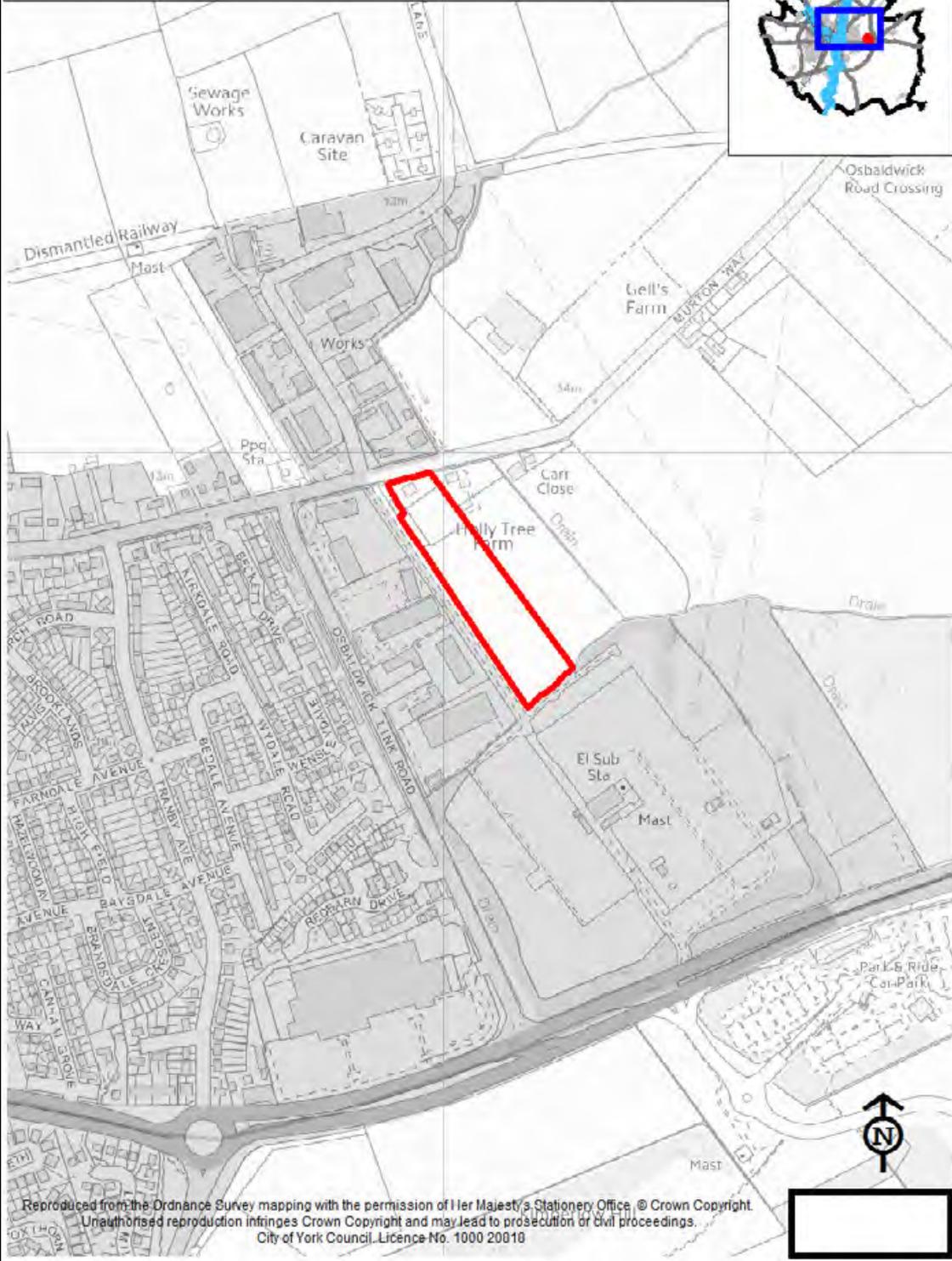
894: Land at Crossmoor Lane and Usher Lane Haxby



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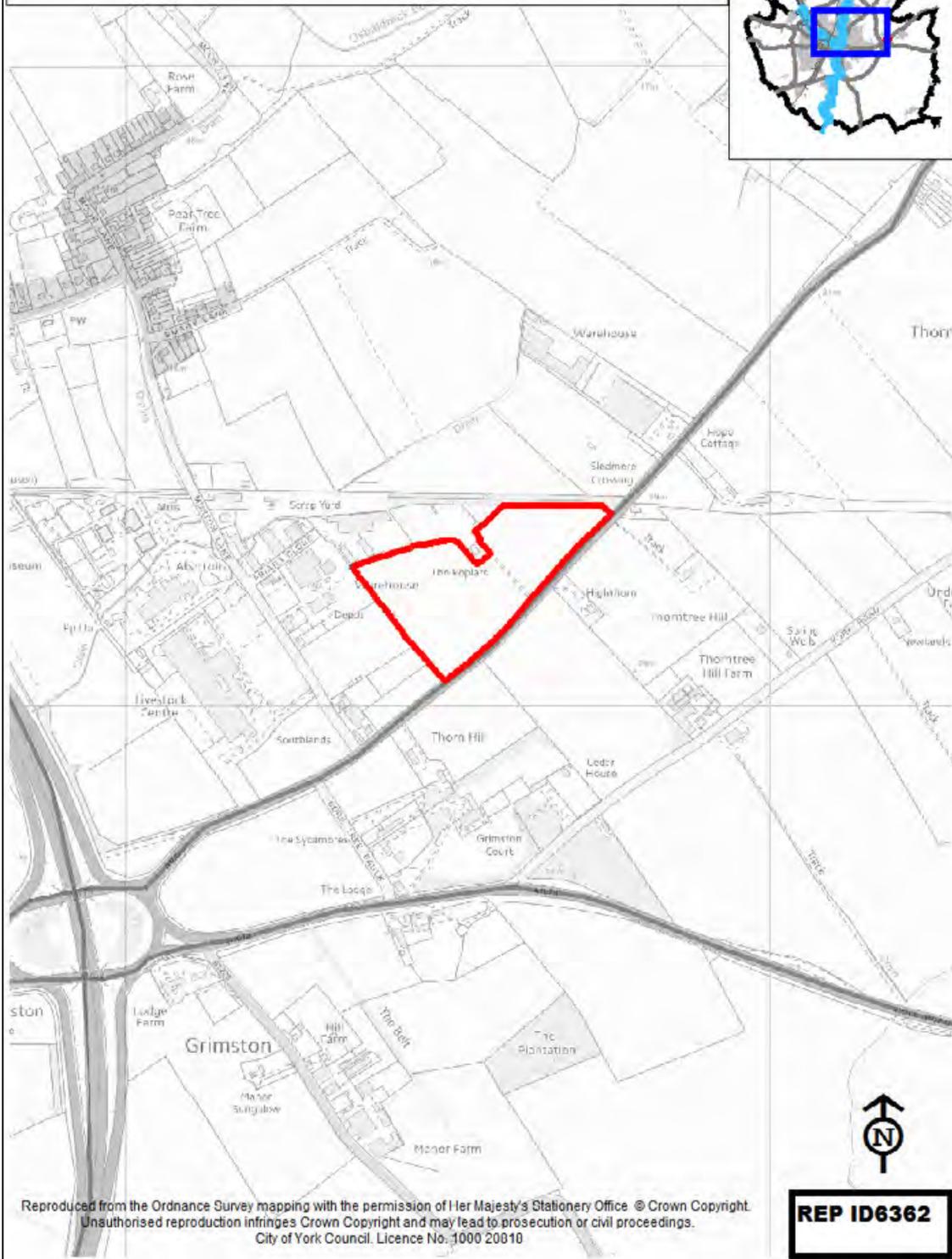
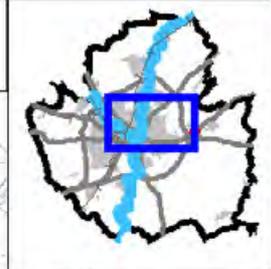
REP ID13002

112: Brook Nook, Murton Way

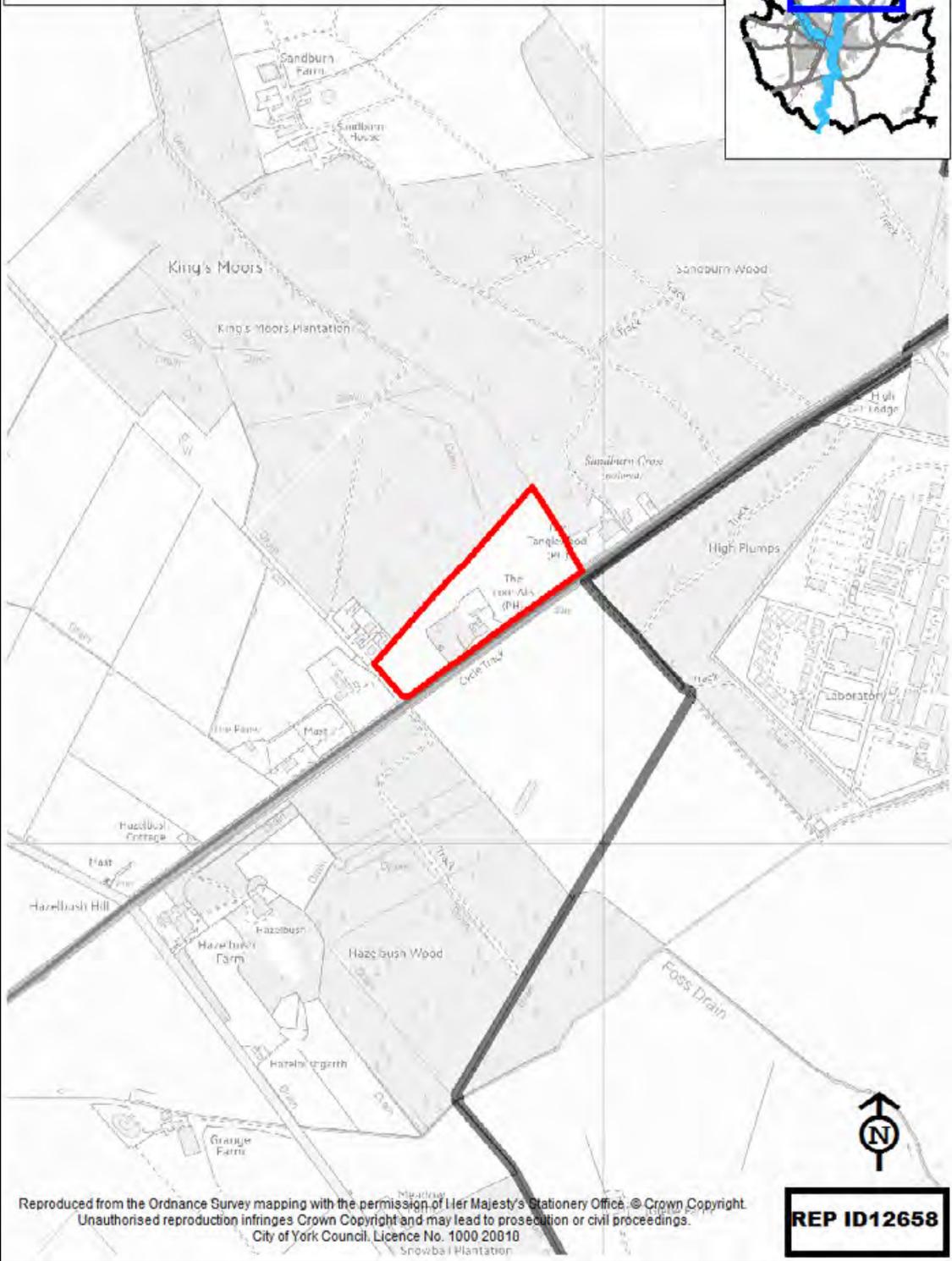


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161: Land at Murton Lane Industrial Estate



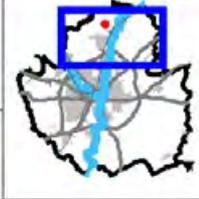
865: Four Alls Pub Malton Road



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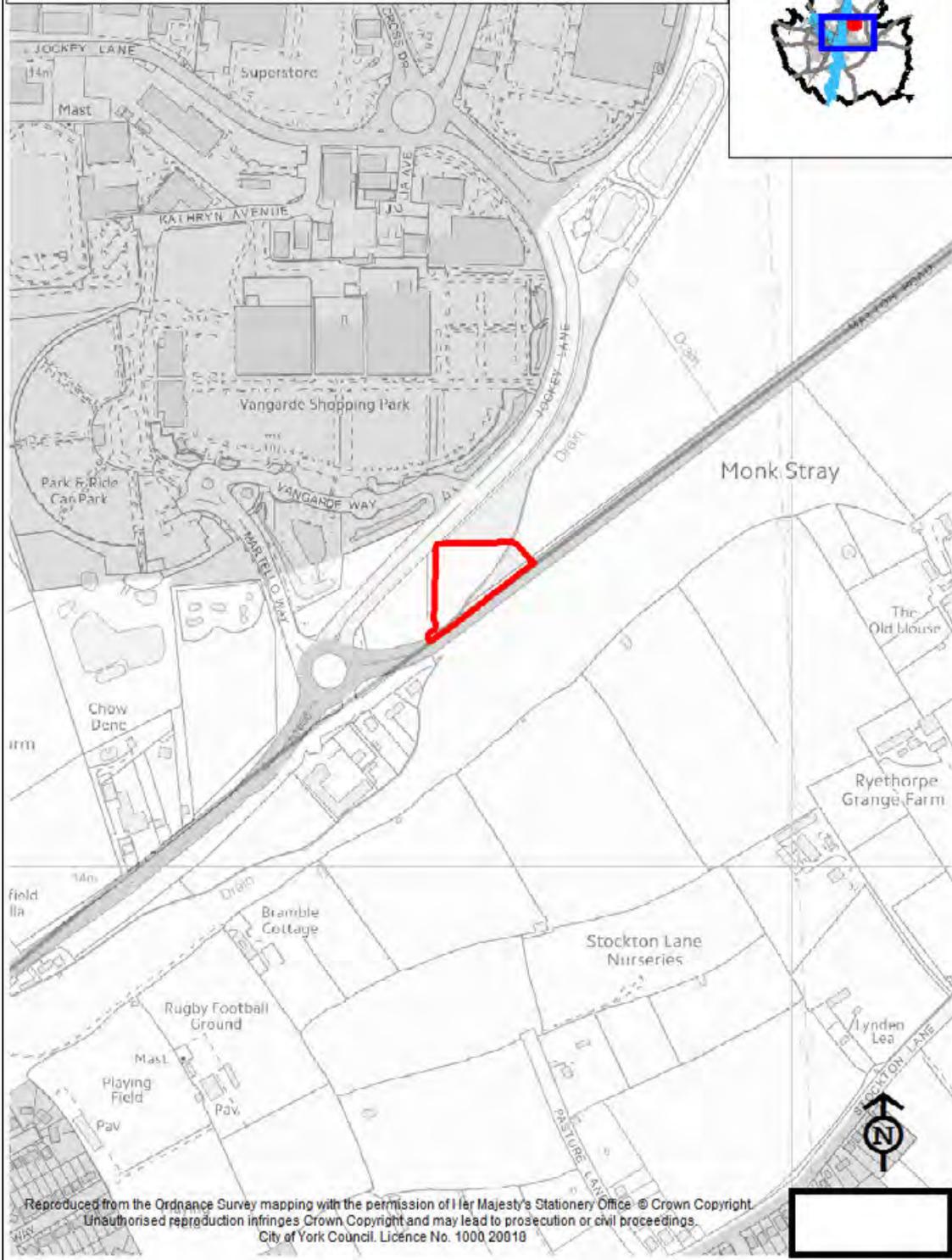
895:Meadow Farm, Cross Moor Lane,
Haxby



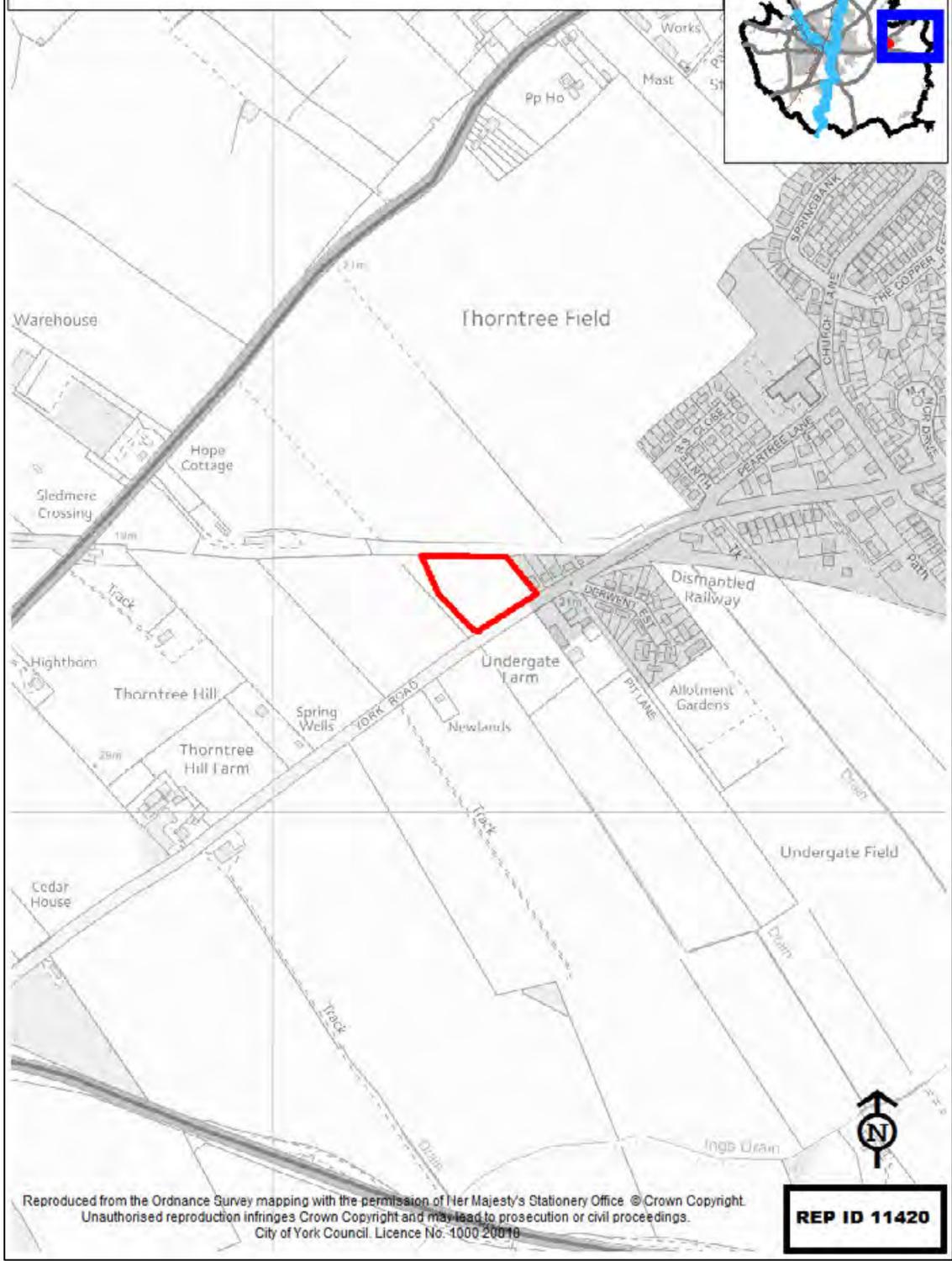
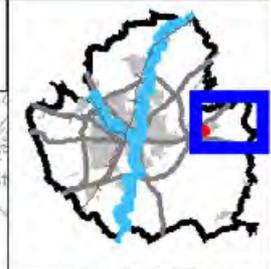
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898: Site of Former Slip Inn Malton Road



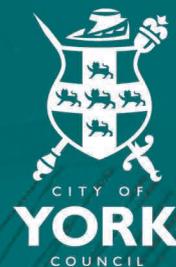
899 York Road Dunnington Reduced Boundary



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Annex 5



YORK

CITY OF YORK Officers Assessment of Other Sites following PSC

Annex 5: Officers Assessment of Other Sites following PSC

Allocation Reference	Site Name	Officer Commentary
SH1	Heworth Croft	<p>Response received from planning agents on behalf of York St John University reiterating their desire to see this site allocated for Student Housing.</p> <p>Sport England have confirmed they have no objection to re-development of site and confirmed that as the new Synthetic Outdoor Pitches at Mille Crux will be accessible by public transport they will provide a quantitative replacement for the facilities to be lost also will be better quality with improved management arrangements.</p> <p>Development needs to be restricted to land in FZ 3a and sequential/exceptions test submitted. The development footprint of the scheme also needs to be set back from River Foss to create an increased buffer but subject to detailed design in line with the Initial Flood Risk Assessment the flood risk management issues can be addressed.</p> <p>Whilst a Landscape Principles plan has been submitted and it is acknowledged that development of the site has the potential to improve environmental aspects of the space, it still constitutes an overall loss of open space along the Foss corridor (regional GI) and the impact needs carefully considering in detail through any planning application.</p> <p>The site is adjacent to the River Foss, within the River Foss Regional Green Infrastructure Corridor. The Extended Phase 1 Habitat Survey has provided information about the habitats on sites which were found to be of moderate interest, in particular the semi-improved grassland in the northern corner of the site which supports a colony of marbled white butterfly. The survey confirms that the River Foss is considered to be excellent commuting and foraging habitat for bats and suitable for otters, therefore the original comments are still valid with regard to providing a buffer which retains the existing trees and the design of any buildings and lighting on site. This would include any proposed bridge across the river.</p> <p>Further surveys still need to be undertaken to establish how bats are using the corridor (and site) in order to inform site design.</p> <p>Officers consider that the site should remain as an allocation for Student Housing in the emerging Local Plan. See map 137 on page 5 .</p>

Annex 5: Officers Assessment of Other Sites following PSC

Site 883	Wheatlands Woodland Site of Local Interest 131.	<p>A representation received from Planning Agents on behalf of the landowner proposes de-allocation of Site of Local Interest to nature conservation (SLI)</p> <p>Wheatlands Woodland was established approx. 20 years ago as a community woodland with permissive access to the public and managed for nature conservation.</p> <p>Wheatlands Woodland is noted as a 'Site of Local Interest' (Ref: 131) as a young-mature broadleaved woodland with sown wildflower grassland. Sites of Local Interest are sites that do not fulfil the criteria for the local designation as a Site of Importance for Nature Conservation (SINC), but on which there is some interest and they do have significant value in helping to maintain the network of biodiversity across York. The woodland is connected to a local green infrastructure corridor '12 The Ring Road'.</p> <p>Young plantations may not have accumulated the ecological value of ancient woods, but they still support a range of wildlife. For example bat activity in the 2015 survey although low was focused around the woodland and connecting hedgerows, and the ecology report draws the conclusion that in the context of the wider area which is largely devoid of significant foraging resources, the hedgerow on site, and the woodland along its eastern boundary represent relatively high value foraging habitat. It will also provide habitat for nesting birds, invertebrates and small mammals.</p> <p>Officers consider that the site should remain as a designated site of Local Interest to Conservation in the emerging Local Plan. See map 883 on page 6.</p>
Site 139	BioRad	<p>The BioRad site has been considered in the past for its potential as a housing allocation as well as for openspace in conjunction with the adjacent Mille Crux Sports Pitches managed by the University of York St John.</p> <p>The site (ref 139) was analysed for its potential for residential use against our site selection methodology. The overall conclusion stated that the site was rejected for residential use as it failed criteria 1, due to being within a regional green corridor.</p> <p>The site was included as openspace in conjunction with York St John University under policy U5 in earlier revisions of the plan. One of the requirements of the NPPF however is to understand whether the site has a willing landowner for a particular use and thus that the site is available.</p> <p>The Tees, Esk and Wear Valleys NHS Foundation Trust have identified the Biorad site as their preferred location for a new hospital. Our initial analysis against criteria 1-3 of the methodology</p>

Annex 5: Officers Assessment of Other Sites following PSC

	Bio-Rad Continued	<p>would support the site being suitable for this use as the requirements for hospital use differ to the requirements for residential development.</p> <p>Officers propose to remove this land from Policy U5 and allocate it as a site for Health Care Facilities in the form of a new Mental Health Hospital for York. See map 139 on page 77.</p>
OS1	Land North of Manor CE Academy	<p>A planning application by Manor CE Academy was approved in January 2014 (13/03354/FULM) for: <i>'Change of use of agricultural land to sports pitches, allotments, and informal landscaped open space, construction of hard surfaced recreational area, excavation of pond and associated footpaths, car parking and a 6m high ball fence'</i>.</p> <p>Consequently the land to the north west of the Manor CE Academy has been shown on the Proposals Map as both Educational Establishment and New Open Space (complimenting the existing Educational Establishment allocation on the existing Manor CE Academy site).</p> <p>NYCC are still in the process of acquiring this land for the use of Manor School</p> <p>Officers propose no change for this site, and that it should remain allocated as Openspace/Education OS1. See map 230 on page 8.</p>
OS2	Land South West of Heslington Playing Fields	<p>This site was (Site 232) was originally submitted through the 2012 Call for sites by the Council Sports Department as the Playing Fields Association were in negotiation with the landowner and farmer in the interest of creating new playing fields for the community however there has been no advancement from the Parish Council or other bodies in bringing the site forward as open space.</p> <p>Officers propose to remove this site (OS2) as there is no certainty over its delivery. See map 232 on page 9.</p>
OS3	Land to North of Poppleton Juniors, Millfield Lane, Poppleton	<p>This site was (Site 237) was originally submitted through the 2012 Call for sites by the Council Sports Department. It was proposed that the site could be accessed through the adjacent sports club and that the site could provide Cricket pitch facilities for the community once the existing agricultural tenancy had expired.</p> <p>Officers propose no change for this site (OS3) and that it should remain allocated as Openspace OS3. See map 237 on page 10.</p>

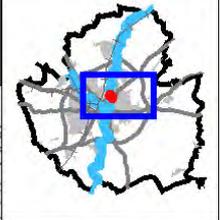
Annex 5: Officers Assessment of Other Sites following PSC

OS4	Land at Temple Road, Copmanthorpe	<p>This site was to be brought forward through the funding of housing allocation ST12 and initially intended to be used in conjunction with Copmanthorpe Sports Club, although Janet O'Neill argued that the sites open space provision would be provided for in the strategic green space to the west of ST12).</p> <p>As ST12 is no longer proposed a housing allocation this parcel of land is no longer thought to have a willing landowner for the purpose of developing the site as openspace and would no longer have the funding to enable its delivery.</p> <p>Concerns have also been raised as to the accessibility of the site from the existing village given the speration of the railway line.</p> <p>Officers propose to remove of this site (OS4). See map 206 on page 11.</p>
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Annex 5: Officers Assessment of Other Sites following PSC

137: Land at Heworth Croft

SH1



Annex 5: Officers Assessment of Other Sites following PSC

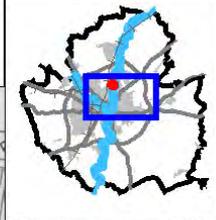
883: Wheatlands Woodlands

SLI 131



Annex 5: Officers Assessment of Other Sites following PSC

139: Bio-Rad



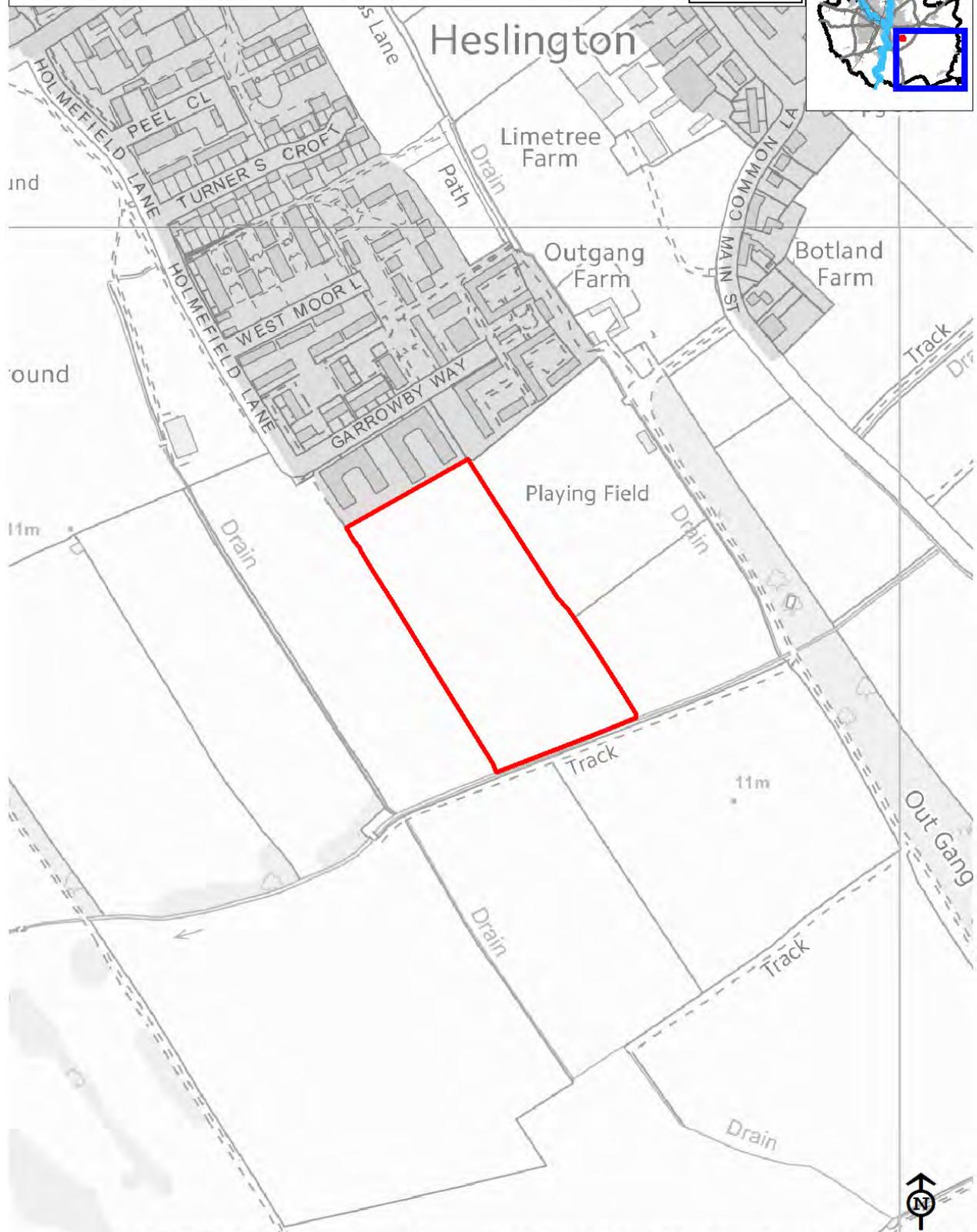
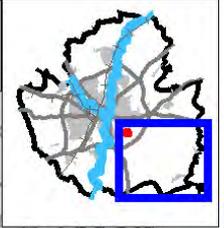
Annex 5: Officers Assessment of Other Sites following PSC



Annex 5: Officers Assessment of Other Sites following PSC

232:Land South West of Heslington Playing Fields

OS2



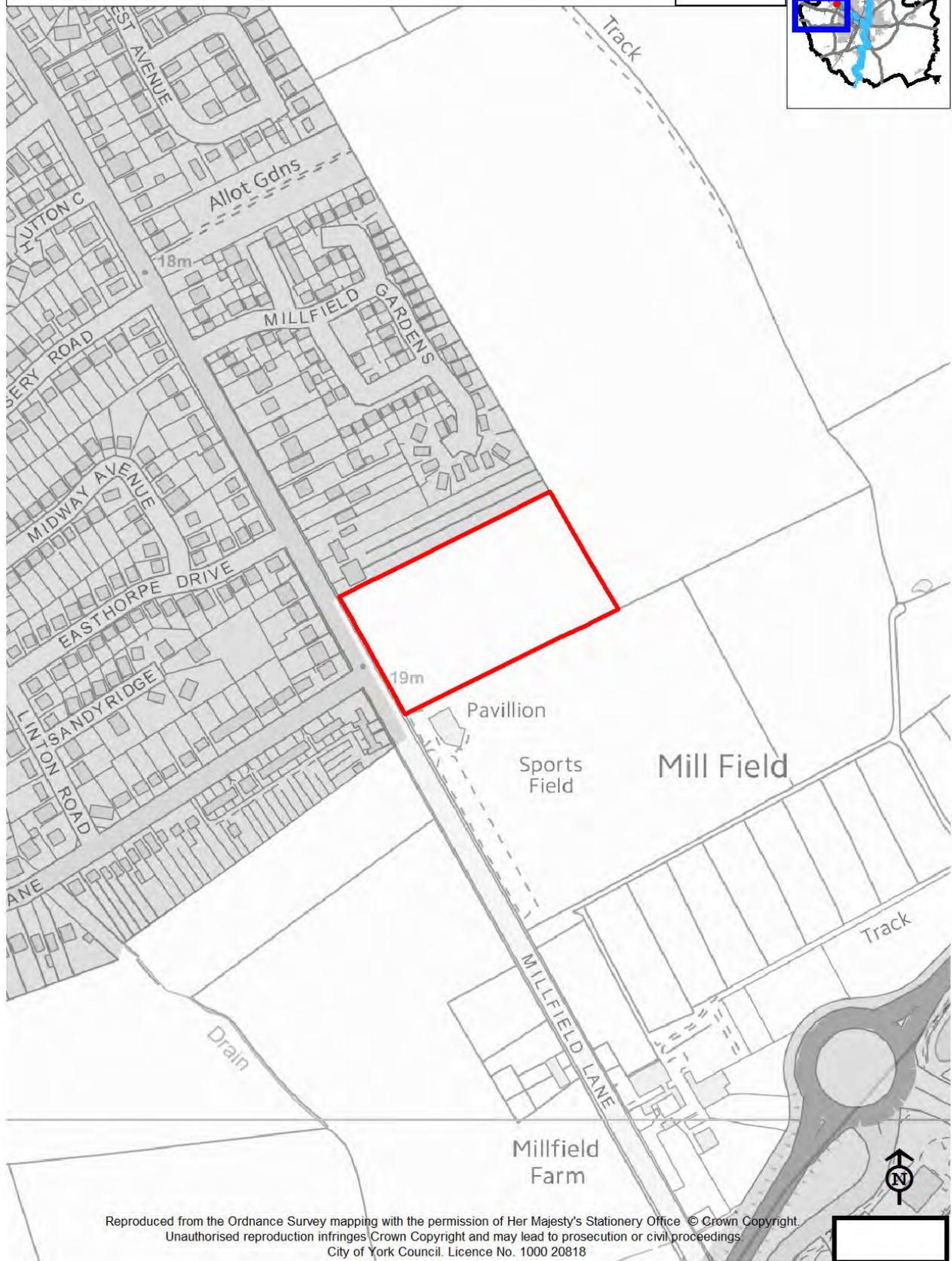
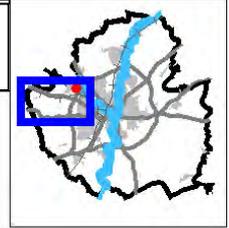
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Annex 5: Officers Assessment of Other Sites following PSC

67/237: Land at Millfield Lane

OS3

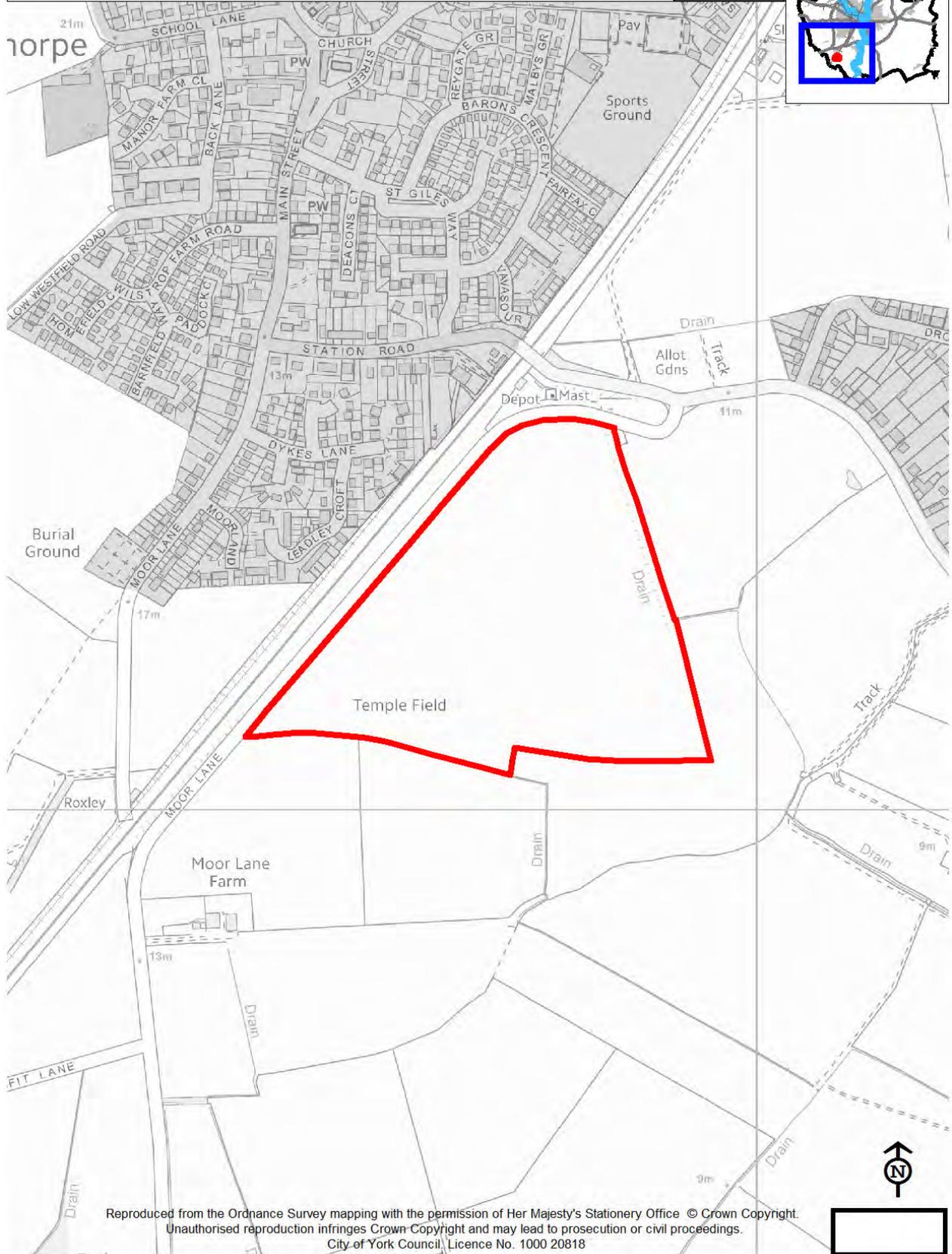


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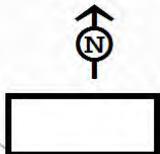
Annex 5: Officers Assessment of Other Sites following PSC

206: Land at Temple Road
Copmanthorpe

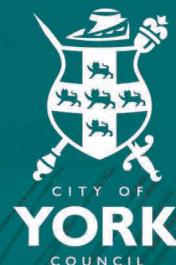
OS4



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Annex 7



YORK

CITY OF YORK
Non Housing and Employment
site related policy modifications
Since 2013 Preferred Options Plan

Schedule of Non Employment and Housing Sites/Growth Related Policies Modifications

Key to the Modifications:

Policy/Paragraph reference relates to 2014 publication draft plan presented to LPWG and Executive Members in September 2014
Proposed additional text is shown as underlined. Proposed deleted text is shown as ~~struck through~~.

Policy/Paragraph	Modification proposed	Reason
Section 1: Background		
Strategic Framework	Revisions to follow	
Spatial Portrait	Revisions to follow	
Section 2: Vision and Development Principles		
Vision	<p><i>York aspires to be a city whose special qualities and distinctiveness are recognised worldwide. The Local Plan aims to deliver sustainable patterns and forms of development to support this ambition and the delivery of the city's economic, environmental and social objectives. This will include ensuring that the city's <u>place making and spatial planning policies reflect its heritage and contemporary culture, spaces and archaeology can contributing</u> to the economic and social welfare of the community whilst conserving and enhancing its unique historic, <u>cultural</u> and natural environmental assets.</i></p> <p><i>The plan will ensure that the vision and outcomes are delivered in a sustainable way that recognises the challenges of climate change, protects residents from environmental impacts and promotes social, <u>economic and cultural wellbeing, inclusivity.</u></i></p>	To provide clarity and to strengthen culture in the plan.
Outcomes	Reorder to put protect the environment first.	To give this more prominence in the vision.
Outcomes	Create Jobs and Grow the Economy <u>Create a Prosperous City for All</u>	To reflect the new Council Plan.
Para 2.1	The Local Plan will enable York to realise its economic growth ambitions as set out within	To reflect the

Policy/Paragraph	Modification proposed	Reason
	<p>the City's Economic Strategy, <u>contributing to a vibrant economy</u>. This will include York fulfilling its role as a key driver in the Leeds City Region¹, York, and North Yorkshire <u>and East Riding Local Enterprise Partnership (LEP) area</u> Sub Area <u>and the York Sub Area</u>. In doing this York will have a key role in <u>leading economic growth and job creation within the local area</u>, ensuring the success of the Growth Deals announced by the Government in July 2014 that have been negotiated by the Leeds City Region and York, North Yorkshire and East Riding Local Enterprise Partnerships. These deals will bring additional investment to the City and greater flexibility in how public monies are used in support of economic growth.</p>	<p>York Economic Strategy and up to date position on the sub region and the LEPs.</p>
<p>Para 2.4</p>	<p>The Plan recognises the critical importance of York city centre as the economic, social and cultural heart of the area. By the end of the plan period, York city centre will have strengthened its role as a regional commercial, shopping, leisure, <u>culture</u>, tourism and entertainment destination through:</p> <ul style="list-style-type: none"> • ensuring development contributes to the creation of a world class, high quality, accessible public realm; • increasing the supply of modern retail units, enhancing department store representation to attract a broader range and quality of multiple retailers to trade whilst enabling the growth of the already strong, quality, independent sector; • improving the tourism, cultural and leisure offer by ensuring a flexible approach to the use of land; • <u>ensuring development sustains, enhances and adds values to York's culture</u>; • developing an improved high quality <u>affordable</u> office space offer for small enterprises and <u>start-ups</u> in the <u>arts, creative, digital media</u> <u>and related</u> industries; • protecting and enhancing it's unique historic <u>and cultural</u> assets; • protecting and enhancing its existing office provision complemented by commercial development on the adjacent York Central site; and 	<p>To strengthen culture in the Local Plan.</p>

¹ The Leeds City Region is a city region in the North of England centred on Leeds, West Yorkshire. The activities of the city region are coordinated by the Leeds City Region Partnership. Since 2011 economic development has been supported by the Leeds City Region Local Enterprise Partnership (LEP)

Policy/Paragraph	Modification proposed	Reason
	<ul style="list-style-type: none"> • pursuing improvements to sustainable transport infrastructure. 	
Para 2.5	<p>The higher and further education sector <u>are</u> is of key importance to the economy. The plan will help unlock the further potential of The University of York, York St John University, York College and Askham Bryan College of Agriculture and Horticulture, through development and redevelopment at their current sites, and facilitating the provision of new purpose built student accommodation both on and off site. The plan will also have a key role in facilitating the development of business ‘spin off’ from <u>Further</u> Higher Education institutions.</p>	<p>To add clarity.</p>
Para 2.6	<p>Through the development of identified Strategic Sites and secured through developer agreements, the Local Plan will deliver construction and development skills training for local people.</p>	<p>No longer a specific policy on construction development skills.</p>
Outcomes	<p>Get York Moving <u>Ensure Efficient and Affordable Transport Links</u></p>	<p>To reflect the new Council Plan.</p>
Para 2.7	<p>The Plan will help deliver a fundamental shift in travel patterns by:</p> <ul style="list-style-type: none"> • ensuring that sustainable transport provision and travel planning is a key component of future development and subsequent operation; • promoting sustainable connectivity through ensuring that new development is located with good access to high quality public transport and to the strategic cycling and walking network; • reducing the need to travel, through ensuring that new development is located with good access to services; • provision of <u>a new rail</u> stations at Haxby and potentially Strensall; • helping to deliver the infrastructure to support sustainable travel; including the provision of safe new cycle and walking routes as part of a city wide network, high quality well located bus stops and secure cycle parking facilities, new rail and <u>expanded/relocated</u> park and ride facilities; and • managing private travel demand via car parking policies and other measures. 	<p>To update to reflect current position.</p>

Policy/Paragraph	Modification proposed	Reason
Outcomes	Build Strong Communities <u>Provide Good Quality Homes and Opportunities</u>	To reflect the new Council Plan.
Para 2.10	The Local Plan will prioritise tackling existing gaps, and prevent gaps from being created, in the provision of key services and public transport. By the end of the plan period it will be ensured that all residents in the main built up areas of York are able to follow low carbon sustainable lifestyles.	To add clarity.
Para 2.11	The Local Plan will protect and provide accessible and new varied opportunities for leisure and recreational activities in order to promote healthy lifestyles <u>and improve wellbeing</u> , including ensuring all residents living within the main built up areas of York have access to a range of well located recreational open spaces and sports facilities and safe walking and cycling routes to them. <u>This is an essential part of creating happy, healthy and inclusive communities.</u>	To add clarity.
Para 2.13	<u>The built environment is the most tangible expression of a city's character and culture – its past, its present, its aspirations for the future.</u> Over the plan period, the Local Plan will help York to safeguard its outstanding heritage for future generations by promoting development which respects the city's special character <u>and contemporary culture</u> and encourages opportunities for rediscovering and reinterpreting those assets which make it an attractive, beautiful and accessible city. Enhancing York's physical appearance, improving accessibility and improving its image and perception are vital if the city is to increase investment, employment, <u>and wealth and wellbeing.</u>	To strengthen culture in the Local Plan.
Para 2.14	The Plan will do this <u>by supporting design excellence in</u> through the conservation and enhancement of the following six defining characteristics of York's built environment: <ul style="list-style-type: none"> • strong urban form; • compactness; • landmark monuments; • unique architectural character; • archaeological complexity; and • landscape setting. 	To add clarity.
Para 2.15	York's future and past are interdependent, <u>and both heritage and innovation are important for the city's future success and wellbeing.</u> The city's unique historic character and setting	To add clarity and provide an

Policy/Paragraph	Modification proposed	Reason
	<p>is an essential component of its continued economic success as well as being valuable in its own right. York's outstanding architectural and archaeological heritage contribute to the city's special significance, distinctiveness and sense of place. The Local Plan will ensure that the city's heritage assets are preserved and enhanced. These assets include the architecture and archaeology of its historic centre, its skyline, views, street patterns, the Minster and its precinct, the Medieval and Roman walls, Clifford's Tower, Museum Gardens and other open spaces. <u>York is also a UNESCO City of Media Arts, and it is equally important that York increasingly becomes, and is perceived as, a forward-looking and creative city, one that values learning, retains its graduates, attracts investment, and supports its creative, digital, and innovative industries. In this, place-based and proactive spatial planning and the encouragement of excellent design in buildings and public spaces, have an important role to play. The Local Plan will ensure that the city's arts and cultural assets are protected and enhanced, with new assets and resources created whenever possible.</u> Beyond the city centre, the key radial routes are of particular importance, and the surrounding villages and Green Infrastructure, including its valued strays, river corridors and open spaces that contribute to the city's setting. The primary function of York's Green Belt will be to preserve its setting and special character.</p>	update.
Para 2.17	<p>By the end of the plan period York's Green Infrastructure, including open space, landscape, geodiversity, biodiversity and the natural environment, will have been both conserved and enhanced. Its role in promoting the city's economic, <u>cultural</u> and social aspirations, particularly in terms of contributing to a beautiful, legible, <u>accessible</u> and healthy city, will have been optimised.</p>	To add clarity and strengthen culture in the plan.
Para 2.19	<p>The Local Plan will respond to the opportunities offered by the city's natural resources whilst at the same time protecting current and future residents from environmental impacts. It will:</p> <ul style="list-style-type: none"> • reduce York's eco-footprint <u>help York become a sustainable, resilient and collaborative 'One Planet' city ;</u> • support reducing energy use and carbon generation, meeting ambitious renewable energy targets and ensuring that both housing and commercial development is designed and constructed in a sustainable way <u>create energy efficient buildings, support the use of energy from renewable sources, ensuring York is climate ready;</u> 	To reflect One Planet York principles

Policy/Paragraph	Modification proposed	Reason
	<ul style="list-style-type: none"> • ensure that new development is not subject to, nor contributes unacceptable levels of flood risk including from the Rivers Ouse, Foss and Derwent and other sources, does not result in increased flood risk elsewhere and, where possible, achieves reductions in flood risk overall; • ensure that new development <u>uses water efficiently and</u> delivers sustainable drainage solutions; • support measures to help reduce the emissions of Nitrogen Dioxide, Particulate, Carbon Dioxide and other greenhouse gases from both transport and other sources; • contribute to the reduction of waste through supporting innovation and improvement of current waste practices, promotion of recycling and set the principles for the future provision of suitable and accessible sites; • set guidelines for the safeguarding of mineral deposits and reduce the use of non renewable resources; • ensure that any development will not introduce risk to the health of current and future residents or create problems with property and it's surrounding environment; and • safeguard water resources and to protect and improve water quality with an overall aim of getting water bodies to 'good' status under the Water Framework Directive. 	
<p>Paras 2.20 and 2.21</p>	<p>The Council's planning strategy is based on delivering sustainable development as described by the Vision set out in paragraphs 2.1 to 2.19 above. An important part of this is to consider York's role in its wider functional sub area. There has been ongoing interaction between the York Local Plan area and adjoining plan areas. This has been fully explored through the Duty to Co-operate and the plan's policies reflect the outcomes of this. The section of the document details the policies and development principles which will help deliver the vision. These include:</p> <ul style="list-style-type: none"> • Policy DP1 - the approach taken to development which reflects the role of the York Sub-Area; • Policy DP2 - the basic development principles that arise from the vision which underpin the strategic policies in each of the subsequent sections of the plan; and • Policy DP3 - the key development principles pertinent to quality 'sustainable 	<p>For consistency with the format of the rest of the plan.</p>

Policy/Paragraph	Modification proposed	Reason
	<p>communities' that will also guide the Council in its consideration of all development proposals.</p> <p>These policies are supplemented by Policy DP4 which sets out the Council's overall approach to development management which is to take a positive approach in favour of sustainable development, work proactively with applicants meaning proposals can be approved where possible, and to secure development that improves economic, social and environmental conditions in the area.</p>	
<p>Policy DP1: York Sub Area</p>	<p>The approach taken in the Local Plan to development will reflect the roles and functions of place in the Leeds City Region, York Sub Area and York, North Yorkshire Sub Region. It will aim to ensure the following.</p> <ul style="list-style-type: none"> i. York fulfils its role as a key economic driver within both the Leeds City Region and <u>the York, North Yorkshire and East Riding LEP area.</u> and the York and North Yorkshire Sub Region. ii. York city centre's role as a shopping and leisure destination within the wider Yorkshire and Humber area is strengthened. iii. The housing needs of City of York's current and future population including that arising from economic and institutional growth is met within the York local authority area. iv. The further success of regionally and sub regionally important higher and further education institutions within the plan area is supported. v. City of York's role as a key node for public transport is strengthened, including improvements to the Leeds-York-Harrogate rail line, improvements to the outer ring road; improved access between York and Scarborough (the east coast) and projects to improve national connectivity, including links to the new high speed rail system (HS2). vi. City of York's outstanding historic and natural environment is conserved and enhanced recognising its wider economic importance to increased investment, employment and wealth within both the Leeds City Region and the York, North Yorkshire <u>and East Riding LEP area</u> Sub Region. 	<p>To reflect the up to date position on the sub region and LEPs</p>

Policy/Paragraph	Modification proposed	Reason
	<p>vii. The integrity of important landscapes, biodiversity and areas of environmental character (including the network of strategic green corridors) that extend beyond the City of York boundaries are safeguarded.</p> <p>viii. A Green Belt is defined around York which will safeguard the special character and setting of the historic city, the outer boundary of which will be 6 miles from the city centre.</p> <p>ix. Development within the City of York area will not lead to environmental problems including flood risk, poor air quality and transport congestion for adjacent local authority areas.</p>	
<p>Para 2.22</p>	<p>The influence of the City of York has throughout history extended beyond its immediate boundaries and the Council has a long history of joint working and cooperation with its neighbouring authorities to achieve better spatial planning outcomes. The York Sub Area was identified in the Yorkshire and Humber Plan: Regional Spatial Strategy to 2026 (2008) (RSS). Further analysis has been carried out as part of the York Sub Area Study (2011) which determines the nature and extent of functional relationships between different places in the York area. Figure 2.1 overleaf shows the York Sub Area as defined in the sub area study. This confirms that the functional areas approach to understanding and addressing strategic spatial priorities agreed in the RSS remain valid, including the role of York and its sub area. This policy defines the city's role within the York Sub Area and wider Sub Region. More specifically it identifies:</p> <ul style="list-style-type: none"> • the critical importance of the York economy to the Sub Area and its role within the wider Leeds City Region and York and North Yorkshire Sub Region; • the economic role of York in helping to deliver the ambitions of the <u>Leeds City Region and York, North Yorkshire and East Riding LEP, Local Enterprise Partnership</u> as set out in <u>their respective Growth Deals and Strategic Economic Plans</u>; • the importance of conserving and enhancing York's unique environment; • the benefits of improved transport connectivity; • the importance of ensuring that growth and development in York does not have negative impacts on neighbouring authorities; • the important service role of the city to its wider hinterland; and 	<p>To reflect the up to date position on the sub region and LEPs</p>

Policy/Paragraph	Modification proposed	Reason
	<ul style="list-style-type: none"> support for the destination role of the city. 	
Policy DP2: Sustainable Development	<p>Sub headings amended as follows:</p> <p>Development will help Create <u>A Prosperous City for All Jobs and Grow the Economy</u> through...</p> <p>Development will help <u>Ensure Efficient and Affordable Transport Links Get York Moving</u> through....</p> <p>Development will help <u>Provide Good Quality Homes and Opportunities Build Strong Communities</u> through...</p>	<p>To reflect the new Council Plan.</p>
Policy DP2: Sustainable Development	<p>Reordered to put protect the environment first</p>	<p>To give the environment more prominence in the vision.</p>
Table 2.1	<p>Delete list of policies table.</p>	<p>Not considered necessary.</p>
Section 3: Spatial Strategy		
Policy SS2: The Role of York's Green Belt	<ol style="list-style-type: none"> The primary purpose of the Green Belt is to preserve the setting and the special character of York and delivering the Local Plan Spatial Strategy. New building in the Green Belt is inappropriate unless it is for one of the exceptions set out in policy GB1. The general extent of the Green Belt is shown in the Key Diagram. Detail boundaries shown on the proposals map follow readily recognisable physical features that are likely to endure such as streams, hedgerows and highways. To ensure that there is a degree of permanence beyond the plan period sufficient land is allocated for development to meet the needs identified in the plan and further land is safeguarded to provide a reserve of land that can be brought forward for development through a plan review, should such land be required. Planning permission for development on safeguarded land will only be granted following a plan review. 	<p>Safeguarded land is no longer proposed to be designated in the plan.</p>
Para 3.13	<p>The boundary of the Green Belt is the consequence of decisions about which land serves</p>	<p>To reflect the up</p>

Policy/Paragraph	Modification proposed	Reason
	<p>a Green Belt purpose and which can either be allocated for development or safeguarded for longer term development needs beyond the plan period. <u>The Plan seeks to identify sufficient land to accommodate York's development needs across the plan period, 2012-2033. In addition, the Plan provides further development land to 2038 (including allowing for some flexibility in delivery) and establishes a green belt boundary enduring 20 years.</u> In this Local Plan the Green Belt's prime purpose is that of preserving the setting and special character of York. This essentially comprises the land shown earlier in the section at Figure 3.1.</p>	<p>to date plan period. Safeguarded land is no longer proposed to be designated in the plan.</p>
<p>Policy SS3: The Creation of an Enduring Green Belt</p>	<p>Policy deleted.</p>	<p>Safeguarded land is no longer proposed to be designated in the plan.</p>
<p>Section 4: Economy and Retail</p>		
<p>Policy EC2: Economic Growth in the Health and Social Care Sectors</p>	<p>Policy deleted from section 4, now covered in new public health section.</p>	<p>To reflect the new Council Plan.</p>
<p>Policy EC3: Loss of Employment Land</p>	<p>Policy EC32: Loss of Employment Land</p> <p>When considering proposals uses which involve the loss of land and/or buildings which are either identified, currently used or were last used for industrial, business, office or other employment uses, the council will expect developers to provide a statement to the satisfaction of the Council demonstrating that:</p> <ul style="list-style-type: none"> i. the existing land and or buildings are demonstrably not viable in terms of market attractiveness, business operations, condition and/or compatibility with adjacent uses; and ii. the proposal would not lead to the loss of a deliverable employment site that that is necessary to meet employment needs during the plan period. 	<p>Renumbered to reflect that the policy on health and social care has moved section. Text changes for clarity</p>

Policy/Paragraph	Modification proposed	Reason
Policy EC4: Business and Industrial Uses within Residential Areas	Policy EC43: Business and Industrial Uses within Residential Areas	Renumbered to reflect that on health and social care has moved sections.
Policy EC5: Tourism	Policy EC54: Tourism	Renumbered to reflect that on health and social care has moved sections.
Para 4.13	The aim of York's Tourism Strategy (Interim Document 2014) is a doubling of the value of tourism to the economy, which means a £1billion industry creating an additional 2,000 jobs. The strategy suggests that this will be achieved through: encouraging more business visitors for conferences and meetings, extending the length of stay for both leisure and business customers; increasing the spend of domestic day and staying visitors, increasing overseas leisure and business visitors and tackling seasonality.	Document only in draft and has been superseded by the Economic Strategy
Para 4.14	In this policy, <u>A key aim of the Council's Economic Strategy (2016) is to continue to creatively develop York's tourism and culture offer and to raise the city's profile as a quality visitor destination.</u> Tourism, leisure and cultural developments should be directed towards the city centre or other particularly significant attraction locations like York Racecourse with its conferencing facilities. Where suitable sites are not available in the city centre, sites in edge- of-centre locations will be considered and, if no suitable sites are available in any of the preferred locations, out-of-centre sites will be considered. Where edge-of-centre or out-of-centre sites are considered, preference will be given within each category to accessible sites that are well connected to the city centre.	To update with new Economic Strategy.
Para 4.15	Hotels are a defined as a town centre use and they play an important role in supporting the economic well being and vibrancy of York's city centre. Appropriately located accommodation is important. Further, the city centre is a sustainable location which is accessible by a range of transport modes. This policy seeks to support s the role of the city centre as the primary location for hotels.	To strengthen the wording.
Policy EC6: Rural	Policy EC65: Rural Economy	Renumbered to

Policy/Paragraph	Modification proposed	Reason
<p>Economy</p>		<p>reflect that on health and social care has moved sections.</p>
<p>Policy R1: Retail Hierarchy and Sequential Approach</p>	<p>The vitality and viability of the city centre, district and local centres and neighbourhood parades will be maintained and enhanced. The existing network will form the focal point for uses, services, and facilities serving the surrounding population. The scale, character and role of the centres defines their position within the hierarchy. The network of centres within the district is as follows, as identified on the proposals map:</p> <ul style="list-style-type: none"> • York city centre; • district centres; • local centres; and • neighbourhood parades. <p>In order to safeguard and enhance the established retail hierarchy any proposals for additional retail provision outside the defined city, district and local centres will be subject to the requirements set out in Policy R4.</p> <p>Main town centre uses will be directed to the city, district and local centres and neighbourhood parades defined in this policy and in accordance with other Local Plan policies in relation to specific uses.</p> <p>Proposals for main town centre uses outside a defined city, district or local centre must be subject to an impact assessment where the floorspace of the proposed development exceeds the following thresholds:</p> <ul style="list-style-type: none"> • outside York city centre: greater than 1,500 sqm gross floorspace. • outside a district centre: greater than 500 sqm gross floorspace. • outside a local centre: greater than 200 sqm gross floorspace. 	<p>To ensure compliance with the NPPF.</p>

Policy/Paragraph	Modification proposed	Reason
	<p>Advice should be sought from the Council in relation to which defined centre/s the impact is likely to be on, which will be linked to the nature of the proposal and proximity to defined centre/s. Applicants should seek to agree the scope of the impact assessment which should be appropriate to the scale and nature of the proposed development and to identify any specific local issues.</p> <p>An impact assessment may be required below these thresholds where a proposal would have an independent or cumulative impact on the vitality and viability including local consumer choice and trade on a defined centre nor have a significant impact on existing, committed and planned public and private investment in defined centres.</p>	
<p>Policy R2: District, Local and Neighbourhood Centres</p>	<p>Policy R2: District, <u>and Local Centres</u> and Neighbourhood <u>Parades Centres</u></p> <p>For development proposals for main town centre uses within any of the district and local centres and neighbourhood parades defined in Policy R1 (as identified on the proposals map) the Local Planning Authority will have <u>Regard will be had</u> to enhancing the function, vitality and viability of the centres and parades. Development proposals for main town centre uses will be considered acceptable in principle providing that it:</p> <ul style="list-style-type: none"> • consolidates, maintains or improves upon the function, vitality and viability of the centre or parade in relation to its retail, cultural and community facilities; • is of an appropriate scale and nature to the existing centre and the retail hierarchy, maintains or enhances the character and environmental quality of the centre or parade; • contributes positively to the range of services on offer; and • does not have a significant detrimental impact upon local residents or the historic and natural environment. <p>Development proposals for main town centre uses outside defined district and local centres that would result in significant adverse impact on the continued or future function, vitality and viability of a centre will be refused. <u>Neighbourhood Parades make a major contribution to the sustainability and cohesion of their local communities, their vitality and</u></p>	<p>For clarity</p> <p>To strengthen approach to neighbourhood</p>

Policy/Paragraph	Modification proposed	Reason
	<p><u>viability should also be protected, where possible, from adverse impact from any adjacent retail development.</u></p>	parades
<p>Para 4.32</p>	<p>Neighbourhood Parades Centres Within the Local Authority area <u>York</u> there are a number of neighbourhood parades comprising small parades of shops that cater for the day to day needs of the immediate local population. As such these parades have been included within the retail hierarchy and the vitality and viability of the parades will be protected. These shops fulfil a vital need for many residents without access to a car or who are reluctant to travel to the larger centres. Neighbourhood parades can provide local services in sustainable locations, such as convenience, hairdressers and cafes and these cater for different communities. These parades make a major contribution to the sustainability and cohesion of the communities and neighbourhoods.</p>	For clarity
<p>Policy R3: York City Centre Retailing</p>	<p>The vitality and viability of the city centre is supported and enhanced, with the Primary Shopping Area (PSA) as shown on the proposals map and allocated sites providing the primary focus for any new retail floorspace. The PSA is defined as the area where retail development is concentrated and covers all primary shopping frontages and those secondary shopping frontages that are contiguous and closely related to the primary shopping frontage. New floorspace and support for existing retailers will be achieved through:</p> <ul style="list-style-type: none"> • the allocation <u>designation</u> of Castle <u>Gateway Piccadilly</u> as an area of opportunity, promoted for high quality mixed use development, including main town centre uses to support and enhance the offer within the PSA; • supporting additional retail provision on secondary frontages in Hungate and the Stonebow area; • the reuse, reconfiguration and development of existing units (subject to historic building and conservation constraints) to create additional floorspace and enable existing retailers to adapt to social and economic trends; • ensuring the efficient use of land and buildings and support and provision of managed changed in the PSA to concentrate retailer uses towards prime areas within the PSA; • supporting Newgate Market and occasional / festival markets in York; 	For clarity and to reflect the renaming of the Castle Piccadilly regeneration area.

Policy/Paragraph	Modification proposed	Reason
	<ul style="list-style-type: none"> managing the provision of parking and public transport within the city to ensure that it supports the vitality of the centre; and improving the quality and appearance of the city centre, through the provision of improvements to public realm and city centre management of areas within the city centre. 	
<p>Para 4.35</p>	<p>Primary and Shopping <u>Secondary Frontages</u> Primary shopping frontages are defined on the proposal map and reflect the current concentration of retail activity in York city centre around Parliament Street, Davygate, Coney Street, High Ousegate, Market Street, <u>Shambles, Low Petergate, Blake Street and Stonegate.</u></p>	<p>To reflect updated work on shopping streets following assessment of consultation responses.</p>
<p>Para 4.36</p>	<p>Beyond the primary shopping frontages, the proposals map identifies the secondary shopping frontages, including streets such as Lendal, Blake Street, Stonegate Low Petergate, Swinegate and Grape Lane. These areas are well connected to the primary shopping areas and whilst also having a predominantly retail character, they contain other complementary uses such as leisure service, financial services and community uses which add to the wider diversity.</p>	<p>To reflect updated work on shopping streets following assessment of consultation responses.</p>
<p>Para 4.37</p>	<p>A changing town centre environment is recognised, where non <u>retail A1-uses (use class A1)</u> contribute to a much greater role in competitive town centre where shopping activity is becoming more of a leisure activity where <u>use class A3 and A4 food and drink uses</u> operate alongside and complement traditional shopping facilities. However it still remains important to manage the proportion of non A1 uses in the primary and secondary frontage to ensure that other uses support and do not dominant the primary retail function of the area to ensure the future vitality and viability remains. This is further required given the increased competition from out-of-centre retail facilities to ensure the integrity of the retail of the city centre is not diminished</p>	<p>For clarity.</p>
<p>Policy R4: Out of Centre Retailing</p>	<p>Proposals for out of centre retailing will only be permitted where it:</p> <ul style="list-style-type: none"> cannot be accommodated in a sequentially preferable location in accordance with 	<p>For clarity.</p>

Policy/Paragraph	Modification proposed	Reason
	<p>Policy R1;</p> <ul style="list-style-type: none"> • will not result in a significant adverse impact on existing, committed and planned public and private investment in York city centre, and other relevant defined centres in the catchment area of the proposed development; <u>and</u> • will not result in an individual or cumulative (significantly adverse) impact on the vitality and viability of any defined centre including local consumer choice and trade in the centre and wider area up to five years from the time the application is made.;and • is in accordance with other policies within the local plan, and national guidance, as appropriate <p>Restrictions on floorspace or goods sold will be secured by condition to prevent out of centre proposals having a negative impact on the vitality and viability of the city centre.</p>	
Para 4.43	<p>Monks Cross Monks Cross Shopping Park is located to the north of the city on the outer ring road; the shopping park consists of a number of high street retailers, two large supermarkets, a number of retail warehouses, restaurants and cafes and a leisure centre and stadium. Surrounding the shopping park are further retail warehouses, trade counters, car showrooms, business and offices, and industrial areas. In 2012 further development involving the redevelopment of the Stadium and a large scale retail development were permitted to the south of the existing shopping park. This expansion of the retail offer is open and trading and will have an adverse impact upon the trade and turnover of the city centre and also absorb a substantial proportion of retail floorspace growth within the plan period. <u>In March 2015, permission was granted for the provision of the Community Stadium, associated community hub and further retail and leisure development including retail units, restaurant units and a cinema.</u> Careful evaluation of the impact of this development is required and no further out-of-centre floorspace is being allocated at this stage with out of centre development instead being dealt with through Policy R4.</p>	To provide an update.
Section 5: Housing		
Para 5.2	It is important that the Local Plan delivers not only sufficient housing but also the right type and mix of housing to meet the city's needs, this means ensuring sufficient housing is provided to meet the needs of those requiring affordable housing, specialist housing,	To reflect new policy and for clarity in

Policy/Paragraph	Modification proposed	Reason
	<p>homes for young people, <u>older persons accommodation</u>, Gypsies, Roma, Travellers and Travelling Showpeople, student housing and Houses of Multiple Occupancy (HMO). It should be recognised that households can have a complex set of needs and abilities. It is preferential to keep people living where they need to be as far as possible; should that be in their own purchased home, rental property or a form of specialist accommodation, whatever their age or disability. As such it is important that the mix and type of housing that is delivered in the plan period provides sufficient choice to meet the broad range of housing needs in the city.</p>	terminology.
<p>Policy H3: Balancing the Housing Market</p>	<p><u>The Council will seek to balance the housing market across the plan period and work towards a mix of housing identified in the Strategic Housing Market Assessment (SHMA). Proposals for residential development are will be required to balance the housing market by including a mix of types of housing which reflects the diverse mix of need across the city. as defined by the most up to date Strategic Housing Market Assessment (SHMA). This includes flats and smaller houses for those accessing the housing market for the first time, family housing of 2 to 3 beds and homes with features attractive to older people.</u></p> <p><u>The housing mix proposed should have reference to the SHMA and be informed by:</u></p> <ul style="list-style-type: none"> • <u>up to date evidence of need, including at a local level; and</u> • <u>the nature of the development site and the character of the local surrounding area.</u> <p><u>The final mix of dwelling types and sizes will be subject to negotiation with the applicant. Applicants will be required to provide sufficient evidence to support their proposals. Proposals will be supported that are suitable for the intended occupiers in relation to the quality and type of facilities, and the provision of support and/or care. Individual sites will be expected to reflect the needs of the SHMA, subject to site specific circumstances and the character of the local area. Housing should be built as flexible as possible to accommodate a broad cross section of society to help meet a wide range of needs.</u></p>	To merge policy H3 and H4 together for clarity.
<p>Para 5.17</p>	<p><u>The NPPF seeks to ensure that local housing needs are met through the provision of a range of house types and sizes based on current and future demographic trends, market</u></p>	To merge policy H3 and H4

Policy/Paragraph	Modification proposed	Reason
	<p><u>trends and the differing needs of the various sectors of the community. Local Authorities are required to identify the size, type, tenure and range of housing that is required in particular locations reflecting local demand.</u> Whilst it is important to provide more homes within York, there is a need to consider housing quality and choice in order to help future proof communities and help deliver mixed neighbourhoods.</p>	<p>together for clarity.</p>
<p>New paragraph</p>	<p><u>There will be a range of factors which influence demand for different sizes of homes over time, particularly demographic changes, housing affordability and the wider economic performance of the city. The council has undertaken a SHMA which has estimated the sixe of market and affordable homes required over the plan period. The SHMA identifies that for both market and affordable housing there is a need for a mix of house sizes across the city. The SHMA suggests that the focus of new housing provision should be on two and three bed properties reflecting the continued demand for family housing and the demand from older persons wishing to downsize but still retain flexible accommodation. A development should provide a mix of housing in appropriate locations and where there is an identified need through the SHMA.</u></p>	<p>To reference updated evidence base.</p>
<p>Para 5.18</p>	<p>As recognised in Policy H3, neighbourhoods should reflect the diversity found across the city, rather than clustering similar groups together. In order to balance the housing market there is a need to ensure a mix of types of housing across a development. This includes incorporating a range of housing type and sizes in a development to cater for small families, newly forming households and people looking to downsize as well as specialist housing provision for vulnerable people. Particular groups of people in mind are older people (including the frail elderly and those with dementia), people with disabilities and others who may, for a variety of reasons, be excluded from or find it more difficult to integrate with, the local community. Where possible, housing should be designed flexibly so that it can be adapted to meet alternative housing uses as needs change in the future. Forms of housing covered under this policy include supported housing for young people, individuals with mental or physical health issues, homeless households, sheltered housing, residential care, nursing homes and extra care facilities.</p>	<p>To add clarity.</p>
<p>Para 5.19</p>	<p><u>Forms of housing covered under this policy include supported housing for young people, individuals with mental or physical health issues, homeless households, sheltered housing, residential care, nursing homes and extra care facilities. Where possible, housing should</u></p>	<p>To add clarity.</p>

Policy/Paragraph	Modification proposed	Reason
	<p><u>be designed flexibly so that it can be adapted to meet alternative housing uses as needs change in the future. A development should provide a mix of housing in appropriate locations and where there is an identified need through the SHMA. Clustering of large 4–5 bed homes should be resisted in favour of 2–3 bed homes, where viable. Housing which is intended to enable people to live as independently as possible, but is designed so that support can be provided to them. Such housing should be provided across the city, as opposed to being concentrated in certain areas, to help to enable people moving into such accommodation to remain in their local area and to create and maintain balanced communities.</u></p>	
New paragraph	<p><u>Demographic projections show an ageing population resulting in an increased need for housing that meets the needs of older people: this includes housing to enable them to live independently, sheltered housing, extra care accommodation and care homes. Policy H9 Older Persons Accommodation seeks to address the specific housing requirements of older people.</u></p>	<p>To reflect the housing white paper and new Policy H9.</p>
Para 5.20	<p><u>It is important that the market is able to react to changes in economic circumstances and patterns of demand. However it is also important to guard against any drift towards relative shortfalls or excesses of supply of particular kinds of dwelling that reflect the short-term aspirations of developers rather than longer-term community interests. In determining planning applications the council will have regard to the overall need to deliver a mix of house sizes, the ability of specific sites to accommodate this, the character and existing stock of the area as well as the most up to date evidence of need/demand. The final mix of housing will be subject to negotiation with the applicant.</u></p>	<p>To add clarity.</p>
Policy H4: Housing Mix	<p>Delete policy and merge with Policy H3: Balancing the Housing Market</p>	<p>To add clarity.</p>
Policy H5: Promoting Self Build	<p><u>Policy H54: Promoting Self Build and Custom House Building</u></p> <p>As part of meeting housing need, <u>proposals for self-build and custom house building, to be occupied as homes by those individuals, will be supported where they are in conformity with all other relevant local and national policies.</u></p> <p>On the four largest strategic sites (sites 5ha and above) developers will <u>be required</u> to</p>	<p>To reflect the housing white paper.</p>

Policy/Paragraph	Modification proposed	Reason
	<p>supply at least make available land to provide for a minimum of 25% of <u>dwelling plots for sale to self builders or to homes to be delivered on the site by small/custom house builders subject to appropriate demand being identified.</u> Plots should be made available at competitive rates, to be agreed through Section 106 agreements, which are fairly related to associated site/plot costs. <u>In determining the nature and scale of provision the Council will have regard to viability considerations and site-specific circumstances</u></p> <p><u>These schemes will:</u></p> <ul style="list-style-type: none"> • <u>be individually designed employing innovative approaches throughout that cater for changing lifetime needs;</u> • <u>provide for appropriate linkages to infrastructure and day to day facilities; and</u> • <u>include a design framework to inform detailed design of the individual units where more than one self/custom build unit is proposed.</u> <p><u>Where a developer is required to provide self and custom build plots the plots should be made available and marketed for at least 12 months. Where plots have been appropriately marketed and have not sold within this time period these plots may be built out as conventional plots for market housing by the developer.</u></p> <p><u>Communities preparing Neighbourhood Plans will be encouraged to consider the identification of sites for self and custom build projects within their neighbourhood plan area.</u></p> <p>Self build and custom house build proposals will be encouraged as part of this small house-builder requirement. The four largest strategic sites, as shown on the proposals map, are as follows:</p> <ul style="list-style-type: none"> • ST15: Whinthorpe; • ST7: East of Metcalfe Lane; • ST14: Land to North of Clifton Moor; and 	

Policy/Paragraph	Modification proposed	Reason
Para 5.23	<ul style="list-style-type: none"> • ST8: Land north of Monks Cross <p>The Council is seeking to find new ways to deliver the homes York needs. <u>This policy is intended as a mechanism for supporting self and custom build development in appropriate locations as sought in national policy. This policy approach will strengthen and grow the local economy and workforce, increase annual delivery rates on site and result in a more varied and locally distinctive development form. One way of doing this is to help small builders and self/ custom house builder's access land on which to build new homes. This policy sets aside a small proportion of the four largest strategic sites in the Plan to provide opportunities for this type of provision. For the purposes of this policy small house builders are defined as being a company, joint venture or delivery vehicle which, alone or in conjunction with any parent or partner organisation, has delivered an average of under 200 residential units per annum over its last five operating years. Preference should be given in selection process to those small house builders who are unlisted and who have been established in the York or Yorkshire area for more than two years. Self builders are individuals or an organised group who wish to build their own home, project manage the building or in some cases work in conjunction with a building company (sometimes referred to as custom building). The Council will maintain a local register of self builders who wish to acquire a suitable plot of land to build their own home, to evidence demand.</u></p>	To reflect the housing white paper.
New paragraph	<p><u>A self build scheme should be genuinely innovative in the use of materials, methods of construction and its contribution to protecting and enhancing the environment. The value of such a building will be found in its reflection of a high standard of contemporary architecture, the enhancement of its immediate setting and sensitivity to the defining character of the local surrounding area. Opportunities for pooled renewable energy facilities should be utilised where possible.</u></p>	To add clarity.
Para 5.24	<p>Where developable plots are demonstrably and appropriately marketed at competitive rates for a period of more than 24 <u>12</u> months without interest, they may revert to delivery through conventional methods. <u>This policy approach will strengthen and grow the local economy and workforce, increase annual delivery rates on site and result in a more varied and locally distinctive development form. Developers will be required to demonstrate to the local planning authority that appropriate marketing has taken place before self and custom build plots can be released for development through conventional market housing.</u></p>	To add clarity.

Policy/Paragraph	Modification proposed	Reason
New paragraphs	<p><u>Planning permissions relating to self-build plots will require self build developments to be completed within three years of a self-builder purchasing a plot. Self or custom build housing is subject to the requirements of the City of York Local Plan, including affordable housing; housing mix and density; older people's housing; space standards; and design and planning obligations</u></p> <p><u>Further guidance from the government on self build is expected. The council will review the need to publish additional local guidance/supplementary planning guidance relating to the practical delivery of self/custom build sites. Any future updates of this evidence will be published on the council's web site.</u></p> <p><u>Definitions of Self and Custom Build</u></p> <p><u>For the purpose of this policy self house builders are being defined as, someone who directly organises the design and construction of their new home i.e. DIY self build home. This can also include: projects where the self builder commissions an architect/ contractor to build their home; projects delivered by kit home companies; or community led projects where the community organises construction work.</u></p> <p><u>For the purpose of this policy custom build projects are where someone who works with a specialist developer to help deliver their new home. In this scenario, the custom builder may secure the site for you and manage the build of your home.</u></p> <p><u>For the purpose of this policy the terms custom and self build relate to a range of dwellings which may be based on:</u></p> <ul style="list-style-type: none"> • <u>Self build homes: Where a person manages the design and construction and may undertake some of the building work or contract it to others;</u> • <u>Contractor built homes, after deciding on a design, a contractor is employed to do all of the building work;</u> • <u>Independent community collaboration where a group of people acquire a site and split into plots for self build homes, which may include sharing labour and expertise; and</u> 	To add clarity.

Policy/Paragraph	Modification proposed	Reason
	<ul style="list-style-type: none"> • <u>Supported community self build where a social landlord or a similar supportive body helps people build a group of homes together.</u> <p><u>For the purposes of this policy small house builders are defined as being a company, joint venture or delivery vehicle which, alone or in conjunction with any parent or partner organisation, has delivered an average of fewer than 200 residential units per annum over its last five operating years. Preference should be given in selection process to those small house builders who are unlisted and who have been established in the York or Yorkshire area for more than two years.</u></p> <p><u>Homes built to a customer's specification by a developer, based on a range of their designs, do not represent a custom-build home.</u></p>	
Policy H5: Gypsy, Roma, Traveller and Travelling Showpeople Sites	Delete policy and cover in two new policies, H5: Gypsy and Travellers and H6: Travelling Showpeople.	To add clarity.
New Policy H5: Gypsy and Travellers	<p><u>Safeguarding Existing Supply</u></p> <p><u>Proposals which fail to protect existing Gypsy and Traveller sites or involve a loss of pitches/plots will not be permitted unless it can be demonstrated that they are no longer required or equivalent alternative provision can be made. Existing Gypsy and Traveller sites are shown on the proposals map, and are listed below:</u></p> <ul style="list-style-type: none"> • <u>James Street, Layerthorpe;</u> • <u>Water Lane, Clifton; and</u> • <u>Outgang Lane, Osbaldwick;</u> <p><u>Meeting Future Need</u></p>	To reflect updated evidence base.

Policy/Paragraph	Modification proposed	Reason
	<p><u>In order to meet the accommodation needs of Gypsies and Travellers, provision will be made in the following ways:</u></p> <p>a) <u>Within Existing Local Authority sites</u></p> <p><u>In order to meet the need of Gypsies and Travellers that meet the planning definition, 3 additional pitches will be identified within the existing three Local Authority sites.</u></p> <p>b) <u>Within Strategic Allocations</u></p> <p><u>In order to meet the need of those 44 Gypsies and Traveller households that do not meet the Planning definition:</u></p> <p><u>Applications for larger development sites of 5 ha or more will be required to:</u></p> <ul style="list-style-type: none"> • <u>provide a number of pitches within the site; or</u> • <u>provide alternative land that meets the criteria set out in part (c) of this policy to accommodate the required number of pitches; or</u> • <u>provide commuted sum payments to contribute towards to development of pitches elsewhere.</u> <p><u>The requirements for this policy will be based on the hierarchy below:</u></p> <p><u>100-499 dwellings - 2 pitches should be provided</u> <u>500-999 dwellings - 3 pitches should be provided</u> <u>1000-1499 dwellings - 4 pitches should be provided</u> <u>1500-1999 dwellings - 5 pitches should be provided</u> <u>2000 or more dwellings - 6 pitches should be provided</u></p> <p><u>Section XX contains site specific policies for the strategic sites including the delivery of the requirements above.</u></p>	

Policy/Paragraph	Modification proposed	Reason
	<p><u>c) Planning applications</u></p> <p><u>In addition to the above allocated sites, development for Gypsy and Traveller sites will be permitted where proposals:</u></p> <ul style="list-style-type: none"> <u>i. do not conflict with the objective of conserving and enhance York's historic and natural environment. This includes the city's character and setting and internationally, nationally and locally significant nature conservation sites, green corridors and areas with an important recreation function;</u> <u>ii. ensure accessibility to public transport and services;</u> <u>iii. are suitable in terms of vehicular access and road safety including internal space for adequate parking and turning;</u> <u>iv. ensure that development does not lead to unacceptable levels of congestion, pollution, and air quality for surrounding residents and future occupiers; and</u> <u>v. appropriately manage flood risk.</u> <p><u>In addition, proposals will be expected to:</u></p> <ul style="list-style-type: none"> <u>vi. provide adequate provision for storage, recreation space, amenity provision and utility services;</u> <u>vii. ensure that the size and density of pitches/plots are in accordance with best practice guidance;</u> <u>viii. incorporate appropriate landscape proposals to have a positive influence on the quality and amenity of the development;</u> <u>ix. ensure that residents living nearby are not unduly affected by noise, disturbance or overlooking; and</u> <u>x. ensure future occupiers would not be subject to significant adverse environmental impacts.</u> <p><u>Any permission granted for a Gypsy and Traveller development will be subject to a condition limiting occupation to Gypsies and Travellers, as appropriate.</u></p>	

Policy/Paragraph	Modification proposed	Reason
<p>New Policy H6: Travelling Showpeople</p>	<p><u>Safeguarding Existing Supply</u></p> <p><u>Proposals which fail to protect existing Travelling Showpeople yards or involve a loss of pitches/plots will not be permitted unless it can be demonstrated that they are no longer required or equivalent alternative provision can be made. Existing Travelling Showman yards are shown on the proposals map, and are listed below:</u></p> <ul style="list-style-type: none"> • <u>The Stables, Elvington (temporary permission until 2020);</u> <p><u>Meeting Future Need</u></p> <p><u>There is a total need of 3 Showpeople plots over the plan period (this includes the plot with temporary planning permission at The Stables). This is split into 2 plot in years 2016-21, and 1 plot in the period 2032.</u></p> <p>a) <u>Allocated Sites</u></p> <p><u>In order to meet the need of Travelling Showpeople that meet the planning definition, 3 plots will be allocated on the following site:</u></p> <p><u>The Stables, Elvington: 3 plots</u></p> <p>b) <u>Travelling Showpeople Yards within Employment Sites</u></p> <p><u>Travelling Showpeople yards will be permitted on existing and allocated employment sites provided development would not lead to the loss of land that that is necessary to meet both immediate and longer term requirements over the plan period in both quantitative and qualitative terms and unacceptable environmental problems exist.</u></p> <p>b) <u>Planning applications</u></p>	<p>To reflect updated evidence base.</p>

Policy/Paragraph	Modification proposed	Reason
	<p><u>In addition to the above allocated sites, development for Showman sites will be permitted where proposals:</u></p> <ul style="list-style-type: none"> <u>i. do not conflict with the objective of conserving and enhance York's historic and natural environment. This includes the city's character and setting and internationally, nationally and locally significant nature conservation sites, green corridors and areas with an important recreation function;</u> <u>ii. ensure accessibility to public transport and services;</u> <u>iii. are suitable in terms of vehicular access and road safety including internal space for adequate parking and turning;</u> <u>iv. ensure that development does not lead to unacceptable levels of congestion, pollution, and air quality for surrounding residents and future occupiers; and</u> <u>v. appropriately manage flood risk.</u> <p><u>In addition, proposals will be expected to:</u></p> <ul style="list-style-type: none"> <u>vi. provide adequate provision for storage, recreation space, amenity provision and utility services;</u> <u>vii. ensure that the size and density of pitches/plots are in accordance with best practice guidance;</u> <u>viii. incorporate appropriate landscape proposals to have a positive influence on the quality and amenity of the development;</u> <u>ix. ensure that residents living nearby are not unduly affected by noise, disturbance or overlooking; and</u> <u>x. ensure future occupiers would not be subject to significant adverse environmental impacts.</u> <p><u>Any permission granted for a Travelling Showpeople development will be subject to a condition limiting occupation to Travelling Showpeople, as appropriate.</u></p>	
New paragraphs	<u>Key evidence including the Equality and Human Rights Commission report Inequalities Experienced by Gypsy and Traveller Communities (2009) suggests that today Gypsies and</u>	To add clarity.

Policy/Paragraph	Modification proposed	Reason																				
	<p><u>Travellers are the most marginalised and disadvantaged of all minority groups nationally, suffering the greatest inequalities across a range of indicators.</u></p> <p><u>Planning Policy for Traveller Sites (2015) introduced a revised definition for Travellers which states that households that do not travel for work purposes fall outside the planning definition of a Traveller. In light of the revised definition, the Council commissioned consultants to undertake an update of the Gypsy, Traveller, and Showpeople Accommodation Assessment (2013). As part of this update, Gypsy, Traveller and Showpeople households completed a revised survey which could be used to analyse their travel patterns and to conclude whether or not they fall into the revised definition of Travellers.</u></p> <p><u>Table 5.3 below is taken from the Gypsy, Travellers and Showpeople Accommodation Assessment Update (2017) and summarises the number of households in York which do/do not meet the definition.</u></p> <p><u>Table 5.3</u></p> <table border="1" data-bbox="488 895 1709 1161"> <thead> <tr> <th data-bbox="488 895 1106 938">Households in York</th> <th data-bbox="1106 895 1240 938">GTAA²</th> <th data-bbox="1240 895 1485 938">SHMA³</th> <th data-bbox="1485 895 1709 938">Total</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 938 1106 1010">Households that meet the Planning definition (incl. 10% of unknown need)</td> <td data-bbox="1106 938 1240 1010">3</td> <td data-bbox="1240 938 1485 1010">0</td> <td data-bbox="1485 938 1709 1010">3</td> </tr> <tr> <td data-bbox="488 1010 1106 1121">Households that do not meet the Planning Definition (incl. 90% of unknown need)</td> <td data-bbox="1106 1010 1240 1121">0</td> <td data-bbox="1240 1010 1485 1121">44</td> <td data-bbox="1485 1010 1709 1121">44</td> </tr> <tr> <td data-bbox="488 1121 1106 1161">Total</td> <td data-bbox="1106 1121 1240 1161">3</td> <td data-bbox="1240 1121 1485 1161">44</td> <td data-bbox="1485 1121 1709 1161">47</td> </tr> </tbody> </table> <table border="1" data-bbox="488 1198 1709 1273"> <tbody> <tr> <td data-bbox="488 1198 1106 1273">Showpeople households that meet the Planning definition</td> <td data-bbox="1106 1198 1240 1273">3</td> <td data-bbox="1240 1198 1485 1273">0</td> <td data-bbox="1485 1198 1709 1273">3</td> </tr> </tbody> </table>	Households in York	GTAA ²	SHMA ³	Total	Households that meet the Planning definition (incl. 10% of unknown need)	3	0	3	Households that do not meet the Planning Definition (incl. 90% of unknown need)	0	44	44	Total	3	44	47	Showpeople households that meet the Planning definition	3	0	3	
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² GTAA – Gypsy and Traveller Accommodation Assessment

³ SHMA – Strategic Housing Market Assessment

Policy/Paragraph	Modification proposed			Reason	
	<p>Total</p>	<p>3</p>	<p>0</p>	<p>3</p>	
	<p><u>In accordance with Government guidance set out in the NPPF (2012) and Planning Policy for Traveller Sites (2015), the Council is required to identify a supply of specific, deliverable Gypsy, Traveller and Travelling Showpeople sites sufficient to provide five years' worth of sites against their locally set targets to meet accommodation needs of these groups who meet the revised definition in York.</u></p>				
	<p><u>It is recognised that Gypsies and Travellers and Travelling Showpeople have different needs and that the two different groups should not be located on the same areas of land. Gypsy and Traveller and Travelling Showpeople provision has its own specific terminology. Gypsy and Traveller provision is expressed in 'pitches' on sites whereas Travelling Showpeople provision is expressed as 'plots' on sites often called a 'yard'. Nationally, pitch/plot sizes range from 200 m2 to 500 m2. An upper measurement of 500 m2 has been used in the allocation of sites to allow final design to accommodate all of the requirements set out in design guidance, including landscaping, play space and access arrangements. Space has also been taken into account for equine grazing which is a much needed provision in York. Final pitch sizes will ultimately be a matter for detailed planning applications to determine.</u></p>				
	<p><u>Two plots for Travelling Showpeople has been identified for the first 5 years of the plan period at The Stables, Elvington, with a further 1 plot in the same yard for the future expansion of the existing family in year 2032. The nature of Travelling Showpeople's work, requires level hard standings and covered sheds for the maintenance and storage of large fairground rides. For this reason, applications for yards in existing and allocated employment sites will be supported where the provision will not compromise the employment land supply.</u></p>				
	<p><u>The suitability of the location of any further sites for Gypsies, Travellers or Travelling Showpeople which come forward during the plan period will be determined in accordance with criteria i - v of Policies H5 and H6. These consider the natural and historic</u></p>				

Policy/Paragraph	Modification proposed	Reason
	<p><u>environment, access to public transport and services, road access and congestion, and flood risk. The development of the allocated sites and any further sites that come forward during the plan period will be determined in accordance with Policies H5 and H6 criteria vi – x. These consider the provision of storage and recreation space, amenity provision, size and density of pitches/plots, landscaping of the site, amenity of nearby residents and future occupiers of the site.</u></p> <p><u>A condition will be attached to any permission to ensure that the sites remain in use by Gypsies and Travellers or Travelling Showpeople, as appropriate and the number of pitches and plots are retained to ensure a supply to need demand.</u></p>	
<p>Policy H7: Student Housing</p>	<p>University of York and York St. John University must address the need for any additional student <u>accommodation housing</u> which arises because of their future expansion of <u>student numbers</u>. Provision will be expected to be made on campus in the first instance and in accordance with this policy. <u>In assessing need, consideration will be given to the capacity of independent providers of bespoke student housing in the city and whether it is economically prudent to provide additional student accommodation. To meet any projected shortfall, provision by the University of York can be made on either campus. Provision by York St. John University is expected to be off campus but in locations convenient to the main campus.</u></p> <p>SH1: Land at Heworth Croft, as shown on the proposals map, is allocated for student housing for York St. John University students.</p> <p>Proposals for new student accommodation will be supported where:</p> <ul style="list-style-type: none"> i. there is a proven need for student accommodation <u>housing</u>; and ii. it is in an appropriate location for education institutions and accessible by sustainable transport modes; and iii. the development would not be detrimental to the amenity of nearby residents and the design and access arrangements would have a minimal impact on the local area. 	<p>To add clarity.</p>

Policy/Paragraph	Modification proposed	Reason
	<p>Conditions will be used to ensure the proper management of the accommodation in the interests of the amenity of adjacent properties and that any development remains occupied by students in <u>perpetuity, unless and until an alternative use is approved by the Council.</u></p>	
<p>Para 5.34</p>	<p>Students form an important element of the community and the presence of a large student population contributes greatly to the social vibrancy of the city and to the local economy. The Council are committed to ensuring their needs are met and will continue to work with the city's higher education institutions in addressing, <u>and better understanding, student housing needs.</u></p> <p>The Council encourages purpose-built student accommodation <u>housing</u> where there is a proven need and it is designed and managed in a way that attracts students to take it up. This can free up accommodation <u>housing</u> suitable for wider general housing needs, <u>taking pressure of the private rented sector and increasing the overall housing stock.</u> There should be no unacceptable impact on amenity for local residents. In the interests of the proper management of the student accommodation and to protect the amenity of adjacent residents, where permission is granted it will be subject to a <u>planning</u> condition requiring that prior to the accommodation being occupied a management plan shall be agreed in writing with the Council to demonstrate the control of the following:</p> <ul style="list-style-type: none"> • information and advice to occupants; • any necessary garden landscaping maintenance; and • refuse and recycling facilities. <p>A further condition will be attached to any permission to ensure that the accommodation remains occupied by students. Without such a condition it would be necessary to consider the scheme for affordable housing given that there may be the opportunity for non students to occupy the properties.</p>	<p>To add clarity.</p>
<p>New paragraph</p>	<p><u>Whilst it is recognised that counting students can be difficult and student numbers can vary depending on what source or definition is used, applicants should present a proven need for student housing by providing an assessment of:</u></p>	<p>To add clarity</p>

Policy/Paragraph	Modification proposed	Reason
	<ul style="list-style-type: none"> • <u>existing and likely future student numbers and numbers requiring accommodation taking into account the proportion of students who study from home</u> • <u>a review of the current level of provision, including the level of vacancies and the quality of accommodation</u> • <u>the likely future supply of accommodation based on extant planning permissions</u> <p><u>Only full time students should be included in the analysis. Part-time students should be excluded based on the assumption that they are already housed for the duration of their part-time studies.</u></p>	
Para 5.38	<p>These data sets will be collated to calculate the proportion of shared households as a percentage of all households. It is considered that these sources will provide the best approach to identifying the numbers and location of HMOs in an area. Although it is accepted that it may not be possible to identify all properties of this type. The data will be analysed to avoid double counting, for example, identifying where a property may be listed as a licensed HMO and have sui generis HMO planning consent. Given that the information collated may be expected to change over the course of the calendar year as houses and households move in and out of the private rented sector it is considered appropriate to base the assessment on a single point in time. Accordingly, data will be updated annually, in May, to allow for a complete picture of Council Tax returns. <u>Given that there are multiple data sources the HMO database will be updated a number of times a year to reflect these data sources. Accordingly, data from the HMO licence register will be updated quarterly as and when the register is updated, planning permission and certificate of lawful use permissions will be updated monthly and Council Tax data will be updated annually, in May, to allow for a complete picture of Council Tax returns. Additional properties that become known to the Council will be added as and when they are confirmed to be HMOs. Updating the HMO database in this way will allow for best picture of existing HMOs to be known.</u> City wide mapping will be made available online for information, however for data protection reasons street level information collated in assessing a planning application can not be made public.</p>	To reflect changes in the HMO SPD and data collection since the HMO review.
New Policy H8:	<u>To help improve affordability across the housing market, the Council will</u>	To reflect the

Policy/Paragraph	Modification proposed	Reason														
<p>Affordable Housing</p>	<p>support <u>residential schemes for 2 or more dwellings which:</u></p> <p>i. <u>reflect the relative viability of development land types in York by providing affordable housing percentage levels for site thresholds as set out in Table XX below:</u></p> <p><u>Table XX: Affordable Housing Site Thresholds</u></p> <table border="1" data-bbox="551 491 1688 983"> <thead> <tr> <th data-bbox="551 491 1160 528">Threshold</th> <th data-bbox="1160 491 1688 528">Target</th> </tr> </thead> <tbody> <tr> <td data-bbox="551 528 1160 564">Brownfield sites = > 15 dwellings</td> <td data-bbox="1160 528 1688 564">20%</td> </tr> <tr> <td data-bbox="551 564 1160 601">Greenfield sites = > 15 dwellings</td> <td data-bbox="1160 564 1688 601">30%</td> </tr> <tr> <td data-bbox="551 601 1160 638">Urban sites < 15 dwellings</td> <td data-bbox="1160 601 1688 638">0%</td> </tr> <tr> <td data-bbox="551 638 1160 756">Rural sites 11-14 dwellings that have a maximum combined gross floorspace of more than 1,000sqm</td> <td data-bbox="1160 638 1688 756">Off site financial contribution = £33,208.40 per unit (20%)</td> </tr> <tr> <td data-bbox="551 756 1160 874">Rural sites 5-10 dwellings that have a maximum combined gross floorspace of more than 1,000sqm</td> <td data-bbox="1160 756 1688 874">Off site financial contribution = £24,906.30 per unit (15%)</td> </tr> <tr> <td data-bbox="551 874 1160 983">Rural sites 2-4 dwellings that have a maximum combined gross floorspace of more than 1,000sqm</td> <td data-bbox="1160 874 1688 983">Off site financial contribution = £16,604.20 per unit (10%)</td> </tr> </tbody> </table> <p>ii. <u>on sites of 10 homes and above on-site provision will be expected, unless off-site provision or a financial contribution of equivalent value can be robustly justified.</u></p> <p>iii. <u>on rural sites of 2–15 homes an off site financial contribution (OSFC) is required in accordance with the approved formula set out below:</u></p> <p style="text-align: center;"><u>Average York Property price – Average York Fixed RP Price x % Target = OSFC per dwelling</u></p>	Threshold	Target	Brownfield sites = > 15 dwellings	20%	Greenfield sites = > 15 dwellings	30%	Urban sites < 15 dwellings	0%	Rural sites 11-14 dwellings that have a maximum combined gross floorspace of more than 1,000sqm	Off site financial contribution = £33,208.40 per unit (20%)	Rural sites 5-10 dwellings that have a maximum combined gross floorspace of more than 1,000sqm	Off site financial contribution = £24,906.30 per unit (15%)	Rural sites 2-4 dwellings that have a maximum combined gross floorspace of more than 1,000sqm	Off site financial contribution = £16,604.20 per unit (10%)	<p>current interim targets used for Development Management purposes.</p>
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Policy/Paragraph	Modification proposed	Reason
	<p><u>iv. make provision which reflects tenure split in terms of social renting and intermediate housing, as set out in the most up to date Strategic Housing Market Assessment (SHMA). The current SHMA (2016) illustrates a 80:20 ratio.</u></p> <p><u>v. fully integrate the affordable housing by pepper potting throughout the development with no more than two affordable dwellings placed next to each other. The size and type of homes should be a pro rata mix of the total homes provided on site, taking into account current assessments of local need where on-site provision is required. The affordable housing should be visually indistinguishable from the open market dwellings.</u></p> <p><u>A Vacant Building Credit will be applied to appropriate development where a vacant building is either converted or demolished and is necessary to incentivise the scheme. This credit will be equivalent to the gross floorspace of the building to be demolished or brought back into use. This credit does not apply when a building has been ‘abandoned’.</u></p> <p><u>The affordable housing should remain affordable in perpetuity, through use of a planning condition or obligation or if these restrictions are lifted, for subsidy to be recycled for alternative affordable housing. On completion, the affordable housing must be transferred to a Registered Provider approved by the Council.</u></p> <p><u>Where a developer believes the criteria set out in this policy cannot be fully met, they have the opportunity through open book appraisal to demonstrate through open book appraisal to demonstrate to the Council’s satisfaction that te development would not be viable</u></p>	
New paragraphs	<p><u>Thresholds</u> <u>National Planning Policy Framework requires Councils to set policies for meeting identified affordable housing need, and that those policies should be sufficiently flexible to take account of changing market conditions.</u></p>	To reflect the current interim targets used for Development

Policy/Paragraph	Modification proposed	Reason
	<p><u>Given the conclusions reached in the Affordable Housing Viability Study (AHVS), developments within York should be able to provide the target levels of affordable homes approved for Development Management purposes. Therefore no individual site assessment will be required where submissions achieve these targets and this is to be encouraged in order to reduce time on further analysis and negotiation.</u></p> <p><u>Where a developer believes because of development viability that a site cannot meet the requirements of the policy, the developer will be required to submit an open book appraisal to justify any reduction from the target, at their expense. If agreement cannot be reached on the appropriate level of affordable housing between the Council and the developer it will be referred to the Valuation Office Agency at the expense of the developer, to determine the viable level of affordable housing. If a reduction is proven the Council may firstly seek Homes and Communities Agency subsidy (or other public subsidy) to achieve the level and mix of affordable housing consistent with the policy. If such subsidy is not available the Council may seek to vary the tenure mix or types of units of the affordable component where appropriate to assist in meeting the delivery of affordable housing objectives of the Council before agreeing a reduction in the overall amount of affordable housing.</u></p> <p><u>Types</u> <u>Affordable housing in York includes social rented and intermediate housing provided to specified eligible households whose needs are not being met by the open housing market, and who cannot afford to enter that market. The definition specifically excludes low cost market housing.</u></p> <p><u>Tenure/Mix</u> <u>The City of York Council Strategic Housing Market Assessment (2016) recommends an 80% social and affordable rented and 20% intermediate split.</u></p> <p><u>A full range of property sizes and types are needed to satisfy the affordable housing needs of the City and providing small or poor quality accommodation will not be seen as</u></p>	<p>Management purposes.</p>

Policy/Paragraph	Modification proposed	Reason
	<p><u>satisfying the policy. In order to help build mixed and sustainable communities the affordable homes need to be pro-rata of the market homes, integrated within the site and indistinguishable from the market housing on site.</u></p> <p><u>The affordable homes need to be fully integrated within the development by pepper potting throughout with no more than two affordable dwellings placed next to each other. The exception to this is apartment blocks if they are to be transferred freehold to Registered Providers (RP). These affordable apartment homes should be provided in an apartment block rather than pepper potted throughout the development. The size and type of homes should be a pro rata mix of the total homes provided on site, taking into account current assessments of local need where on-site provision is required. The affordable housing should be visually indistinguishable from the open market dwellings.</u></p> <p><u>The Council will make public any updates to the evidence on housing mix and tenure split that is currently provided in the SHMA. Developers should consult the Council's web site prior to making any planning application to confirm the then current position on this matter.</u></p> <p><u>Provision</u></p> <p><u>In accordance with national guidance affordable housing provision for sites of 15 homes and above will normally be expected to be provided on site. Following the change to national Planning Guidance, the council can no longer seek financial contributions towards affordable housing on rural schemes of 1 to 10 units with a gross area of no more than 1,000sqm. Planning obligations on affordable housing and other matters can only be applied to schemes of 11 new homes or more or 1 to 10 new homes with a total gross floorspace of more than 1,000sqm.</u></p> <p><u>The commuted sum is calculated using the following formula and will be updated annually:</u></p> $\frac{\text{Average York Property price} - \text{Average York Fixed RP Price} \times \% \text{ Target}}{\text{OSFC per dwelling}}$	

Policy/Paragraph	Modification proposed				Reason
<u>Table XX: Commuted payment calculation</u>					
	Dwelling threshold	Average York property price (Land Registry August 2012)	Average York fixed RSL price	% target	Commuted payment
	<u>Rural sites 2 - 4 dwellings that have a maximum combined gross floorspace of more than 1,000sqm</u>	<u>£241,042</u>	<u>£75,000</u>	<u>10%</u>	<u>£16,604.20</u>
	<u>Rural sites 5-10 dwellings that have a maximum combined gross floorspace of more than 1,000sqm</u>	<u>£241,042</u>	<u>£75,000</u>	<u>15%</u>	<u>£24,906.30</u>
	<u>Rural sites 11 - 14 dwellings that have a maximum combined gross floorspace of more than 1,000sqm</u>	<u>£241,042</u>	<u>£75,000</u>	<u>20%</u>	<u>£33,208.40</u>
<u>Any other off site provision or commuted payment in lieu of on-site provision for affordable housing will only be acceptable if it is robustly justified. The commuted payment will be calculated as the difference between the transfer price and the market value of the specific home(s) on that site.</u>					

Policy/Paragraph	Modification proposed	Reason
	<p><u>Artificial Subdivision</u> <u>Artificial subdivision where it is proposed to phase development, sub-divide sites or when there is a reasonable prospect of adjoining land being developed for residential purposes in tandem or the future, the Council, will consider the whole site for the purpose of determining whether the scheme falls above or below the thresholds</u></p> <p><u>Vacant Building Credit</u> <u>A Vacant Building Credit (VBC) will be applied to appropriate development where a vacant building is either converted or demolished and is necessary to incentivise the scheme. A viability appraisal in accordance with this policy is considered to be consistent with the underlying intention of the vacant building credit in order to incentivise brownfield development and, given the high need for affordable housing in York, may be the most appropriate option when weighing up all material considerations. If VBC is applied, this credit will be equivalent to the gross floorspace of the building to be demolished or brought back into use. This credit does not apply when a building has been ‘abandoned.</u></p> <p><u>A Supplementary Planning Document (SPD) will be used to set out clear and consistent guidance on all elements covered by Policy H9 and Policy GB4, including the mechanism for updating the OSFC annually.</u></p>	
<p>New Policy H9: Older Persons Specialist Housing</p>	<p><u>The City of York Council and its partners will work together to enable the delivery of specialist (supported) housing and registered care housing for vulnerable people including for the ageing population, such as extra- care accommodation, Developments specifically designed to meet the accommodation needs of older people will be supported where they:</u></p> <ul style="list-style-type: none"> i. <u>contribute to meeting an identified need;</u> ii. <u>are well designed to meet the particular requirements of residents with social, physical, mental and/or health care needs; and</u> iii. <u>are in an accessible location by public transport or within walking distance to a range of community facilities including shops, medical services and public open spaces or</u> 	<p>To reflect the housing white paper.</p>

Policy/Paragraph	Modification proposed	Reason
	<p><u>these are provided on-site.</u></p> <p><u>Strategic sites (over 5ha) should incorporate the appropriate provision of accommodation types for older persons within their site masterplanning. For sheltered/extra care accommodations a mix of tenures will be supported.</u></p> <p><u>Where development falls within Use Class C3 affordable housing will be required in accordance with Policy H10 (Affordable Housing)</u></p>	
<p>New paragraphs</p>	<p><u>Explanation</u></p> <p><u>The council is committed to meeting the specific housing needs of the aging population and people with disabilities or additional mobility requirements. The City of York has a population that is older than the national average, with a high proportion of people aged 85 or over. As people live longer this trend is predicted to continue with significant growth in the city's population aged over 65, The health of this section of the population is also expected to decline with a significant increase in the number of people with dementia or mobility problems. This is likely to present some challenges. Ensuring appropriate accommodation in suitable locations is available to meet everyone's needs, including enabling older people to remain in their homes longer, is a key issue to be addressed.</u></p> <p><u>The specific housing needs and aspirations of older people and the ability for them to exercise choice and control over meeting these needs will vary. In order to ensure provision for such needs a wide range of housing types and tenures will be required (through policy H3: Balancing the housing market). Whilst the majority of older people will live in mainstream housing there will be a need for new specialist accommodation provision such as sheltered housing and extra care provision.</u></p> <p><u>The 2016 SHMA analysis identifies that over the 2012- 2033 period there is an identified need for 84 specialist units of accommodation for older people (generally considered to be sheltered or extra-care housing) per annum. Such provision would normally be within a C3 use class and is part of the objective assessment of housing need. In addition, the SHMA highlights a potential need for an additional 37 bedspaces per annum for older people</u></p>	<p>To reflect the housing white paper.</p>

Policy/Paragraph	Modification proposed	Reason
	<p><u>(aged 75 and over) in the 2012- 2033 period for nursing and residential care homes. This accommodation is within use class C2 (communal facilities) and is in addition to the objective assessment of housing need. The amount and type of specialist accommodation required will depend on a range of factors including individual choice. The council will consult with health and social care services on larger planning applications and/or those that could have service provision implications.</u></p> <p><u>Where specialist accommodation is provided, it will be important to ensure that it enables residents to live independently as far as possible by ensuring it is located close to facilities and services or that they are accessible by public transport. Strategic sites (of over 5ha) should incorporate a wider range of accommodation suitable for older people.</u></p>	
Section 6: Community Facilities		
Section 6: Community Facilities	Renamed as Public Health and previous policies CF1: Community Facilities, CF2: Built Sports Facilities, CF3: Childcare Provision and CF4: Healthcare and Emergency Services replaced by the following policies and explanatory text.	To have a greater focus on health and wellbeing and to reflect the 'building happy, healthy and resilient communities' priority in the new Council Plan.
New Paragraphs	<p><u>It is the Council's ambition for all residents to have the best possible physical and mental health throughout the course of their lives. Health and wellbeing are affected by a wide range of things, including access to good healthcare and leisure facilities, and behavioural choices related to diet and exercise. The built environment influences these choices and may be harnessed to enhance people's lives and to promote positive behavioural change. This affords the planning system significant opportunity to make enduring changes to the health outcomes and wellbeing of residents — changes which will last as long as the buildings and public spaces themselves.</u></p>	See above

Policy/Paragraph	Modification proposed	Reason
	<p><u>The majority of people in York report good health and wellbeing, and these figures are higher than the regional and national averages. Despite this, a significant proportion of adults and children in York are overweight (58.4 and 30.6%, respectively) and around 40% of the adult population report that they are not physically active. These figures are predicted to get worse without intervention, placing increased demands on already-stretched health and social care providers. Furthermore, there are certain areas of the city where health outcomes and wellbeing are markedly poorer, typically in the most deprived areas.</u></p> <p><u>This section sets out policies intended to help residents lead healthier and happier lives, with particular emphasis placed on the strategic priorities for the city, as set out in York's Joint Health and Wellbeing Strategy (2017-22). The policies contained within this section cover the protection and expansion of emergency services, healthcare, community, sport, and childcare facilities, as well as the promotion of community cohesion and physical activity through good design.</u></p> <p><u>This section should be considered in conjunction with policies related to the protection and provision of open spaces (GI5/GI6), access to nature (GI2), travel by sustainable and active transport (T1), and air and noise pollution (ENV2)—all of which have an impact on the health and wellbeing of residents.</u></p>	
<p>New policy</p>	<p><u>Policy HW1: Protecting existing facilities</u></p> <p><u>The Council will work with local communities and voluntary sector organisations to help preserve and re-use existing community assets.</u></p> <p><u>Development proposals which involve the loss of existing community facilities, or facilities last used for community purposes, will not be supported, unless it can be demonstrated that:</u></p> <p>i. <u>facilities of equivalent or greater capacity and quality (in terms of function, accessibility, adaptability and variety of use) are provided elsewhere on the site; or</u></p>	<p>See above.</p>

Policy/Paragraph	Modification proposed	Reason
	<p>ii. <u>facilities of equivalent or greater capacity and quality (as defined above) are provided off-site, in a location that equivalently or better serves the local community's needs; or</u></p> <p>iii. <u>the facilities no longer serve a community function and demonstrably cannot be adapted to meet other community needs; or</u></p> <p>iv. <u>in the case of commercial facilities, evidence is provided that demonstrates the facilities are no longer financially viable.</u></p> <p><u>Developers must consult with the local community about the value of the asset and the impact that a loss of facilities may have. If facilities are to be provided elsewhere, a clear commitment to replace them in a timely manner must be evidenced, in order for planning permission to be granted.</u></p> <p>Explanation</p> <p><u>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, and community meeting places, such as youth groups, places of worship, and parish and village halls. Since this is not an exhaustive list, proposals will be considered on an individual basis, with weight placed on the significance of the amenity to the local community or relevant subgroup of the community.</u></p> <p><u>Sports, medical, childcare and cultural facilities are excluded from this since they are covered by policies HW3, HW4, HW5, and D3, respectively.</u></p> <p><u>The Council will work with local communities and voluntary sector organisations to help preserve and re-use community assets. Community facilities provide opportunities for recreation and for people to come together — two important contributors to individuals' mental health and wellbeing. Community facilities are also an essential part of enabling residents to meet their practical everyday needs. The NPPF supports the protection of community facilities, acknowledging their importance for the creation of inclusive and sustainable neighbourhoods.</u></p>	

Policy/Paragraph	Modification proposed	Reason
	<p><u>A loss of local facilities that residents depend upon has the potential to erode community cohesion and exacerbate social isolation. Although a loss of facilities would affect all residents, groups likely to be particularly affected by loss of amenities include the elderly, those with reduced mobility, and those on low income, all of whom may struggle to travel to use alternative facilities. Chronic loneliness is a key concern highlighted by to older population of York (York’s Joint Health and Wellbeing Strategy 2017-22).</u></p> <p><u>A loss of viable community facilities will only be permitted if they are replaced by facilities of equal or greater capacity and quality and met by developer contributions. Applications which involve the disposal of community assets must therefore include an assessment of the current function, accessibility, and adaptability of the facility. Applications must demonstrate how alternative facilities will meet or exceed these standards. As part of this process, it is expected that developers will consult with the local community to understand their needs. The approach o consultation should be agreed with the Council. Any replacement facilities must also meet conditions for new facilities set out in Policy HW2, and should be replaced in a timely manner, so as to minimise the impact on communities in terms of meeting their daily needs and their enjoyment of community facilities.</u></p> <p><u>The Local Plan has an important role to play in ensuring that community facilities are provided in the most effective and accessible way. Existing services must be protected as much as possible, however, it is also important to ensure that existing facilities are ‘fit for purpose’. Changes in the economic climate may mean that some facilities are no longer financially viable. Only in such circumstances, and when no alternative community use is possible, a loss of facilities will be permitted. Evidence that the facilities have been marketed for a minimum of a year without success will be required to demonstrate they are unviable.</u></p>	
New Policy	<p><u>Policy HW2: New Community Facilities</u></p> <p><u>Applications for residential developments of 10 dwellings or more must be accompanied by an audit of existing community facilities and their current capacity. Developments that place additional demands on existing services will be required to provide proportionate</u></p>	See above.

Policy/Paragraph	Modification proposed	Reason
	<p><u>new or expanded community facilities, to meet the needs of future occupiers. Developer contributions will be sought to provide these additional facilities.</u></p> <p><u>As the population grows and population demographics change over the plan period, new facilities will be required. The Council will work with communities and other partners to help address deficits in community facilities.</u></p> <p><u>The Council will support applications for new community facilities when an existing deficit or future need has been identified. Where appropriate, facilities should be designed to be adaptable and multi-purpose, in order to future-proof services and enable a wide range of community uses. Any new or expanded facilities must be accessible and well-served by public transport, footpaths and cycle routes.</u></p> <p><u>Explanation</u> <u>The NPPF encourages Local Authorities to proactively support the development of accessible community facilities that meet the needs of existing and future residents.</u></p> <p><u>The Council seeks to address deficits in community facilities and support the development of high-quality, accessible facilities. The aspiration is that, regardless of age, health or mobility, everyone should have access to the social and recreational benefits that community facilities provide.</u></p> <p><u>The Council will support the development of new community facilities where there is an identified community need and the capacity to manage them. Such an assessment should be based on community consultation. Where appropriate, new facilities should be designed to be adaptable and multi-purpose, in order to future-proof services and enable a wide range of community uses. Facilities with a specific purpose will also be supported, when the development proposal is community-driven. The Council will support communities to bring about development through Community Right to Build Orders, in line with NPPF guidance.</u></p>	

Policy/Paragraph	Modification proposed	Reason
	<p><u>New residential development must be accompanied by new or expanded community facilities, when existing facilities will not meet the needs of future occupiers. Such an assessment should be based on an audit of existing facilities. All strategic sites must include an assessment of the need for additional facilities and plan for their provision in their master planning.</u></p> <p><u>Any new community facility developments must be easily accessed on foot and by bike, as well as by public transport. This should be in line with Policy T1 ‘Sustainable Access’. While the proximity of community facilities has benefits for all residents, reduced travel time for essential services is particularly important for those who are less mobile, and those on low incomes who are less able to travel long distances. Services that are well-served by footpaths and cycle routes have additional physical and mental health benefits owing to the promotion of time spent outdoors, increased physical activity, and reduced vehicle emissions.</u></p> <p><u>Reducing the pressures on statutory services — by supporting people to better manage their own health and wellbeing — is a key national and local priority. This is contingent upon individuals having access to the necessary facilities and support networks to meet their needs. Community-based solutions to health and wellbeing, such as joining clubs, attending peer-support groups or volunteering, are now acknowledged as effective and necessary alternatives to traditional health and social care interventions.</u></p> <p><u>The NPPF encourages an integrated approach to development, and therefore multi-amenity developments will be favoured and promoted where possible. Such developments carry the benefits of reducing travel costs, creating community hubs, and making it easier for those with limited mobility to carry out their day-to-day activities. Enabling the elderly, long-term ill, and those with disabilities to continue to be independent and live in their communities is a key council priority. Networks of good quality community facilities are vital to the creation of resilient communities.</u></p>	
New Policy	<u>Policy HW3 Built Sport Facilities</u>	See above.

Policy/Paragraph	Modification proposed	Reason
	<p><u>The Council will support development that enables residents to enjoy and make use of built sports facilities.</u></p> <p><u>Developments that place additional demands on existing built sport facilities will be required to provide proportionate new or expanded facilities, to meet the needs of future occupiers. Developer contributions will be sought to provide these additional facilities.</u></p> <p><u>Enhanced facilities should be provided on-site, where possible. If off-site provision is necessary, facilities should still be accessible to residents within the areas of deficiency; be well served by public transport; and be easy to reach on foot and by bike.</u></p> <p><u>The loss of built sports facilities (either currently or last used for sports activities) will only be permitted in exceptional circumstances where:</u></p> <ul style="list-style-type: none"> • <u>a needs assessment provided by developers, and in accordance with the most recent Built Sports Facilities Strategy, identifies an over-provision in the area; or</u> • <u>the development only affects part of the site and does not impact on its value for sport; or</u> • <u>it would be replaced by a facility of equivalent or better quality and capacity, in a location that still serves the same community that is accessible by public transport, foot and bicycle and that has adequate management arrangements.</u> <p><u>Development for new or expanded built sports facilities will be supported where a deficiency in current provision has been identified, and when they are well located, accessible to all, and when suitable infrastructure exists or can be created to manage and maintain the facility. Development of new sports facilities should be co-located with other health and community facilities and schools, where possible, to encourage participation in exercise. Any future demand should, in the first instance, be met through extensions and expansion of existing high-quality sustainable sites.</u></p> <p><u>Explanation</u></p>	

Policy/Paragraph	Modification proposed	Reason
	<p><u>Accessible built sports facilities are an integral part of encouraging people to be more physically active, tackling obesity, and improving the physical and mental health of communities. Local Planning Authorities play a key part in meeting these aims, by ensuring that the necessary facilities are close by, accessible to all, and able to meet demand.</u></p> <p><u>Built sports facilities include swimming pools, tennis courts, artificial grass pitches for football and hockey, sports halls, indoor and outdoor bowls, multi-use games areas alongside more specialist outdoor provision such as athletics tracks, golf courses and cycle tracks.</u></p> <p><u>New development must not compromise current or future residents' health and wellbeing and the Council will work to safeguard existing sports facilities. York's built sports facilities will be protected unless it can be demonstrated that the use is no longer viable, is surplus to need, or that high-quality alternative provision can be made that maintains a service in the existing area of benefit. Need should be identified through consultation of the city's most up-to-date Built Sport Strategy. Developer contributions will be expected to support the development of new facilities, should new residential developments place additional demands on services above their current capacity.</u></p> <p><u>The Council will support the development of new facilities where there is an identified need. Judgments on the need for new facilities will be based on the most-up-to-date Built Sports Strategy and other key evidence.</u></p> <p><u>Regular physical activity significantly reduces the risk of developing chronic health conditions, including stroke, cancer and type II diabetes. These health benefits are realised even through a modest increase in activity levels. While a high proportion of York's residents participate in sport relative to the national average (61.5% vs. 56%), this still leaves a significant proportion who are inactive. The importance of Local Planning Authority intervention in the promotion of physical activity is further emphasised by Sport England's estimate that preventable health conditions associated with inactivity cost</u></p>	

Policy/Paragraph	Modification proposed	Reason
	<p><u>healthcare providers in York in excess of £3 million per annum.</u></p> <p><u>In addition to the physical health benefits, participation in exercise is associated with improved mental health, and in particular, a reduced likelihood of developing depression and anxiety. The aspiration to be a mental health friendly city is a priority set out in York's Joint Health and Wellbeing Strategy (2017-22).</u></p> <p><u>Addressing health inequalities is a key council priority and this strongly depends upon ensuring that all communities have adequate access to sports facilities. It is essential that any new sports facilities are well served by public transport, and can be reached easily on foot and by bike. This should be in line with Policy T1 'Sustainable Access'. Proximity of sports facilities is a major determinant of whether individuals participate in exercise .</u></p> <p><u>The Council will work proactively to ensure that high-quality facilities are delivered, since the quality as well as the availability of facilities has been found to correlate with participation in physical activity.</u></p> <p><u>Permission was granted in May 2012 for the York Community Stadium at Monks Cross. Detailed planning consent was approved in 2015 and an S73 application was approved in 2016 for some minor amendments. Construction is expected to be complete by the end of 2018. The stadium will provide a new home for both of York's professional sports teams, York City Football Club and York City Knights RLFC. The new development will provide new leisure facilities including a new swimming pool, outdoor 3G pitches and climbing facilities. A new gym, dance studio and fitness centre will help with the rehabilitation of NHS patients, and will also be available for wider community use. A new community hub will include an Explore Learning Centre; outpatient facilities for the York Teaching Hospital NHS Foundation Trust; the York NHS Training and Development Centre; and a new York Against Cancer Centre. The development will also provide a number of commercial facilities, including a state-of-the-art thirteen screen Imax cinema, two large retail units and five restaurants.</u></p>	
New Policy	<u>Policy HW4: Childcare Provision</u>	See above.

Policy/Paragraph	Modification proposed	Reason
	<p><u>The Council will support development that helps meet the city’s need for childcare provision.</u></p> <p><u>All strategic sites will be expected to conduct an audit of existing childcare facilities and their current capacity. If increased demand from new residents would be expected to exceed the existing capacity of facilities in the vicinity, additional facilities must be incorporated into the masterplanning of the site and supported by developer contributions.</u></p> <p><u>Proposals which fail to protect existing childcare facilities will be refused unless it can be demonstrated that the provision is no longer required, no longer viable, or if equivalent replacement facilities can be provided elsewhere.</u></p> <p><u>Applications for new childcare provision should be accompanied by an assessment that demonstrates the need for additional childcare provision in the locality. The Council will work with schools, parents and carers to ensure that their needs are understood.</u></p> <p><u>Any proposed new or replacement childcare facilities should be sited in accessible locations within or near to the areas of identified need — they should be well-served by public transport, and be easily accessible by walking and by bike. This should be in line with Policy T1 ‘Sustainable Access’.</u></p> <p><u>Explanation</u></p> <p><u>As reflected in York’s Joint Health and Wellbeing Strategy, it is a Council priority to ensure that children are happy, healthy, and get the best start in life. The provision of good quality childcare is essential for early childhood development, and has significant implications for economic wellbeing, since childcare gives parents or carers the opportunity to pursue education, training, or employment.</u></p> <p><u>There are a number of different types of childcare provision, including childminders, day nurseries, playgroups, crèches, holiday schemes, and out-of-school clubs.</u></p>	

Policy/Paragraph	Modification proposed	Reason
	<p><u>The demand for childcare is dynamic and dramatic changes can take place over a short period of time. In September 2010, all three- and four-year-olds became entitled to 15 hours per week of free early education, and in 2013, the Government introduced additional childcare entitlement for two-year-olds meeting certain criteria. A further increase in childcare entitlement for three- and four-year-olds with working parents is expected from September 2017. This is likely to create even greater demand for childcare provision in the city.</u></p> <p><u>The Council has a statutory duty to ensure adequate childcare provision is available. The loss of existing childcare facilities will be strongly resisted unless it can be demonstrated that the provision is surplus to demand, no longer financially viable, or that equivalent alternative provision can be made.</u></p> <p><u>To help ensure that childcare in York matches the needs of local families and that any gaps in provision are met, applications for new childcare facilities will be supported when they are in accessible locations, and are accompanied by a needs assessment demonstrating a need for provision in the locality.</u></p> <p><u>The noise and traffic impacts arising from any childcare provision proposals, particularly for residential communities, should be taken into account in line with Policy ENV2 'Managing Environmental Nuisance'.</u></p>	
New Policy	<p><u>Policy HW5: Healthcare Services</u></p> <p><u>Primary care</u> <u>The Council will work closely with GPs and the NHS Vale of York CCG (or any successor organisation) to understand the current and projected needs of communities for primary care. The Council will support the provision of new or enhanced primary care services when there is an identified need.</u></p> <p><u>Improved, enlarged or additional primary healthcare facilities will be required to support</u></p>	See above

Policy/Paragraph	Modification proposed	Reason
	<p><u>residential developments that place additional demands on services beyond their current capacity, in line with NPPF guidance. Developer contributions will be required to support the increase in provision. An assessment of the accessibility and capacity of existing primary care services will be required at the pre-application stage.</u></p> <p><u>Proposals which fail to protect existing primary care services, or involve the loss of services, will not be supported, unless it can be demonstrated the facilities are no longer required or that relocating facilities would better meet the community's needs.</u></p> <p><u>Any new primary care facilities must be easily accessible by public transport, walking, and cycling.</u></p> <p><u>Secondary care</u></p> <p><u>The Council will work closely with the York Teaching Hospital NHS Foundation Trust, and with Tees, Esk and Wear Valley NHS Foundation Trust (or any successor organisations), to understand their needs; help ensure their sites are fit for purpose; and enable them to provide safe, effective and sustainable healthcare, for the plan period and beyond.</u></p> <p><u>York Teaching Hospital NHS Foundation Trust</u></p> <p><u>The Council will support the redevelopment of York Teaching Hospital NHS Foundation Trust (as identified on the Proposals Map) to enable it to expand its capacity; to uphold and improve the quality of secondary care it delivers; and ultimately to remain on its existing site for the long term, ensuring the optimum delivery of secondary care services in York.</u></p> <p><u>The Council will support the redevelopment of the staff car park on the existing York Teaching Hospital NHS Foundation Trust site, in order to expand existing clinical facilities. The Council will work with York Teaching Hospital NHS Foundation to develop a new Travel Plan, to ensure that the loss of car parking facilities will not compromise access or care.</u></p>	

Policy/Paragraph	Modification proposed	Reason
	<p><u>To enable the Trust to meet its immediate need for increased capacity in Accident and Emergency, the Council will support the development of the extension to York NHS Hospital Trust site (as marked on the Proposals Map), for health and social care purposes, such as a GP practice or short-term residential care. The Council will continue to work with the Trust to help them make additional changes to their site as their needs change over the plan period.</u></p> <p><u>Tees, Esk and Wear Valley NHS Foundation Trust</u> <u>The Council will support Tees, Esk and Wear Valley NHS Trust in the relocation of services previously provided at Bootham Hospital to a new site on Haxby Road, in order to provide the best patient care. Future consideration of the Bootham Park Hospital site must follow a full appraisal of the significance of the historic buildings, landscape and archaeology on site. Any redevelopment proposals must arise out of this understanding, in order to enhance or better reveal their significance into the long term.</u></p> <p><u>Explanation</u> <u>The NPPF requires local planning authorities to understand and facilitate local strategic healthcare priorities.</u></p> <p><u>Primary care is typically the first point of contact with health professionals—it is generalist, rather than specialist, in its nature—and covers GPs, pharmacists, opticians and dentists. Secondary care refers to specialist health care, which typically depends on a referral from a primary care provider.</u></p> <p><u>Healthcare facilities are important for both the treatment of illness and for educational purposes, in relation to physical activity, diet, alcohol and smoking.</u></p> <p><u>Healthcare services must be responsive to the current and projected needs of local communities. This is contingent upon having appropriately located sites, which are able to cope with local demand and provide a sustainable and effective service. The Council will help protect existing healthcare facilities and support the relevant bodies to expand their</u></p>	

Policy/Paragraph	Modification proposed	Reason
	<p><u>premises, or seek alternative, more suitable sites, where appropriate.</u></p> <p><u>Any new medical facilities should be easily accessible by foot, bike and public transport, in line with Policy T1 ‘Sustainable Access’. Co-location of new health facilities with other community and sports facilities will be encouraged. The development of new primary and secondary care facilities should be guided by the design considerations set out in Health Building Note 11: Facilities for Primary and Community Care Services produced by the Department of Health.</u></p> <p><u>It is important that York retains its role as a major secondary healthcare provider for the wider sub area. As such the Council will support the York Teaching Hospital NHS Trust to make the best use of their site, ensuring that they are able to meet both their strategic and clinical objectives. The Council will also support Tees, Esk and Wear Valley NHS Trust in their relocation, in order to provide the best patient care.</u></p> <p><u>The population of York is expected to change significantly over the course of the Local Plan, with a significant increase in the older adult population and corresponding increase in the number of individuals with long-term health conditions. New developments will also give rise to localised changes in demographics. Additional or adapted healthcare services may be required to respond to changing needs over the plan period. This will require working collaboratively with healthcare providers and their communities. Any new healthcare facilities that are required as a result of additional residential development must be supported through developer contributions.</u></p>	
<p>New Policy</p>	<p><u>Policy HW7: Healthy places</u></p> <p><u>Proposals for residential developments must provide a statement—proportionate to the size of the development—showing how the following design principles have been adequately considered and incorporated into plans for development:</u></p> <ul style="list-style-type: none"> • <u>well-designed streetscapes that encourage residents to spend time outdoors; and</u> • <u>the provision of safe, easy to navigate and attractive public footpaths and cycle paths</u> 	<p>See above.</p>

Policy/Paragraph	Modification proposed	Reason
	<p><u>between dwellings, to encourage physical activity; and</u></p> <ul style="list-style-type: none"> • <u>good connections to neighbouring communities and green spaces, in the form of footpaths and cycle routes, including the extension and protection of public rights of way, where appropriate ; and</u> • <u>spaces for communities to come together; and</u> • <u>adaptations to buildings and public spaces for those with limited mobility; and</u> • <u>considerations for how the design may impact on crime or perception of safety; and</u> • <u>buildings that are adaptable to the changing needs of residents.</u> <p><u>Details of how these principles have been considered should be noted in the Design and Access Statement accompanying the proposal.</u></p> <p><u>All strategic sites must complete a Health Impact Assessment (HIA) prior to the submission of a planning application. HIAs are a means to systematically assess the potential health risks and benefits of new developments on existing and future communities — they promote the development of actions to mitigate negative impacts and maximise community benefit.</u></p> <p><u>Explanation</u> <u>The NPPF strongly supports planning conditions that promote well-designed developments which support healthy lifestyles. Through good urban design, the built environment can promote more active lifestyles and time spent outdoors. Helping people to be more active and walk more is a key priority for the city, and an integral part of tackling obesity and improving mental health (Joint Health and Wellbeing Strategy).</u></p> <p><u>The Council will support development that demonstrates how consideration has been given to the layout and presentation of buildings and the public realm, towards these ends. Such considerations should be proportionate to the size of the development and reported in a Design and Access Statement. The design principles within Policy HW7 build on those set out in Policy D1, but place greater emphasis on the implications of good design for</u></p>	

Policy/Paragraph	Modification proposed	Reason
	<p><u>mental and physical health.</u></p> <p><u>The Council will support developments that are pedestrian- and cycle-friendly and well-connected to neighbouring areas, local amenities and parks and open spaces. Busy lifestyles often mean that people have little time to dedicate to physical activity, unless it can be integrated into their routine as a means of getting around. Developments that improve access to open spaces through the protection and extension of public rights of way will be supported, where appropriate.</u></p> <p><u>NPPF acknowledges the important role the planning system plays in facilitating social interaction and creating healthy, inclusive communities. The Council will encourage development that provides spaces where communities can come together, reducing social isolation. Development should be inclusive and meet the needs of all residents, young and old, irrespective of mobility. Strong community networks also have implications for crime, and good design can be utilised to create developments that reduce crime and/or residents' fear of crime.</u></p> <p><u>With a growing and ageing population with more long-term health conditions designing healthy places is an essential part of coping with the increased demand placed on health and social care and future proofing our communities. Policy HW6 provides the opportunity to embed preventative health measures into the fabric of our communities —through the promotion of physical activity—with the potential to make enduring changes to residents' health and wellbeing.</u></p> <p><u>Health Impact Assessments (HIAs) are a crucial tool for identifying the positive and negative health impacts of new developments and the necessary remedial actions to minimise negative and maximise positive benefits. This information should be incorporated into site masterplanning. HIAs help identify particular subgroups of the population that are likely to be affected by the development. This is a key to ensuring that health inequalities are not exacerbated. The Council will develop Supplementary Planning Guidance on the development and completion of HIAs and work with developers to produce this</u></p>	

Policy/Paragraph	Modification proposed	Reason
	documentation.	
Section 7: Education		
Policy ED1: University of York Campuses	<p>Policy ED1: University of York Campuses</p> <p>To ensure the continuing development of the University of York, the following range of higher education and related uses will be permitted on the University's campuses, as identified on the Proposals Map:</p> <ul style="list-style-type: none"> • academic, teaching, research and continuing professional development <u>uses</u> facilities; • residential accommodation <u>housing</u> for staff and students; • arts, cultural, sports and social facilities ancillary to higher education uses; • conferences; • knowledge based activities <u>businesses including research led science park uses which need to be located on the campuses due to sharing of research work, personnel or other university related functions</u>; and • any other uses which are considered to be ancillary to the university including support services for the uses identified above <p>The University of York must address the need for any additional student accommodation <u>housing</u> which arises because of their <u>its</u> future expansion <u>of student numbers</u>. Provision will be expected to be made on campus in the first instance and in accordance with Policy H7: Student Housing. <u>In assessing need, consideration will be given to the capacity of independent providers of bespoke student housing in the city and whether it is economically prudent to provide additional student accommodation.</u></p>	To add clarity.
Para 7.2	<p>To ensure that the existing campuses forming the University of York make a full contribution to the life of the city, it is important that they continue to be used for predominantly <u>higher</u> educational and related uses. It is also vital that opportunities are maintained for the University's cultural, social and sports facilities to be used by the wider public.</p>	To add clarity.
Para 7.3	<p>Knowledge based activities, including Science City York uses, must demonstrate that they</p>	To use the most

Policy/Paragraph	Modification proposed	Reason
	<p>need to be located on the site due to aspects such as sharing of research and development ideas, resources or personnel, or undertaking of research activities within the University of York. Science City York uses that will be acceptable on the campus are defined as being those:</p> <ul style="list-style-type: none"> • which operate within a high technology sector and/or engage in innovative activities; and • which have a focus on research and development, product or process design, applications engineering, high level technical support or consultancy; and where a minimum of 15% of the staff employed are qualified scientists or engineers (qualified scientists or engineers are those qualified to at least graduate level in physical, biological, social sciences or humanities disciplines related to the work of Science City York). <p><u>Campus East provides the potential for a cluster of knowledge based companies to locate, to the benefit of city and University. Such uses will contribute to the implementation of the Council's Economic Strategy (2016) and to the vitality of the University's research activities.</u></p>	relevant terminology.
Policy ED2: Heslington West Campus	<p>Policy ED2: <u>Heslington Campus West Campus</u></p> <p>To maintain the character of the University of York Heslington <u>Campus West campus</u>, proposals for extension and redevelopment of existing buildings and the construction of new buildings will be allowed within the following parameters:</p> <ul style="list-style-type: none"> • the developed footprint (buildings and car parking only) shall not exceed <u>230%</u> of the total site area, unless for an agreed temporary period during the implementation of proposals; • the heights of buildings shall be appropriate to their surroundings and not exceed the height of any adjacent mature tree canopies unless a greater height can be justified in relation to a proposed iconic or landmark building; • the landscape is conserved and enhanced; 	To add clarity.

Policy/Paragraph	Modification proposed	Reason
	<ul style="list-style-type: none"> • general car parking (excluding accessible parking spaces) shall not exceed 1,520 spaces and managed in accordance with the agreed parking strategy— check permission; • <u>maintenance</u> the provision of an adequate internal cycle and <u>pedestrian</u> non-car based transport network which links to entrance points and bus stops; and • the level of student housing capacity is retained at no less than 3,586 bed spaces unless the spaces are re-provided on Campus East. 	
<p>Para 7.4</p>	<p>The University of York Heslington Campus West campus is shown overleaf at Figure 7.1. To ensure that university buildings on Heslington Campus West meet the requirements of a modern higher education institution, the replacement of buildings that are no longer fit for purpose and life expired will be supported. Proposals for extension or redevelopment should be in accordance with the provisions of the <u>emerging University of York Development Brief, University of York Heslington Campus Development Brief for Future Expansion (1999)</u>, the principles of which are set out in Policy ED2 above. For information on the uses permitted at <u>Campus Heslington West</u> please see Policy ED1.</p>	<p>To add clarity.</p>
<p>Para 7.5</p>	<p>In accordance with the Section 106 legal agreement for Heslington Campus East, the level of student housing capacity at Heslington Campus West must be retained <u>at least</u> at the level <u>at 2006</u>, as at the date of the agreement. Student housing capacity at Heslington West has been <u>This was established</u> at 3,586 bedspaces.</p>	<p>To add clarity.</p>
	<p>Policy ED4: <u>York St. John University Lord Mayor’s Walk Campus</u></p> <p>The development and redevelopment of York St John University’s Lord Mayor’s Walk campus will be permitted provided that it is limited to higher education and related uses and its design takes into account the sensitive location of the campus and its setting.</p> <p>York St. John University must address the need for any additional student accommodation <u>housing</u> which arises because of their future expansion <u>of student numbers</u>. <u>In assessing need, consideration will be given to the capacity of independent providers of bespoke student housing in the city and whether it is economically prudent to provide additional student accommodation. To meet any projected shortfall, provision will be expected to be made on off campus but in locations convenient to the main campus and at SH1: Land</u></p>	<p>To add clarity.</p>

Policy/Paragraph	Modification proposed	Reason
	<p>at Heworth Croft in the first instance and in accordance with Policy H7: Student Housing. The reduction of on-campus student provision will be supported subject to adequate provision being made off campus.</p>	
Para 7.12	<p>Ongoing renewal and redevelopment of York St. John University existing campus to meet education needs will be supported. This includes providing high quality buildings, providing safe, accessible facilities, enhancing the environmental quality of the estate and ensuring optimal use of the campus. Given the seven <u>six</u> Grade II listed buildings within the campus <u>and the conservation area context</u> it is important that proposals take account of the sensitive location and its setting. Figure 7.2 below shows the location of the campus. For more information on the plan's approach to development which affects listed buildings and their setting please see Section 8 'Placemaking and Design'. <u>The University is not expected to retain the existing small number of bed spaces on campus subject to adequate provision being made off campus for the accommodation to be decommissioned.</u></p>	To add clarity.
Policy ED5: York St. John University Further Expansion	<p>Policy ED5: York St. John University Further Expansion</p> <p>To support the continued success of York St. John University the following sites, as shown on the proposals map, are allocated for the uses below:</p> <p>Sport uses:</p> <ul style="list-style-type: none"> • Land at Mille Crux/Former Bio-Rad Site, Haxby Road; and • Land at Northfield, Haxby Road. <p>Student Housing:</p> <ul style="list-style-type: none"> • SH1: Land at Heworth Croft. 	To reflect that Mille Crux has already been developed and that the Former Bio Rad Site is no longer proposed to be allocate for this use.
Para 7.13	<p>Land at Mille Crux, Haxby Road has a long history of sports related use including athletics, cricket, rugby and outdoor bowls. For many years the 13.1ha site, together with the adjacent 9.7ha Northfields sports fields, was owned and managed by Rowntree and then Nestlé predominantly for the use of company employees with some access by local community sports teams. In between Mille Crux and Northfields is a 2.1ha site which was occupied by the former Bio-Rad Factory, which was demolished several years ago. The sites are allocated to support York St. John University in their development of a multi-</p>	To provide an update.

Policy/Paragraph	Modification proposed	Reason
	<p>million pound centre for sporting excellence via major financial investment in buildings and facilities. Northfield is laid out with grass rugby and football pitches, with players using changing facilities at Mille Crux. Northfield is allocated for sports uses in support of the University's development of its multi-million pound centre for sporting excellence via its major construction of buildings and facilities.</p>	
<p>Para 7.14</p>	<p>The allocation of the sites reflects York St. John University's ambitions and supports the <u>it's major investment in the Sports Park proposed by the university.</u> It will assist <u>in further extension the university in fulfilling major aim of its strategy for sport that supports the teaching of a range of sports degrees but also for the general fitness and enjoyment of students and community teams who use the site.</u> , to the improvement of indoor and outdoor sports facilities that support the university's size and ambitions, and enable it to accommodate community teams to provide more opportunities for sport benefitting students and York residents.</p>	<p>To provide an update.</p>
<p>Section 8: Placemaking and Design</p>		
<p>Section 8: Placemaking and Design</p>	<p>Section 8: Placemaking, and Design and Culture</p>	<p>To strengthen culture in the Local Plan.</p>
<p>New paragraph</p>	<p><u>Good place-making is the key driver of this Plan. A Local Plan is a spatial planning policy, but spatial planning and the overall planning and making of 'place' are inseparable. Successful placemaking is a creative, practical, and continual process. It is underpinned by a holistic approach to community wellbeing that embraces health, economy, culture, and the environment. It requires leadership combined with clear and widely-owned policy and practice developed in partnership between a local authority and all of its stakeholders. It is typified by strong and ongoing community engagement, as well as professional involvement, in the planning, design and management of new and regenerated places. York is a unique place with special character. History has created one part of this character, and the city's historic built and historic environment is of outstanding quality. The other part of York's specialness is its expression of contemporary culture and its aspiration. Our vision is for a city dedicated to innovation melded seamlessly with its heritage and expressed through a future-oriented culture of creativity, entrepreneurship, and learning.</u></p>	<p>To add clarity and to strengthen culture in the Local Plan.</p>

Policy/Paragraph	Modification proposed	Reason
Para 8.1	<p>York's historic built and historic environment is of outstanding quality. This <u>integration of past and future, of tradition and innovation intrinsic value</u> has been central to York's economic success in the past and will continue to be so in the future. York's special characteristics are key benchmarks when considering the quality of future development and the contribution it will make to the <u>city's social, economic, environmental future historic legacy and cultural wellbeing</u>. Development proposals should be of high design standards at all scales- from masterplanning to individual building and open space design. To complement this legacy these developments should not attempt to ape the past but instead should simply be based on good design. Good design should be fit for purpose, sustainable, efficient, coherent, flexible, responsive to context, attractive and a clear expression of the requirement of a particular brief. <u>It should seek to add to the city's overall cultural quality as a place, and also enhance its cultural capacity --- its ability to create opportunities for cultural creation, expression, learning, sharing, and enjoyment.</u> Good design can be demonstrated through engagement in peer-review design panels <u>and meaningful public engagement</u> and this will be encouraged and supported.</p>	To add clarity and to strengthen culture in the Local Plan.
Para 8.2	<p>The Council has a clear understanding of what makes the city and its surrounding villages and countryside special, and what factors contribute to character and significance. <u>Good placemaking and design and the culture identity that arises from them starts with a clear understanding of what makes the city and its surrounding villages.</u> There are a number of existing studies that will assist the process of analysing character and significance, and they should always be used to guide development proposals. These include Conservation Area Character Appraisals and Statements, the City of York Streetscape Strategy and Guidance (2014), the 2014 review of the 'York Development and Archaeology Study', <u>the York Heritage Topic Paper the Historic Environment Characterisation Project, York New City Beautiful (2010).</u> Reference should also be made to the background studies referred to in Section 9: Green Infrastructure and Section 10: Approach to Managing Appropriate Development in the Green Belt and, where relevant, Village Design Statements and Neighbourhood Plans. <u>A Cultural Strategy for York is also currently in development.</u></p>	To add clarity and to strengthen culture in the Local Plan.
Para 8.4	In meeting the policy requirements of this section, applicants will be required to describe the significance of heritage assets likely to be affected by development, including any	To strengthen culture in the

Policy/Paragraph	Modification proposed	Reason
	<p>contribution made by their setting, most likely set out in a supporting Heritage Statement. The extent of such an appraisal should be proportionate to the asset's importance and no more than is sufficient to understand the impact of the proposal on its significance. <u>The Council will also want to understand how the city's culture and cultural capacity will be affected by developments. Applicants in appropriate developments will be required to submit a Cultural Wellbeing Plan.</u></p>	Local Plan.
Table 8.1	<p>Table 8.1 <u>Heritage Topic Paper Summary of Six Principle Characteristics</u></p> <p><i><u>Footnote: "Future Characteristics"</u></i> <i><u>In some cases the growth of the city area will result in the development of new areas with a change in the current use and overall character of a place, creating opportunities for new quality and characteristics of York to emerge. National and international best design practice, as well as the Heritage Topic Paper, should guide these.</u></i></p>	To add guidance for the development of new areas.
Policy D1: Landscape and Setting	<p>Policy D24: Landscape and Setting</p> <p>Development proposals will be encouraged and supported where they:</p> <ul style="list-style-type: none"> i. demonstrate understanding through desk and field based evidence of the local and wider landscape character and landscape quality relative to the locality, and the value of its contribution to the setting and context of the city and surrounding villages, including natural and historic features and influences such as topography, vegetation, drainage patterns and historic land use; ii. conserve and enhance landscape quality and character, and the public's experience of it and make a positive contribution to York's special qualities; iii. demonstrate a comprehensive understanding of the interrelationship between good landscape design, bio-diversity enhancement and water sensitive design; iv. create opportunities to enhance the public use and enjoyment of existing and proposed streets and open spaces; v. recognise the significance of landscape features such as mature trees, hedges, and historic boundaries and York's other most important character elements, and retain them in a respectful context where they can be suitably managed and sustained; 	<p>Renumbered to ensure consistency of scale throughout the section.</p> <p>To add clarity.</p>

Policy/Paragraph	Modification proposed	Reason
	<ul style="list-style-type: none"> vi. take full account of issues and recommendations in the most up to date York Landscape Character Appraisal; vii. include sustainable, practical, and high quality soft and hard landscape details and planting proposals that are clearly evidence based and make a positive contribution to the character of streets, spaces and other landscapes; viii. create a comfortable association between the built and natural environment and attain an appropriate relationship of scale between building and adjacent open space, garden or street. In this respect consideration will be also be given to function and other factors such as the size of mature trees; and ix. avoid an adverse impact on intrinsically dark skies and landscapes, townscapes and/or habitats that are sensitive to excessive light pollution, keeping the visual appearance of light fixtures and finishes to a minimum, and avoiding light spill. 	
Para 8.5	<p>Where environmental impact assessments are required, the City of York Council will expect evidence based landscape assessments to follow the <u>latest edition of the Landscape Institute's Guidelines for Landscape and Visual Impact Assessment</u>. Background studies should also reference the most up to date Landscape Character Appraisal <u>for York</u> and English Heritage's the Setting of Heritage Assets (2011) as well as Conservation Area Appraisals and Village Design <u>Statements and neighbourhood plans</u> where they exist.</p>	To add clarity.
Para 8.6	<p>The European Landscape Convention (ELC) created by the Council of Europe and signed by the UK government in 2006, applies to all landscapes, towns and villages and open countryside, including ordinary landscapes and even downgraded landscapes, as well as those that are afforded protection. The ELC defines landscape as "an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors" (Council of Europe 2000). It highlights the importance of protecting, managing, planning and creating landscapes; and encourages a wider understanding and appreciation of landscapes, improved knowledge and care, as well as a sense of inspiration, well-being and connection between people and place. <u>Every landscape has value.</u></p>	To add clarity.
Para 8.8	<p>Trees are a recognised heritage asset. They can individually or as a group, constitute a significant landscape element, e.g. a specimen tree in a square, or an avenue of trees;</p>	To add clarity.

Policy/Paragraph	Modification proposed	Reason
	and they can contribute to the setting of conservation areas <u>and/or</u> listed buildings. Trees also form an important element of the authority's green infrastructure and are covered in Section 9: Green Infrastructure.	
Policy D2: Placemaking	<p>Policy D12: Placemaking</p> <p>Development proposals will be supported where they improve poor existing urban and natural environments, enhance York's special qualities and better reveal the significances of the historic environment. Development proposals that fail to take account of York's special qualities, fail to make a positive design contribution to the city, or cause damage to the character and quality of an area will be refused.</p> <p>Development proposals should adhere to the following detailed design points:</p> <p>i) Urban Structure and Grain</p> <ul style="list-style-type: none"> • Enhance, <u>respect</u> and complement the historic arrangement of street blocks, plots and buildings, <u>where possible restoring old patterns of urban grain where these have been damaged or obscured.</u> • Enhance and complement the character and appearance of landscape, city parks, landforms, open space, planting <u>and boundary</u>ies and treatment. <p>ii) Density and Massing</p> <ul style="list-style-type: none"> • Demonstrate that the resultant density of a development proposal will be appropriate for its proposed use and neighbouring context. • Demonstrate that the combined effect of development does not dominate other buildings and spaces, paying particular attention to adjacent buildings <u>or parks</u> of architectural or historic significance. <p>iii) Streets and Spaces</p> <ul style="list-style-type: none"> • Promote ease of public pedestrian and cyclist movement and establish natural patterns of connectivity with the fabric of the city. Spaces and routes must be attractive, safe, and uncluttered and clearly prioritise pedestrians and cyclists over 	<p>Renumbered to ensure consistency of scale throughout the section.</p> <p>To add clarity.</p>

Policy/Paragraph	Modification proposed	Reason
	<p>vehicles.</p> <ul style="list-style-type: none"> • Promote legibility through development by providing recognisable routes, hierarchy of routes, intersections, <u>incidental spaces</u> and landmarks. • Are designed to improve the quality of the public realm and the wider environment for all. • Provide a pattern of continuity and enclosure, dependant on circumstances, to reflect the need for different types of space for different types of activity including clearly defining private from public space, and mediate between the two. • Designed to reduce crime and the fear of crime and promote public safety throughout the day and night. <p>iv) Building Heights and Views</p> <ul style="list-style-type: none"> • Respect York’s skyline by ensuring that development does not challenge the visual dominance of the Minster or the City Centre roofscape. • Respect and enhance views of landmark buildings and important vistas. <p>v) Character and Design Standards</p> <ul style="list-style-type: none"> • <u>Ensure proposals are not a pale imitation of past architectural styles.</u> • Ensure appropriate building materials are used. • Meet the highest standards of accessibility and inclusion. • Demonstrate the use of best practice <u>in contemporary urban design and place making.</u> • 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. • Take into account <u>Maximise sustainability potential as far as possible.</u> 	
Para 8.12	It is important to communicate the suitability of density proposals in a way that is most easily understood. This can often be difficult for large developments where flexibility is	To add clarity.

Policy/Paragraph	Modification proposed	Reason
	<p>sought at a masterplanning stage. Applications will be encouraged that communicate this through graphical representation (in addition to standard accepted numerical methodologies) through potential plots studies and precedent images. Overall, density should not be applied in an overly uniform way- it should comprise a variety of spatial types. The intensity of development should generally follow the existing pattern of density, but within it should be open amenity spaces. (In particular, conversions into flats or houses should provide satisfactory levels of amenity for future occupiers). Conversely higher density spots to aid wayfinding and the readability of spaces might be desirable. This should be interpreted together with Building Height and Views section below. Whilst zoning is a useful illustrative concept, density should not be overly use-zoned and should demonstrate a suitable mix of uses, albeit that there is likely to be a majority <u>predominant</u> use for each different area.</p>	
<p>Para 8.13</p>	<p>Development proposals that provide opportunities to promote the enhancement of, or creation of, public space will be supported. Reference should be made to the council's policies on public streets and spaces particularly ensuring that development proposals support the principles set out in the City of York Streetscape Strategy and Guidance (2014). The use and enjoyment of streets and spaces are affected by how empowered people feel to engage in these spaces, <u>through cultural, every leisure and economic activity</u>. Private spaces should feel completely private places they can relax in. Public spaces should feel like genuine public spaces that <u>are welcoming and</u> belong to everyone. Semi private space, especially in housing developments, needs extreme care in design so immediate neighbours can have a sense of their collective ownership <u>and even stewardship</u>. Consideration should be given to Secured by Design principles whilst balancing the need of urban design principles such as <u>attractive</u> connected streets and spaces.</p>	<p>To add clarity.</p>
<p>Para 8.14</p>	<p>Development should demonstrate a detailed evidence based understanding of landscape setting including key views so that development proposals respond positively to local building height and massing character and landscape context. Designs should also integrate roof-top plant into the overall building design avoiding visually detracting roof top plant. Reference should be made to the city's key views as defined in the York Central Historic Core Conservation Area Appraisal key views analysis. Opportunities for creating</p>	<p>To add clarity.</p>

Policy/Paragraph	Modification proposed	Reason
	<p>or revealing new public views should also be considered. For new “<u>tall</u>” landmarks <u>and buildings that stand higher than the surrounding townscape</u> to be considered acceptable they will normally be expected to have a particular high cultural significance or common value. In addition, the taller and more prominent a building, the higher will be the council’s expectations over its quality.</p>	
<p>Para 8.15</p>	<p>A proposal should demonstrate an understanding of rhythm and/or balance of compositional design. <u>Suitable</u> Bbuilding materials should be carefully chosen for their texture, colour, pattern, <u>source</u> and durability, and durable construction techniques and elements of detailing should be chosen. For larger scale developments, where development is at a high level masterplan stage, there should be a clear vision of the type of place it aspires to become in sufficient detail to guide the direction of future plot build out proposals <u>use of a design code setting out parameters may be required</u> whilst providing enough flexibility for uncertain future conditions. The way a building will be used should be considered so as to locate commercial servicing in less sensitive places within a development and to prevent parking strategies <u>parked cars</u> from dominating the street scene. This needs to be balanced to prevent unrealistic expectations leading to abuse, and the development should physically prevent unplanned undesirable use through subtle good design measures. Buildings should also be adaptable so as to facilitate reuse and retention <u>and reuse</u>. Large scale developments should not inherently prevent their adaptability- the creation of development blocks and open streets are proven durable formats and will be supported.</p>	<p>To add clarity.</p>
<p>Para 8.16</p>	<p><u>As part of its commitment to good place-making, the Council is committed to and expects design excellence.</u> There are many UK guides to best practice. The publication of these guides will be ongoing over the course of the Local Plan period. However, they are often still relevant several years after publication and only superseded where directly stated by future publications. Design proposals should be based on best practice and where this can be demonstrated it will support the desirability of the proposal. Current examples are Lifetime Neighbourhoods (DCLG); Building for Life Principles (Design Council); Urban Design Compendium (English Partnerships and The Housing Corporation); By Design (DETR & CABE); Conservation Principles Policies and Guidance (English Heritage) to name a few. <u>On culture and the arts, the Town and Country Planning Association's</u></p>	<p>To add clarity and to strengthen culture in the Local Plan.</p>

Policy/Paragraph	Modification proposed	Reason
	<p><u>'Practical Guide 6 'I'd love to live there?' Planning for culture and the arts', aimed at new communities but broadly applicable, may be useful.</u></p>	
<p>New Policy</p>	<p><u>Policy D3: Cultural Provision</u></p> <p><u>Cultural wellbeing is identified as one of the twelve core planning principles underpinning both plan-making and decision-making in the National Planning Policy Framework (NPPF. Development proposals will be supported where they are designed to sustain, enhance, and add value to the special qualities and significance of York's cultural character, assets, capacity, activities, and opportunities for access..</u></p> <p>i) <u>Development proposals will be supported where they:</u></p> <ul style="list-style-type: none"> • <u>Enable and promote the delivery of new cultural facilities and/or activities and services such as permanent and temporary public arts</u> • <u>Provide facilities, opportunities, and/or resources for cultural programmes and activities, during an/or after the development period</u> • <u>Do not cause the loss of cultural facilities, activities, or services</u> • <u>Do not cause the loss of venues or spaces, including in the public realm, that deliver cultural opportunities, activities, or services</u> <p>ii) <u>The masterplanning on all strategic sites, of whatever scale, will need to include an assessment of the current status and need relating to culture and its provision. This assessment should be included in a Cultural Wellbeing Plan, which should also describe how the four criteria of above section (i) are satisfied. In addition to demonstrating enablement of cultural facilities and/or services, the Plan can also refer to:</u></p> <ul style="list-style-type: none"> • <u>Citizenship through participation</u> • <u>Encouragement through leadership</u> • <u>Fostering long term benefits</u> 	<p>To strengthen culture in the Local Plan following responses received through the preferred sites consultation.</p>

Policy/Paragraph	Modification proposed	Reason
<p data-bbox="185 277 443 312">New paragraphs</p>	<p data-bbox="555 236 981 268">• Encouragement of diversity</p> <p data-bbox="474 277 663 309"><u>Explanation</u></p> <p data-bbox="474 312 1742 676"><u>Culture can and does contribute positively to York's local character by responding to the underlying structure, distinctive patterns and forms of development and local culture. Development should deliver a multi-functional public realm comprising streets and spaces that can accommodate a range of appropriate arts and cultural uses and activities both now and in the future, providing animation, vitality and inclusion. Major development schemes and significant schemes at whatever scale should also enable the delivery of permanent and temporary public arts, promoting a multi-disciplinary approach to commissioning artists in the design process itself. Facilities and resources, including funding, for arts and cultural activity both within and beyond the development period itself (for example via a legacy trust), will also be supported.</u></p> <p data-bbox="474 718 1751 900"><u>Cultural facilities add value and support to community participation, wellbeing and development. The City of York's residents demonstrate pride in their cultural diversity. The City of York is keen to protect these capacities to engender community cohesion and civic pride. As part of good place-making, cultural quality, assets, and opportunities can also add to the attractiveness and value of development schemes.</u></p> <p data-bbox="474 941 1724 1193"><u>When a new cultural facility or programme is required, it should be accessible for local residents as well as visitors, and be a place where cultural diversity can be explored and enjoyed. Furthermore, to build on existing opportunities, proposed developments which have a significant impact, at whatever scale and those directly related to the cultural industries, will be required to contribute towards enhancing public realm through the promotion of the public arts, cultural diversity and provision of additional facilities and activities where appropriate.</u></p> <p data-bbox="474 1235 1715 1340"><u>Where needed to manage and promote cultural wellbeing, the council will seek to work with stakeholders as appropriate in the preparation of sustaining, enhancing and adding value to cultural wellbeing in York.</u></p>	<p data-bbox="1787 277 2011 414">To support new policy D3: Cultural Provision.</p>
<p data-bbox="185 1353 344 1385">Policy D3:</p>	<p data-bbox="474 1353 1411 1385">Policy D113: Extensions and Alterations to Existing buildings</p>	<p data-bbox="1787 1353 2011 1385">Renumbered to</p>

Policy/Paragraph	Modification proposed	Reason
Extensions and Alterations to Existing buildings	<p><u>It is important to plan positively for the achievement of high quality design for all development proposals.</u> Proposals to extend, alter or add to existing buildings will be supported where the design:</p> <ul style="list-style-type: none"> • responds positively to its immediate architectural context and local character <u>and history</u>, in terms of the use of materials and detailing, scale, proportion, landscaping <u>design</u> and the space between buildings; • sustains the significance of a heritage asset and/or its setting and the character and appearance of conservation areas; • positively impacts <u>contributes to</u> on the setting, wider townscape, landscape and views; • protects the amenity of current and neighbouring occupiers, whether residential or otherwise. • <u>Contributes to the function of the area and is safe and accessible.</u> • <u>Protects and incorporates trees that are desirable for retention.</u> 	<p>ensure consistency of scale throughout the section.</p> <p>To add clarity.</p>
Para 8.18	<p>An extension would normally be expected to be subsidiary to the original building. Stylistically, it should not be a <u>confused</u> pale imitation of the original. However it would normally be expected to be in keeping with the original building and its context (see policy points above). If a quite different approach to the architectural language of expression is developed, this could be acceptable only if high design quality can be demonstrated.</p>	<p>To add clarity.</p>
Para 8.19	<p>In protecting amenity design considerations should allow for practical provision of lighting, bin storage and recycling, access, <u>cycle</u> and <u>vehicular</u> parking in line with the Council's most up to date standards.</p>	<p>To add clarity.</p>
Policy D5: Listed Buildings	<p>Proposals affecting the special architectural or historic interest of listed buildings (designated heritage assets) will <u>generally</u> be supported where they:</p> <ol style="list-style-type: none"> i. Preserve sustain the significance and heritage values of the building; and ii. are accompanied by an evidence based heritage statement and justification. <p>Proposals affecting the setting of a listed building will be supported where they protect its</p>	<p>To add clarity.</p>

Policy/Paragraph	Modification proposed	Reason
	<p>setting, including key views, approaches and aspects of the immediate and wider environment that are intrinsic to its value and significance.</p> <p>Alterations and extensions to listed buildings will generally be supported when they do not harm the special architectural or historic interest of the building or its setting, and when proposals have clear and convincing justification.</p>	
Para 8.26	<p>Listed buildings are irreplaceable heritage assets which are recognised as being of special architectural or historic interest in the national context. They are identified on the National Heritage List for England held currently by the Department for Culture, Media and Sport. Buildings on the list enjoy statutory protection through the Planning (Listed Buildings and Conservation Areas) Act 1990. Protection extends to the whole building, inside and outside, its curtilage and certain structures within its domain. The majority of works to listed buildings require listed building consent (in addition to any other consent required through planning legislation), including external attachments <u>fittings, attachments and any decorative schemes of special significance.</u></p>	To add clarity.
Para 8.27	<p>Applications should be supported by a heritage statement which includes a statement of significance proportionate to the scale and nature of the proposed works, covering the following:</p> <ul style="list-style-type: none"> • analysis of the significance of the building relevant to the areas of proposed change. This should convey an understanding of the heritage value. It should be noted that the official list description is not a statement of significance; <u>refer to Conservation Principles policies and guidance HE 2008 for further information.</u> • an assessment of the impact of development proposals on the special interest (significance and values) of the building; • an explanation of why the proposed works are desirable or necessary; and • where proposals appear to cause harm to significant aspects of the building, why less harmful ways of achieving desired outcomes have been discounted or are undeliverable. The greater the harm the stronger the justification should be. 	To add clarity.
Policy D7: Archaeology	Policy D67: Archaeology	Renumbered to ensure

Policy/Paragraph	Modification proposed	Reason
	<p>Development proposals that affect archaeological features and deposits will be supported where they are:</p> <ul style="list-style-type: none"> i. accompanied by an evidence based heritage statement that describes the significance of the archaeological deposits affected and that includes a desk based assessment and, where necessary, reports on intrusive and non-intrusive surveys of the application site and its setting; <u>including characterisation of waterlogged organic deposits, if present;</u> ii. designed to avoid substantial harm to archaeological deposits; and iii. where harm to archaeological deposits is unavoidable, detailed mitigation measures have been agreed with City of York Council that include, where appropriate, provision for deposit monitoring, investigation, recording, analysis, publication, archive deposition and community involvement. 	<p>consistency of scale throughout the section.</p> <p>To add clarity.</p>
<p>Para 8.33</p>	<p>The important and complex picture of the development of human settlement and exploitation in the City of York area is constantly being amended and elaborated as a result of archaeological investigations and research. Understanding this picture and the significance of these assets, both designated and undesignated, are fundamental to their conservation, enhancement and management. Development proposals will always need to be accompanied by a heritage statement that is proportionate to the size and impact of development proposals and the nature of archaeological evidence. In all circumstances the City of York Historic Environment Record (HER) must be consulted and advice and guidance sought from the council's historic environment specialists. The significance and value of archaeological remains must always be appropriately assessed as part of a statement of significance drawn up with reference to English Heritage's Conservation Principles, which the Council considers to be appropriate guidance on this matter. The heritage statement may also need to be accompanied by the results of more detailed analysis involving building assessment, deposit monitoring, <u>including characterisation of waterlogged deposits and their hydrological setting</u>, below ground evaluation and documentary research. The Council will expect the heritage statement to examine the potential impacts of development proposals on significance and value using appropriate evidence and analysis. Where harm to archaeological features and deposits is</p>	<p>To add clarity.</p>

Policy/Paragraph	Modification proposed	Reason
	<p>unavoidable, development proposals will be expected to provide detail on appropriate mitigation measures agreed with City of York Council. Where development sites contain deep, wet, archaeological deposits, these mitigation measures may include provision for installation of and data recovery from deposit monitoring devices. Where mitigation measures include physical excavation of deposits, provision must include adequate resources for excavation, analysis, publication, and archive deposition with the Yorkshire Museum. Where substantial harm is unavoidable, <u>Development proposals will also be expected to demonstrate the overriding public benefits of development including community engagement, and lasting educational value through research, publication and display. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.</u></p>	
<p>Policy D8: Historic Parks and Gardens</p>	<p>Policy D8: Historic Parks and Gardens</p> <p>Development proposals affecting historic parks and gardens or their wider setting will be supported where they:</p> <ol style="list-style-type: none"> i. do not have an adverse impact on the park’s fundamental character, amenity, and setting or key views into or out of the park; ii. do not compromise the public’s enjoyment of the park; the spatial qualities; the integrity of important landscape features, or the setting of any structures within its boundaries; and iii. are sensitive to the original design intention and subsequent layers of design and the functional evolution of the park or garden and do not prejudice any future restoration. 	
<p>New paragraph</p>	<p><u>Applications should be supported by a heritage statement which includes a statement of significance proportionate to the scale and nature of the proposed works, covering:</u></p> <ul style="list-style-type: none"> • <u>analysis of the significance of the park or garden relevant to the areas of proposed change. This should convey an understanding of the heritage value. It should be noted that the official list description is not a statement of significance;</u> • <u>an assessment of the impact of development proposals on the special interest (significance and values) of the park or garden;</u> 	

Policy/Paragraph	Modification proposed	Reason
	<ul style="list-style-type: none"> • <u>an explanation of why the proposed works are desirable or necessary; and</u> • <u>where proposals appear to cause harm to significant aspects of the park or garden, why less harmful ways of achieving desired outcomes have been discounted or are undeliverable. The greater the harm the stronger the justification should be.</u> 	
Para 8.39	<p>The City of York Historic Environment Record (HER) is a database of designated and undesignated heritage assets in the City of York. It includes over 6,000 records of archaeological monuments features and deposits, historic buildings, parks and gardens, and finds in York. The HER contains over 1,400400 reports (“grey literature”) on archaeological interventions and building recording; it includes historic maps, an extensive library of aerial photographs, photographs of buildings, national and local publications, including dissertations, conservation management plans, historic buildings assessments and other sources. It also includes Historic Landscape Characterisation data and an emerging, detailed Historic Character Assessment of the area within the outer ring road. Elements of the HER are accessible through the Heritage Gateway website and online mapping of City of York Council.</p>	To provide an update.
Policy D10: The Significance of Non-Designated Heritage Assets	<p>Policy D740: The Significance of Non-Designated Heritage Assets</p> <p>Development proposals will be encouraged and supported where they are designed to sustain and enhance, and add value to the special qualities and <u>the</u> significance of York’s historic environment, including non-designated heritage assets.</p> <p>The significance of non-designated heritage assets and their settings should be assessed in development proposals against the following criteria, namely the:</p> <ul style="list-style-type: none"> • special architectural or vernacular interest; and/or • townscape and landscape significance; and/or • historic interest; and/or • artistic significance; and/or • archaeological significance; and/or • age and rarity; and/or 	<p>Renumbered to ensure consistency of scale throughout the section.</p> <p>To add clarity.</p>

Policy/Paragraph	Modification proposed	Reason
	<ul style="list-style-type: none"> community significance. 	
Policy D11: Shopfronts	Policy D1244: Shopfronts	Renumbered to ensure consistency of scale throughout the section.
Policy D12: Advertisements	<p>Policy D1312: Advertisements</p> <p>Permission will be granted for the display of advertisements where they:</p> <ol style="list-style-type: none"> are of a scale, design, material, finish, position and number that will not cause harm to visual or residential amenity, or to historic fabric the character of the host building, and will respect the character and appearance of a building or the street scene; and will not create a public safety issue Positively reflect the interests of amenity and public safety; <p>In addition, within conservation areas and on buildings identified as heritage assets, illumination will only be supported where the fittings, wiring and level of illumination is designed to preserve or enhance the historic character and appearance of the building, and area and the premises trade as part of the evening economy.</p>	Renumbered to ensure consistency of scale throughout the section. To add clarity.
Policy D13: Security Shutters	Policy D1413: Security Shutters	Renumbered to ensure consistency of scale throughout the section.
Section 9: Green Infrastructure		
Policy GI1: Green Infrastructure	York's landscapes, geodiversity, biodiversity and natural environment will be conserved and enhanced recognising the multifunctional role of Green Infrastructure in supporting healthy communities, cultural value, a buoyant economy and aiding resilience to climate change. This will be delivered as part of the Council's Green Infrastructure Strategy and subsequently through the following:	To add clarity.

Policy/Paragraph	Modification proposed	Reason
	<ul style="list-style-type: none"> i. the production of associated management plans to describe, protect and enhance York's biodiversity, with priority given to those designated as Sites of Importance for Nature Conservation (SINCs); ii. the delivery of the aspirations of partner strategy documents and action plans, including <u>the Leeds City Region Green Infrastructure Strategy and any other</u> current regional strategies and any other plans formally approved <u>in the future</u> by the Council as part of the Green Infrastructure Strategy; iii. the protection and enhancement of existing recreational open space in York, and through increasing provision in areas where a deficiency has been identified; iv. maintaining the integrity of existing green corridors and their role in the Green Infrastructure network and enhancing and extending it where possible through major new development; v. recognising the role that Common Land, Village Greens and other important local green spaces play in protecting and enhancing the historic character of York as well as providing important recreational and nature conservation benefits to the city; and vi. Increasing appropriate access to nature and open spaces to cater for the recreational and well-being needs on an increasing population and mitigating a growing pressure on natural habitats and the wildlife and flora it supports. <p>Development proposals will be expected to demonstrate that Green Infrastructure considerations have been taken into account, in line with the criteria above.</p>	
Para 9.3	<p>York's approach is to both continue to protect, enhance and extend where possible biodiversity habitats and landscapes; and also to support the multifunctional benefits of green infrastructure. These include opportunities for sport and recreation, creating safe and attractive walking, cycling and equestrian routes; the provision of ecosystem services such as improvements in air and water quality; cultural value; mitigation and adaptation to climate change, particularly in terms of flood storage in York; an enhanced backdrop and landscape to aid business and attract inward investment <u>and boost the economy</u>; to maintain York as an attractive place to live and promote well-being; and, of course, to maintain and enhance biodiversity. York's network of green spaces could work like a</p>	To add clarity.

Policy/Paragraph	Modification proposed	Reason
	connected park, linking the historic city centre to the city's neighbourhoods and countryside through a series of extended strays for walking and cycling, and making use of rivers. Better green infrastructure and cross-connections through York's neighbourhoods should also be encouraged. The Council will deliver a Green Infrastructure strategy in line with Policy GI1.	
Policy GI2: Biodiversity and Access to Nature	<p>In order to conserve and enhance York's biodiversity, any development should where appropriate:</p> <ul style="list-style-type: none"> i. ensure the retention, enhancement and appropriate management of features of geological, geomorphological, paleoenvironmental or biological interest, and <u>further the aims address the requirements</u> of the current Biodiversity Audit and <u>Biodiversity Action Plan</u>; ii. take account of the potential need for buffer zones around wildlife and biodiversity sites, to ensure the integrity of the site's interest is retained; iii. result in net gain to, and help to improve, biodiversity; iv. enhance accessibility to York's biodiversity resource where this would not compromise their ecological value, affect sensitive sites or be detrimental to drainage systems; v. safeguard, manage and enhance York's existing tree and woodland resource; vi. maintain and enhance the rivers, banks, floodplains and settings of the Rivers Ouse, Derwent and Foss, and other smaller waterways for their biodiversity, cultural and historic landscapes, as well as recreational activities where this does not have a detrimental impact on the nature conservation value; and vii. maintain and enhance the diversity of York's Strays for wildlife. 	To add clarity.
Para 9.4	The policy seeks to conserve and enhance all sites and areas of biodiversity value in York. This supports the national approach of a hierarchy of sites as defined in the National Planning Policy Framework. York's Biodiversity Audit (2011) and <u>Biodiversity Action Plan (20137)</u> identify the special sites and define their specific value and the best approach to retaining and enhancing this value. These documents should be used alongside Policy GI2 to determine planning applications that could potentially affect any site of biodiversity value.	To add clarity.
Para 9.6	Bio-diversity mitigation and enhancement should be provided on site. Only in very h	To add clarity.

Policy/Paragraph	Modification proposed	Reason
	<p>exceptional circumstances, where the proposed development clearly outweighs the nature conservation value of the site and the impact on biodiversity is unavoidable, appropriate mitigation or compensation will be required. This should be achieved through planning conditions and obligations. An emerging scheme ‘biodiversity offsetting’ proposed through the Natural Environment White Paper (2012), would mean that developers would have the option to contribute funds either for use in the locality or to a joint pot of money that would then be used to offset the damage to nature conservation. This scheme is still to be established through Local Nature Partnerships. <u>Biodiversity offsets are measurable conservation outcomes resulting from actions designed to compensate for residual adverse impacts arising from a development after mitigation measures have been taken. The goal of biodiversity offsets is to achieve no net loss and preferably a net gain of biodiversity.</u></p>	
<p>Policy GI3: Green Infrastructure Network</p>	<p>In order to conserve <u>protect</u> and enhance York’s green infrastructure networks any development should where relevant:</p> <ul style="list-style-type: none"> i. maintain and enhance the integrity and management of York’s Green Infrastructure network, including its green corridors and open spaces; and ii. protect and enhance the amenity, experience and surrounding biodiversity value of existing rights of way, national trails and open access land; and iii. ensure the protection of the hierarchy and integrity of York’s local, district and regional green corridors; and iv. create and/or enhance ‘stepping stones’ and new Green Corridors that improves links between existing corridors, nature conservation sites, recreational routes and other open space. 	<p>To add clarity.</p>
<p>Policy GI4: Trees and Hedges</p>	<p>Policy GI4: Trees and Hedgerows</p> <p>Development will be supported where it:</p> <ul style="list-style-type: none"> i. recognises the value of the existing tree cover and hedgerows, their biodiversity value, the contribution they can make to the quality of a development, and its assimilation into the landscape context; 	<p>To add clarity</p>

Policy/Paragraph	Modification proposed	Reason
	<ul style="list-style-type: none"> ii. provides protection for overall tree cover as well as for existing trees worthy of retention in the immediate and longer term and with conditions that would sustain the trees in good health in maturity; iii. retains trees and hedgerows that make a significant contribution to the setting of a conservation area or a listed building, the setting of proposed development, are a significant element of a designed landscape, or value to the general public amenity, in terms of visual benefits, shading and screening. iv. does not create conflict between existing trees to be retained and new buildings, their uses and occupants, whether the trees or buildings be within or adjacent to the site; and v. supplements the city's tree stock with new tree planting where an integrated landscape scheme is required. 	
Para 9.10	Trees and hedgerows provide a range of far-reaching environmental benefits; they contribute to biodiversity, the well being of humans, the amenity of York's green infrastructure, and landscapes both rural and urban. It is therefore important that hedgerows, trees and overall tree cover are retained where they are of significant landscape, amenity, nature conservation or cultural value.	To add clarity.
Para 9.11	Trees and hedgerows can constitute a major component of a designed landscape or streetscape, which is of aesthetic, historic or cultural significance, for example, New Walk . In such instances it is not only the value of an individual tree or hedge that is to be considered but the value of the overall landscape feature of which it plays a part. Development will be supported where such features, and the existing and future public appreciation of them, are substantially protected or enhanced, with an aim to perpetuate the feature.	To add clarity.
Para 9.14	Open spaces protected under this policy include areas that are designated as open space on the proposals map. The Local Plan Evidence Base Study: Open Space and Green Infrastructure (2014) <u>and Update (2017) (or the most up to date study)</u> includes an assessment of sites identified on the proposals map. It also identifies those wards with deficiencies in open space provision.	To add clarity.
Policy GI6: New Open Space	All residential development proposals should contribute to the provision of open space for recreation and amenity. The successful integration of open space into a proposed	To add clarity and to reflect latest

Policy/Paragraph	Modification proposed	Reason
<p>Provision</p>	<p>development should be considered early in the design process. The precise type of on-site provision required will depend on the size and location of the proposal and the existing open space provision in the area. Where there are deficiencies in certain types of open space provision in the area surrounding a proposed development, the Council will seek variations in the component elements to be provided by the developer in order to help to overcome them. Requirements will be calculated using the Council's up to date Open Space Assessment and will be in line with the Council's Green Infrastructure Strategy.</p> <p>The Council will encourage on-site provision where possible but off-site provision will be considered acceptable in the following circumstances:</p> <ul style="list-style-type: none"> i. if the proposed development site would be of insufficient size in itself to make the appropriate provision (in accordance with the Council's standards) feasible within the site; or ii. in exceptional circumstances, if taking into account the accessibility/capacity of existing open space sites/facilities and the circumstances of the surrounding area the open space needs of the proposed residential development can be met more appropriately by providing either new or enhanced provision off-site. Where appropriate, the Council will seek to enter into a Section 106 agreement with the developer for the future management and maintenance of the open space provision, before granting planning permission. iii. On Strategic sites, where through strategic masterplanning agreements that provide for green infrastructure approaches which make accessible provision beyond allocated site boundaries. <u>Open space standards as at Table 9.1 as set out in the most up to date Open Space Evidence Base documents</u> should still be used as a guide to overall provision. <p>In addition to the delivery of open spaces connected with development, new open space identified on the proposals map at:</p> <ul style="list-style-type: none"> • OS1: Land North of Manor CE Academy 	<p>position on sites.</p>

Policy/Paragraph	Modification proposed	Reason
	<ul style="list-style-type: none"> • OS2: Land South West of Heslington Playing Fields • OS32: Land to North of Poppleton Juniors, Millfield Lane, Poppleton • OS4: Land at Temple Road, Copmanthorpe <p>Indicative strategic greenspace is identified, where appropriate, on strategic sites on the proposals map. The function of this greenspace is principally one of protecting the historic setting and character of the City, though other important functions including ecological impact mitigation have also informed the approach in some instances. This greenspace will be complemented by further on-site provision of local green and open space (as required in this and other relevant sections of the plan), and both should be planned cohesively in order, where appropriate, to:</p> <ul style="list-style-type: none"> • manage impacts on the cities historic character and setting; • mitigate and compensate for ecological impacts, and provide for ecological enhancement; • meet open space requirements arising from new development; • accommodate drainage infrastructure, flood storage and attenuation; • retain and enhance landscape and heritage features; and • frame pedestrian and cycle linkage. <p>The precise delineation and extent of strategic greenspace will be set through detailed masterplanning and the planning process, and the areas indicated on the proposals map are a guide to general extent based on current understanding of site and other conditions.</p>	
Para 9.18	As part of the Local Plan process, the Open Space, Sport and Recreation Study (2008) has been updated with the Local Plan Evidence Base Study: Open Space and Green Infrastructure (2014) <u>and Update (2017)</u> . The designated sites have been revisited and reassessed and all open space has been audited which has resulted in new sites being identified. These are all shown on the proposals map.	To provide an update.
Para 9.19	Proposals that require the delivery of open space through new development should explain how the proposed on-site provision and off-site contributions comply with the Open	To provide an update

Policy/Paragraph	Modification proposed	Reason
	Space standards shown in the Table 9.1 below , the Local Plan Evidence Base Study: Open Space and Green Infrastructure (2014) <u>and Update (2017)</u> and the City of York Commuted Sum Payments for Open Space in New Developments – A Guide for Developers (updated 1 st June 2014) and any further updates of these studies.	
Table 9.1 Open Space Standards	Delete.	To future proof the plan as standards are likely to change over the lifetime of the plan.
New Policy	<p><u>Policy GI7: Burial and Memorial Grounds</u></p> <p><u>Planning permission for the use of land as a burial/memorial ground will be granted provided that:</u></p> <ul style="list-style-type: none"> <u>i. there is an identified local need;</u> <u>ii. the site is accessible by public transport;</u> <u>iii. surface water drainage is adequate and there is no threat to groundwater quality;</u> <u>iv. the proposal would not have an adverse impact on the landscape quality nearby, the historic character and setting of York or residential amenity; and</u> <u>v. the proposal includes a land management and maintenance programme.</u> 	To provide the criteria for assessing proposals for burial and memorial grounds.
New Paragraph	<p><u>Explanation</u></p> <p><u>Some cemeteries and burial grounds are near to capacity in a number of locations within the Authority area. During the lifetime of the Plan there may be a shortage of burial spaces and we should be aware that as the local population ages the demand for further provision for burial grounds will increase. It is important that burial grounds are accessible and do not adversely affect the amenity of local residents.</u></p>	To support new policy GI7.
Section 10: Managing Appropriate Development in the Green Belt		
Policy GB1: Development in the Green Belt	<p>Within the Green Belt, planning permission for development will only be granted where:</p> <ul style="list-style-type: none"> i. the scale, location and design of development would not detract from the openness of 	To add clarity.

Policy/Paragraph	Modification proposed	Reason
	<p>the Green Belt;</p> <p>ii. it would not conflict with the purposes of including land within the Green Belt; and</p> <p>iii. it would not prejudice <u>or</u> harm those elements which contribute to the special character and setting of York.</p> <p>AND it is for one of the following purposes:</p> <ul style="list-style-type: none"> • agriculture and forestry; or • appropriate facilities for outdoor sport and outdoor recreation; or • cemeteries; or • limited infilling in existing settlements; or • limited extension, alteration or replacement of existing buildings; or • limited affordable housing for proven local needs; or • limited infilling or redevelopment of existing developed sites; or • minerals extraction, provided high environmental standards are attainable; or • essential engineering operations including waste disposal; or • local transport infrastructure including highways work and Park & Ride facilities; or • the reuse of buildings; or • development brought forward under a Community Right to Build Order; or • renewable energy schemes, where it can be proved that the location is necessary for technical reasons and wider environmental benefits can be demonstrated. <p>All other forms of development within the Green Belt are considered inappropriate. Very special circumstances will be required to justify instances where this presumption against development should not apply.</p>	
Section 11: Climate Change		
Policy CC1: Renewable and Low Carbon Energy	<p>Policy CC1: Renewable and Low Carbon Energy Generation <u>and Storage</u></p> <p><u>New buildings must achieve a reasonable reduction in carbon emissions of at least 28 per cent. This should be achieved through the provision of renewable and low carbon</u></p>	Previous policies are now out of date following a number of

Policy/Paragraph	Modification proposed	Reason
Generation	<p><u>technologies in the locality of the development. Proposals should set out how this will be achieved in an energy statement.</u></p> <p><u>Renewable and low carbon energy generation developments will be encouraged and supported in York. We will work with developers to ensure that suitable sites are identified and projects developed, working with local communities to ensure developments have their support. Developments on brownfield land will be encouraged.</u></p> <p><u>Significant weight will be given to the way in which renewable and low carbon generation schemes contribute to the York Climate Change Framework and Action Plan targets to reduce carbon dioxide emissions in York by 40% by 2020 and 80% by 2050, in line with the 2008 Climate Change Act.</u></p> <p><u>All applications will also need to consider the impact the scheme may have on:</u></p> <ul style="list-style-type: none"> i. <u>York's historic character and setting, including the sensitivity of the scheme to the surrounding landscape and proximity to air fields and other sensitive land use, including Conservation Areas;</u> ii. <u>local communities and residential amenity resulting from development, construction and operation such as air quality, atmospheric emissions, noise, odour, water pollution and the disposal of waste;</u> iii. <u>the location in terms of the scale of the proposal and new grid connection lines;</u> iv. <u>national and internationally designated heritage sites or landscape areas, including the impact of proposals close to their boundaries;</u> v. <u>nature conservation sites and features, biodiversity and geodiversity, including protected local sites and other sites of nature conservation importance, and potential effects on setting, habitats, species and the water supply and hydrology of such sites;</u> vi. <u>the road network, taking account the accessibility of the site by road and public transport and also the proximity to the renewable fuel source; and</u> vii. <u>agriculture and other land based industries.</u> 	<p>changes to government legislation and guidance. Local strategic priorities have also altered. The revised policies more strongly tie together the social and economic benefits of low carbon developments which consider sustainable design and construction principles.</p>

Policy/Paragraph	Modification proposed	Reason
	<p><u>Proposals for renewable and low carbon energy storage developments will be supported and encouraged. Developments should be sited a suitable distance from major residential areas and have suitable fire suppression procedures.</u></p> <p><u>Any application for renewable energy would need to meet the criteria above and consider the areas of potential and other technical requirements identified in the Council's most up to date Renewable Energy Study.</u></p> <p><u>Strategic sites will be required to produce Energy Masterplans to ensure that the most appropriate low carbon, renewable and energy efficient technologies are deployed at each site, taking into account local factors and the specifics of the masterplans.</u></p> <p>The generation of renewable and low carbon energy will be supported and encouraged within the context of sustainable development and responding to climate change. New developments will be required to incorporate renewable and low carbon sources of energy and energy efficiency.</p> <p>Significant weight will be given to the wider environmental, economic and social benefits arising from renewable energy schemes together with individual and cumulative effects that schemes may have on:</p> <ul style="list-style-type: none"> i. local communities and residential amenity resulting from development, construction and operation such as air quality, atmospheric emissions, noise, odour, water pollution and the disposal of waste; ii. the location in terms of the scale of the proposal, new grid connection lines, the visual impact on York's historic character and setting, the sensitivity of the surrounding landscape and proximity to air fields and other sensitive landuse; iii. national and internationally designated heritage sites or landscape areas, including the impact of proposals close to their boundaries; iv. nature conservation sites and features, biodiversity and geodiversity, including internationally designated and other sites of nature conservation importance, and 	

Policy/Paragraph	Modification proposed	Reason
	<p>potential effects on setting, habitats, species and the water supply and hydrology of such sites;</p> <p>v the road network, taking account of the accessibility of the site by road and public transport and also the proximity to the renewable fuel source; and</p> <p>vi agriculture and other land based industries.</p> <p>—</p> <p>The following sites are allocated for Renewable Energy (Solar Farms) and are identified on the proposals map:</p> <ul style="list-style-type: none"> • RE1:Knapton Moor 2, Wetherby Road • RE2:Land to the North West of Hermitage Farm (a-b) • RE3:Land at Harewood Whin, Rufforth (a-d) <p>Any application for renewable energy would need to meet the criteria above and consider the areas of potential and other technical requirements identified in the Council's most up to date Renewable Energy Study.</p>	
<p>Paras 11.2-11.8</p>	<p>Delete previous explanation text and replace with the following:</p> <p><u>Renewable energy is: “energy that is derived from natural processes (e.g. sunlight and wind) that are replenished at a higher rate than they are consumed. Solar, wind, geothermal, hydropower, bioenergy and ocean power are sources of renewable energy” (International Energy Agency). Renewable and low carbon energy generation includes absorption cooling, biomass, CHP, ground cooling, GSHP, PV, solar hot water and wind energy.</u></p> <p><u>Local Planning Authorities have a statutory obligation, under Section 19(1A) of the Planning and Compulsory Purchase Act 2004 to include “policies designed to secure that the development and use of land in the local planning authority’s area contribute to the mitigation of, and adaptation to, climate change”. The National Planning Policy Framework (2012) (NPPF) recognises the key role of planning in securing “radical reductions in greenhouse gas emissions” and states that Local Planning Authorities should “have a</u></p>	<p>See above, proposed new paragraphs support the revised Policy CC1.</p>

Policy/Paragraph	Modification proposed	Reason
	<p><u>positive strategy to promote energy from renewable and low carbon sources” and “consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources”.</u></p> <p><u>Policy CC1 encourages the development of renewable and low carbon energy generation. The York Renewable Energy Study (2014) assessed the city’s potential for generating renewable energy and concluded that there is potential to generate renewable energy from a variety of available sources including wind, solar and hydro. The study also assessed the impacts of such potential on the city and recommends potential areas where renewable energy could be considered in the future (subject to further feasibility studies and full planning processes.)</u></p> <p><u>The Renewable Energy Study (2014) included a series of maps which highlight potential areas across the city that could be considered for renewable energy generation in the future. These maps are to encourage consideration of renewable energy generation only. This does not preclude future projects from coming forward that are not highlighted in this study. However, all applications will need to meet Policy CC1.</u></p> <p><u>To assist in the assessment of proposals coming forward the Council will encourage applicants to use Managing Landscape Change: Renewable and Low Carbon Energy Developments – A Sensitivity Framework of North Yorkshire and York (2012) in preparing their planning applications for renewable electricity and heat production installations. Commercial scale proposals for low carbon and renewable energy schemes that respond favourably to the opportunities and sensitivities identified in these documents and which meet the Spatial Principles, will be encouraged and supported.</u></p> <p><u>Energy storage is crucial to increasing the proportion of renewable and low carbon energy in the system. This is an emerging area and the Council will continue to work with relevant experts to ensure that suitable energy storage opportunities are identified and brought forward. Supplementary Planning Guidance will be produced in due course, including on safety requirements for storage sites.</u></p>	

Policy/Paragraph	Modification proposed	Reason
	<p><u>Carbon reduction</u></p> <p><u>Alongside the planning obligation outlined in the Planning and Compulsory Purchase Act (2004) and NPPF as outlined in above, the UK government is committed to achieving carbon reduction targets outlined in the UK Climate Change Act (2008) and the ratified Paris Agreement.</u></p> <p><u>At a local level, CYC have outlined their commitment to achieving carbon reduction targets of 40% by 2020 and 80% by 2050, within the Climate Change Framework for York. This is in line with the binding national targets set in the Climate Change Act. CYC outline in their City Vision 2030, that York aspires to be the ‘greenest city in the north’, where ‘sustainability underpins everything that we do’. Setting a target for carbon reduction that goes beyond the Target Emission Rate of Part L of the Building Regulations will enable York to deliver on this ambition.</u></p> <p><u>Part 1 of the Planning and Energy Act (2008) gives powers to LPAs to set policy to reduce carbon emissions in new developments. Point “a” gives powers to require that a proportion of energy used in a development is from renewable or low carbon sources. This was not amended in the Deregulation Act and therefore these powers remain.</u></p> <p><u>Whilst the Deregulation Act removed point “c” which relates to powers to set targets to exceed the energy efficiency requirements of Building Regulations, it is possible that compliance with a carbon reduction target will be more cost effective with the deployment of enhanced energy efficiency measures rather than renewable and low carbon sources. The Council will therefore permit developments to comply with the target of at least a 28% reduction in carbon emissions through either enhanced energy efficiency measures, use of renewable and low carbon sources, or a mix of both, where appropriate.</u></p> <p><u>The target of 28% is aligned to the Committee on Climate Change’s analysis of the Fourth Carbon Budget of the Climate Change Act, which determines the most cost-effective path for reducing emissions from buildings. This target applies to all developments</u></p>	

Policy/Paragraph	Modification proposed	Reason
<p>Policy CC2: Sustainable Design and Construction</p>	<p>Policy CC2: Sustainable Design and Construction of <u>New Development</u></p> <p><u>Developments which demonstrate high standards of sustainable design and construction will be encouraged. Development proposals will be required to demonstrate energy and carbon dioxide savings in accordance with the energy hierarchy: reducing energy demand, using energy and other resources efficiently and generating low carbon or renewable energy. Development proposals will be expected to consider good practice adaptation principles for climate resilience in their design, construction and operation.</u></p> <p><u>Sustainable Design and Construction of New Development</u> <u>Proposals will be supported where they meet the following:</u></p> <p>i. <u>All new residential buildings should:</u></p> <ul style="list-style-type: none"> • <u>achieve at least a 19% reduction in Dwelling Emission Rate compared to the Target Emission Rate (calculated using Standard Assessment Procedure (SAP) methodology as per Part L1A of the Building Regulations 2013); and</u> • <u>achieve a water consumption rate of 110 litres per person per day (calculated as per Part G of the Building Regulations).</u> <p><u>All new non-residential buildings with a total internal floor area of 100m² or greater should achieve BREEAM ‘Excellent’ (or equivalent);</u></p> <p><u>Strategic Site developments should undertake a BREEAM Communities assessment (or equivalent);</u></p> <p>ii. <u>All new residential and non-residential developments will be required to submit an Energy Statement which demonstrates how these requirements will be met. This should include a sustainability checklist, which shows how principles for sustainable design, construction and operation will be achieved.</u></p>	<p>Previous policies are now out of date following a number of changes to government legislation and guidance. Local strategic priorities have also altered. The revised policies more strongly tie together the social and economic benefits of low carbon developments which consider sustainable design and construction principles.</p>

Policy/Paragraph	Modification proposed	Reason
	<p><u>Conversion of Existing Buildings and Change of Use</u> <u>Applications for conversion of existing residential buildings or change of use to residential should achieve BREEAM Domestic Refurbishment 'Very Good' and non-residential conversions or change of use will need to achieve BREEAM 'Excellent'.</u></p> <p><u>Consequential Improvement to Existing Dwellings</u> <u>When applications are made to extend dwellings, proposals will be expected to demonstrate reasonable and proportionate improvements to the overall energy performance of the dwelling. This will be in addition to the requirements of Part L of the Building Regulations.</u></p> <p>All new development will be expected to consider the principles of sustainable design and construction and to make carbon savings through reducing energy demand, using energy and other resources efficiently and by generating low carbon/renewable energy in accordance with the energy hierarchy.</p> <p><u>Sustainable Design and Construction of New Development</u> <u>Proposals will be supported where they meet the following:</u></p> <p>i. all new developments will be required to submit a Sustainability Statement including: — a Low Carbon Energy Strategy, and — an outline of how key principles for sustainable design and construction and operation will be achieved.</p> <p>ii. pre the introduction of the expected Housing Standards Review and zero Carbon targets, all new residential buildings should achieve Code for Sustainable Homes Level 4;</p> <p>iii. all new non-residential buildings should achieve BREEAM 'Excellent' (or equivalents);</p> <p>iv. all new developments will demonstrate as part of their Low Carbon Energy Strategy, how they will achieve current Part L standards of Building regulations, and how the zero carbon homes standards once introduced will be achieved (including Allowable Solutions). Developers will be required to achieve zero carbon standards through</p>	

Policy/Paragraph	Modification proposed	Reason
	<p>energy efficiency and carbon compliance on site. Where this is not technically possible or viable, developers will be expected to explore with the council meeting zero carbon standards through local off-site Allowable Solutions;</p> <p>v. Strategic Site allocation would need to undertake a BREEAM Communities Assessment (or equivalent);</p> <p>Conversion of Existing Buildings and Change of Use</p> <p>vi. applications for conversion of existing residential buildings or change of use to residential will need to achieve BREEAM Domestic Refurbishment 'Very Good' and non residential conversions or change of use will need to achieve BREEAM 'Excellent';</p> <p>Consequential Improvements to Existing Dwellings</p> <p>vii. when applications are made to extend dwellings, proposals will be expected to demonstrate reasonable and proportionate improvements to the energy performance of the dwelling. This will be in addition to the requirements under Part L of the Building Regulations;</p> <p>District Heating and Combined Heat and Power Networks</p> <p>viii. where technically viable, appropriate for the development, and in areas with sufficient existing or potential heat density, developments of 1,000 or more square metres or 10 dwellings or more (including conversions where feasible) should propose heating systems according to the following hierarchy:</p> <ul style="list-style-type: none"> — a. Connection to existing district heating networks. — b. Construction of a site wide district heating network served by a new low carbon heat source. — c. Collaboration with neighbouring development sites or existing heat loads/sources to develop a viable shared district heating network. — d. In areas where district heating is currently not viable, but there is potential for future district heating networks, all development proposals will need to demonstrate how sites have been designed to allow for connection to a future district heating 	

Policy/Paragraph	Modification proposed	Reason
	<p>network-</p> <p>All of the above policy requirements are required unless it can be demonstrated that such requirements are not technically or economically viable.</p>	
<p>Paras 11.9-11.32</p>	<p><u>Policy CC2 aims to ensure that all new developments achieve high standards of sustainable design and construction, by minimising greenhouse gas emissions, using resources efficiently, enhancing climate change resilience and promoting health and wellbeing. A Sustainability Statement (including a Low Carbon Energy Strategy and a Sustainability Checklist) will be required for all new residential and non-residential applications.</u></p> <p><u>Energy efficiency</u></p> <p><u>Research carried out by Carbon Descent on behalf of the Council indicated that, without positive intervention to reduce CO₂ emissions, emissions in York will rise by around 31% by 2050.⁴ The report highlights the substantial role that energy efficiency measures, and renewable energy or low carbon energy generation will need to play in both residential and non-residential development if the city is to meet its own greenhouse gas emissions targets for 2020 and 2050, and the Climate Change Act's 2050 target.</u></p> <p><u>The Deregulation Act 2015, the ministerial statement following the Housing Standards Review, and the HM Treasury report ('Fixing the foundations: creating a more prosperous nation') all directly affect Policy CC2: Sustainable Design and Construction for housing. Currently, councils in England can no longer demand energy efficiency improvements beyond the requirements of Building Regulations, require new homes to achieve zero carbon standards, implement 'allowable solutions', or ask for new housing to meet any level of the Code for Sustainable Homes (CfSH). However, a 19% reduction in Building Emission Rate versus Target Emission Rate is allowable until the commencement of the amendment to the Energy and Planning Act 2008; this is equivalent to energy performance required for CfSH level 4.</u></p>	<p>See above, proposed new paragraphs support the revised Policy CC2.</p>

⁴ Carbon Descent 2010: Carbon modeling study for York.

Policy/Paragraph	Modification proposed	Reason
	<p><u>Future changes to energy efficiency legislation</u> <u>From April 2018, private landlords must ensure their properties in England and Wales reach at least an Energy Performance Certificate (EPC) rating of E, under the Energy Efficiency (Private Rented Property)(England and Wales) Regulations 2015. This legislation will require improvements to all F and G rated properties, subject to exemptions.</u></p> <p><u>Water efficiency</u> <u>The new optional technical standard for water consumption in the home states that LPAs may request new housing developments to achieve 110 litres/person/day (compared to the 125 litres/person/day required in current Building Regulations Part G), where they can justify the need.</u></p> <p><u>Yorkshire Water is classified as being under ‘moderate stress’ by the Environment Agency (2013), for current and future scenarios. The Humber river basin district river basin management plan states that ‘implementing water efficiency measures is essential to prepare and be able to adapt to climate change and increased water demand in future’. It also cites local plan policies requiring 110 litres/person/day in new homes as an effective measure for water demand management in the area.</u></p> <p><u>BREEAM</u> <u>BREEAM is used widely in local planning policy in the UK to demonstrate high standards of sustainable design and construction. Achieving the BREEAM ‘Excellent’ standard requires mandatory minimum standards, which go beyond the minimum requirements of building regulations.</u></p> <p><u>Consequential Improvements</u> <u>It is estimated that 80% of buildings in the UK will still be in use by 2050. As such, it is important that these buildings use energy in the most efficient way. Of the total number of planning applications received in York, almost 50% of them are for householder development.</u></p>	

Policy/Paragraph	Modification proposed	Reason
	<p><u>'The Condition of Private Housing in York' (BRE 2015) report indicates the potential for improving the energy performance of existing homes. The report estimates that within the private sector in York there are 10,037 dwellings (13%) with less than 100mm of loft insulation, and only 22% of dwellings with lofts have 250mm+ of loft insulation. There are an estimated 22,608 dwellings (~30%) with un-insulated cavity walls and 13,839 with solid walls (~19%). As such, the Council will support and encourage consequential improvements when applications for extensions to dwellings are made to help improve energy efficiency. Since consequential improvements for non-residential buildings are required for the Building Regulations this part of the policy focuses solely on housing. The Council will support homeowners in delivering efficiency improvements by identifying financial support initiatives that are applicable to the proposed energy efficiency measures.</u></p> <p><u>The Council will encourage the most of straightforward opportunities for improvement such as loft and cavity wall insulation, draught proofing, improved heating controls and replacement boilers. The improvements sought by the Council will be reasonable and proportionate to the costs of the extension/development proposed and the measures of CO₂ reduction benefit.</u></p> <p><u>Climate resilience</u></p> <p><u>National and local climate change risk assessments demonstrate the current and predicted future impacts of climate change in the UK. The NPPF states that planning plays a key role in minimising vulnerability and providing resilience to the impacts of climate change. For the built environment, the priority areas for adaptation are considered to be flood management and sustainable drainage, water efficiency and minimising risks from overheating.</u></p> <p><u>For York, the anticipated annual costs of damage from climate-related incidents is predicted to be between £95m and £158m by 2050. Developments which conduct a climate risk assessment and include adaptation measures to minimise climate related risks and costs of damage will be encouraged.</u></p>	

Policy/Paragraph	Modification proposed	Reason
<p>New Policy</p>	<p><u>CC3: District Heating and Combined Heat and Power Networks</u></p> <p><u>The Council strongly supports the development of decentralised energy, including (C)CHP distribution networks.</u></p> <p><u>All new developments will be required to connect to (C)CHP distribution networks where they exist, or incorporate the necessary infrastructure for connection to future networks, unless it can be clearly demonstrated that doing so is not feasible or that utilising a different energy supply would be more sustainable.</u></p> <p><u>Proposals for development within heat priority areas and all sufficiently large or intensive developments must demonstrate that heating and cooling technologies have been selected in accordance with the following heating and cooling hierarchy, unless it can be clearly demonstrated that such requirements are not economically viable and/ or that an alternative approach would be more sustainable:</u></p> <ul style="list-style-type: none"> i. <u>Connection to existing (C)CHP distribution networks;</u> ii. <u>Site wide renewable distribution networks including renewable (C)CHP;</u> iii. <u>Site wide gas-fired (C)CHP distribution networks;</u> iv. <u>Renewable communal heating/ cooling networks;</u> v. <u>Gas-fired communal heating/ cooling networks;</u> vi. <u>Individual dwelling renewable heating; and</u> vii. <u>Individual dwelling heating, with the exception of electric heating.</u> <p><u>All (C)CHP systems are required to be scaled and operated in order to maximise the potential for carbon reduction. Developments that do not connect to or implement (C)CHP or communal heating networks should be 'connection-ready'.</u></p> <p><u>Energy Statements must be provided to demonstrate and quantify how development will comply with the energy requirements of this policy. Sustainability and energy statements should set out a level of detail proportionate to the scale of development. The Council will</u></p>	<p>Previous policies are now out of date following a number of changes to government legislation and guidance. Local strategic priorities have also altered. The revised policies more strongly tie together the social and economic benefits of low carbon developments which consider sustainable design and construction principles.</p>

Policy/Paragraph	Modification proposed	Reason
	<p><u>work proactively with applicants on major developments to ensure these requirements can be met.</u></p>	
<p>New paragraphs</p>	<p><u>The NPPF requires the Local Plan to have a positive strategy to mitigate and adapt to climate change in line with the objectives and provisions of the Climate Change Act 2008. LPAs should adopt proactive strategies and design their policies to maximise renewable and low carbon energy development, and identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems.</u></p> <p><u>The UK Government Heat Strategy outlines the significant role that (C)CHP could play in decarbonising the UK gas grid, offering a future-proofed, flexible and efficient solution to local energy supply. The Climate Change Action Plan for York also recognises that to achieve the ambitious 2020 city-level target of a 40% reduction in carbon emissions, and the 2050 target of the Climate Change Act 2008, new developments will need to maximise decentralised energy and Combined Heat and Power schemes.</u></p> <p><u>‘Decentralised energy’ is energy that is generated near to the point of use, rather than at a large plant farther away, supplied through the national grid. (C)CHP refers to both combined cooling, heating and power (CCHP) and combined heating and power (CHP). Where the policy refers to ‘communal heating/cooling networks’, this refers to systems that distribute heating and cooling to a number of dwellings within one building but do not use (C)CHP as their source (i.e. they do not include power generation). ‘Distribution networks’ are systems that connect two or more distinct buildings.</u></p> <p><u>(C)CHP distribution networks can work at a range of scales from a single building up to a city and can provide low or zero carbon power, heat and cooling in a cost-effective, efficient and environmentally sound way. (C)CHP removes the need for individual gas boilers and large plant rooms, which provides flexibility in building design and maximises space for living and amenity.</u></p> <p><u>The Council will strongly support the use of decentralised energy in new developments,</u></p>	<p>See above, proposed new paragraphs support new Policy CC3.</p>

Policy/Paragraph	Modification proposed	Reason
	<p><u>and particularly (C)CHP distribution networks, with the aspiration that this will help achieve the targets set in the Climate Change Action Plan for York. The Council will work with developers during pre-application discussions, in order to facilitate the development of district heating networks and buildings that are 'connection ready'.</u></p> <p><u>A Leeds City Region-wide heat mapping study in 2014 identified 91 financially viable district heating opportunities across the region, including in York. Two heat network schemes in York Central and the surrounding city of York and surrounding the area of York Hospital have since been further developed in feasibility studies which demonstrate financial viability. Therefore, there is a strong evidence base to support the viability of heat networks in York.</u></p> <p><u>All new developments should select heating systems in accordance with the heating and cooling hierarchy. Applying a hierarchical approach to the selection of heating and cooling technologies offers a reasoned method through which to make the most appropriate choice and encourages the use of the solution with the lowest carbon emissions.</u></p> <p><u>Where developments fall within heat priority areas, as shown on the Heat Priority Area Map, the provision of new (C)CHP distribution networks should be considered feasible unless it can clearly be demonstrated otherwise for financial, technical or sustainability reasons.</u></p> <p><u>Outside the heat priority areas, the provision of new (C)CHP distribution networks should be considered feasible for sufficiently large or intensive developments, unless it can be clearly demonstrated otherwise for financial, technical or sustainability reasons. Where sites have a variable density and it can be shown that the use of a (C)CHP distribution network across the whole of the site is not feasible, consideration must be given to a partial solution on the higher density elements of the site.</u></p> <p><u>Sufficiently large or intensive developments are defined as any of the following:</u></p>	

Policy/Paragraph	Modification proposed	Reason															
	<ul style="list-style-type: none"> <u>residential only developments of at least 50 dwellings per hectare and/or at least 300 dwellings;</u> <u>residential only developments of 35 dwellings or more that are located near a significant source of heat; and</u> <u>mixed developments of 50 dwellings or more that include either two or more uses or a single use that would consume significant amounts of energy, such as a swimming pool.</u> <p><u>It would be expected that the most appropriate solution for minor residential developments would be to incorporate future proofing measures to allow for the subsequent connection of the building to larger heat networks as they are constructed. Developments will be 'connection-ready' if they use a centralised communal wet heating system rather than individual gas boilers or electric heating and safeguard the appropriate pipe routes and plant room space for the installation of Heat Interface Units (see Table 3). Proposals must comply with the minimum requirements outlined in the Chartered Institute of Building Services Engineers (CIBSE) Code of Practice for Heat Networks.</u></p> <p><u>Table 1: Indicative space requirements for heat exchange substation equipment within building plant rooms</u></p> <table border="1" data-bbox="524 938 1713 1204"> <thead> <tr> <th data-bbox="524 938 902 1054">Heating Capacity, kW (space heating + ventilation)</th> <th data-bbox="902 938 1263 1054">Approximate building size, m3</th> <th data-bbox="1263 938 1713 1054">Space required by the heating equipment, m2</th> </tr> </thead> <tbody> <tr> <td data-bbox="524 1054 902 1094">30</td> <td data-bbox="902 1054 1263 1094">1,000-1,500</td> <td data-bbox="1263 1054 1713 1094">2</td> </tr> <tr> <td data-bbox="524 1094 902 1134">200</td> <td data-bbox="902 1094 1263 1134">10,000-15,000</td> <td data-bbox="1263 1094 1713 1134">4</td> </tr> <tr> <td data-bbox="524 1134 902 1174">400</td> <td data-bbox="902 1134 1263 1174">20,000-30,000</td> <td data-bbox="1263 1134 1713 1174">5</td> </tr> <tr> <td data-bbox="524 1174 902 1204">800</td> <td data-bbox="902 1174 1263 1204">40,000-60,000</td> <td data-bbox="1263 1174 1713 1204">6</td> </tr> </tbody> </table>	Heating Capacity, kW (space heating + ventilation)	Approximate building size, m3	Space required by the heating equipment, m2	30	1,000-1,500	2	200	10,000-15,000	4	400	20,000-30,000	5	800	40,000-60,000	6	
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Section 12: Environmental Quality and Flood Risk																	
Para 12.2	<p>There are a number of areas within York where the Council is failing to meet its legal requirement to comply with national health based air quality objectives are being exceeded. Despite the introduction of two <u>three</u> Air Quality Action Plans (AQAPs) the health based annual average NO₂ objective continues to be exceeded at many</p>	<p>To add clarity and to provide an update.</p>															

Policy/Paragraph	Modification proposed	Reason
	<p>locations particularly within the <u>around the inner ring road and city centre</u> and more recently further air quality issues have been identified in suburban locations. <u>The main source of air pollution in York is traffic.</u> Given that air is not static and pollutants are generated across the city as people travel between places, emissions to air must be considered in a city wide context to address cumulative air quality impacts.</p>	
New Paragraph	<p><u>York has developed an overarching Low Emissions Strategy (2012) (LES) which aims to reduce tailpipe emissions from individual vehicles and encourage the uptake of alternative fuels and low emission vehicle technologies. City of York Council's Air Quality Action Plan 3 (2015) (AQAP3) sets out how York intends to continue to deliver this ambitious and pioneering LES and to work towards becoming an internationally recognised ultra-low emission city. Headline measures for consideration include provision of low emission infrastructure and reducing emissions from new development.</u></p>	To provide an update.
Para 12.3	<p>Control of development through the planning process is one of the key delivery mechanisms by which potential adverse environmental impacts or adverse human health effects can be controlled. , helping to achieve two of the Council's corporate priorities: the protection of vulnerable people and protection of the environment. By allowing appropriate development and encouraging good design, planning policies and decisions should minimise the adverse impacts of development and, where possible, enhance the natural and local environment.</p>	To remove reference to previous Council Plan.
Policy ENV1: Air Quality	<p>Development will only be permitted if the impact on air quality is acceptable and mechanisms are in place to mitigate adverse impacts and reduce <u>prevent</u> further exposure to poor air quality. This will help to protect human health.</p> <p>To establish whether air quality impacts are acceptable all minor and major planning applications are required to identify sources of emissions to air from the development and submit an Emissions Statement. <u>This should qualitatively identify all new emissions likely to arise as a result of the proposal and demonstrate how these</u> identifying how these emissions will be minimised and mitigated against as part of the development. For major developments a more detailed <u>quantitative</u> Emissions Strategy may be required. <u>This must to fully assess and quantify total site emissions in terms of potential damage costs to both health and the environment both with and without mitigation measures in place.</u></p>	To add clarity.

Policy/Paragraph	Modification proposed	Reason
	<p>Further guidance will be made available to assist applicants with this process. For major developments with <u>potentially significant</u> air quality impacts, a full Air Quality Impact Assessment should be undertaken to establish the resultant impact on local air quality (in terms of change in ambient concentrations of air pollutants <u>within the vicinity of the development site</u>).</p> <p><u>Where a development will introduce new relevant exposure in an area of existing, or future air quality concern, an exposure assessment will also be required. This should detail current and expected air quality conditions and assess the suitability of the location for human occupation. Where there is potential for new occupants to be exposed to unacceptable levels of air pollutants, an exposure mitigation strategy will be required.</u></p> <p>The Council will review the significance of the air quality impacts in line with <u>local and national guidance</u>. The exercise of professional judgement by both the organisation preparing the air quality assessment and the local authority officers when they evaluate the findings is an important part of the assessment of significance. Evaluation of air quality impacts will take into account factors such as the number of people affected, the absolute levels and the predicted magnitude of the changes in pollutant concentrations. The evaluation will also take into account <u>of how the impacts relate to the requirements of local air quality principles the likely emissions impacts associated with the development and if the proposed mitigation is considered reasonable and proportionate. New development should support and contribute towards delivery of City of York Council's Air Quality Action Plan (AQAP).</u></p>	
<p>Para 12.4</p>	<p>Figure 12.1 overleaf shows York's current Air Quality Management Areas (AQMAs) and areas where elevated levels of NO₂ have been recorded. During the lifetime of the plan, areas of air quality concern may change and further AQMAs may need to be declared in the future.</p>	<p>To add clarity.</p>
<p>Para 12.6</p>	<p>Applicants must use 'best endeavours' to minimise total emissions from their sites, including transport to and from them. This will include requirements to promote and incentivise the use of low emission vehicles and fuels and in some cases the provision of, or financial contribution towards the cost of low emission vehicles and associated</p>	<p>To add clarity.</p>

Policy/Paragraph	Modification proposed	Reason
	<p>infrastructure. Examples include the provision of on-site electric vehicle recharging infrastructure and/or financial support for the provision low emission public transport services such as public transport and waste collection. The actual measures required will be site specific depending on the scale and location of the development and the connecting transport routes. A Low Emission Supplementary Planning Document (SPD) will be prepared which will set out how the Council will consider and how applicants should approach, planning applications that could have an impact on air quality. <u>Minor planning applications are those proposals for 9 or less dwellings/up to 1,000sqm commercial floorspace and major planning applications are those proposals for 10 or more dwellings/over 1,000sqm commercial floorspace).</u> The SPD will include an Emissions Statement pro forma, to accompany all minor planning applications (proposals for 9 or less dwellings/up to 1,000sqm commercial floorspace) and major planning applications (proposals for 10 or more dwellings/over 1,000sqm commercial floorspace).</p>	
<p>Para 12.7</p>	<p>A detailed Emissions Assessment and/or a full Air Quality Impact Assessment are likely to be required for major planning applications that:</p> <ul style="list-style-type: none"> • generate or increase traffic congestion; • give rise to significant change in traffic volumes i.e. +/- 5% change in annual average daily traffic (AADT) or peak hour flows within AQMAs or +/- 10% outside AQMAs; • give rise to significant change in vehicle speeds i.e. more than +/- 10 kilometres per hour on a road with more than 10,000 AADT (or 5,000 AADT where it is narrow and congested); • significantly alter the traffic composition on local roads, for example, increase the number of heavy duty vehicles by 200 movements or more per day; • include significant new car parking, which may be taken to be more than 100 spaces outside an AQMA or 50 spaces inside an AQMA. This also includes proposals for new coach or lorry parks; • introduce new exposure close to existing sources of air pollutants, including road traffic, industrial operations, agricultural operations; • include biomass boilers or biomass fuelled Combined Heat and Power (CHP) plant (considerations should also be given to the impacts of centralised boilers or CHP plant 	<p>To add clarity.</p>

Policy/Paragraph	Modification proposed	Reason
	<p>burning other fuels within or close to an AQMA);</p> <ul style="list-style-type: none"> • could give rise to potentially significant impacts during construction for nearby sensitive locations (e.g. residential areas, areas with parked cars and commercial operations that may be sensitive to dust); and/or • will result in large, long-term construction sites that would generate large HGV flows (>200 movements per day) over a period of a year or more; <u>and/or</u> • <u>requires an Environmental Impact Assessment (EIA)</u> 	
<p>Para 12.12</p>	<p>The nature of the assessment required will be dependent on the scale and type of the proposed development. Further guidance is set out in national standards such as British Standard 5228-2: Code of practice for noise and vibration control on construction and open sites. Vibration (2009), British Standard 6472-1: Guide to evaluation of human exposure to vibration in buildings. Vibration sources other than blasting' (2008), British Standard 4142: Method for rating industrial noise affecting mixed residential and industrial areas (1990), British Standard 8233: Sound insulation and noise reduction for buildings Code of practice (1999) and British Standard 5228-1: Code of practice for noise and vibration control on construction and open sites Noise (2009), alongside the Institute of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Light GN01 (2011). <u>British Standard 4142:2014 Method for rating industrial noise affecting mixed residential and industrial areas, British Standard 8233:2014 Sound insulation and noise reduction for buildings Code of practice, British Standard 5228-1:2009 + A1:2014 : Code of practice for noise and vibration control on construction and open sites Noise, British Standard 5228-2:2009 + A1:2014: Code of practice for noise and vibration control on construction and open sites Vibration, and British Standard 6472-1:2008 Guide to evaluation of human exposure to vibration in buildings. Vibration sources other than blasting', alongside the Institute of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and the DEFRA Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems:2005. Locally specific guidance on interpretation of these standards will be provided in a forthcoming Supplementary Planning Document.</u></p>	<p>To provide an update.</p>
<p>Para 12.23</p>	<p>Developers must submit an appropriate contamination assessment for sites that are identified as potentially contaminated land or for sites where the proposed use would be particularly vulnerable to contamination such as housing with gardens. The level of detail</p>	<p>To provide an update.</p>

Policy/Paragraph	Modification proposed	Reason
	<p>required in the assessment will be dependent on the <u>potential</u> contamination identified. As a minimum, a contamination assessment should include a Phase 1 investigation – which consists of a desk study, a site walkover and a conceptual site model. However, if contamination is known or suspected to an extent which may adversely affect the development, a Phase 2 investigation may be required to support the application. Guidance on undertaking a contamination assessment can be found in British Standard 10175, Investigation of Potentially Contaminated Sites (2011) and Model Procedures for the Management of Land Contamination (CLR11) (2004). The Yorkshire and Humberside <u>Lincolnshire</u> Pollution Advisory Council's <u>Group's</u> Development on Land Affected by Contamination <u>guidance</u> is updated annually and also provides technical guidance for developers, landowners and consultants to promote good practice for development on land affected by contamination.</p>	
Para 12.26	<p>The term “flood risk” is a combination of the probability and the potential consequences of flooding, <u>where land not normally covered by water becomes covered with water</u>, from all sources – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources.</p>	To add clarity.
Para 12.31	<p>The level of detail provided within a flood risk assessment will depend on the scale of the development and flood risks posed. The Environment Agency's flood risk matrix gives standing advice on the scope and extent of flood risk assessments. More detailed policies for determining a planning application within the resultant flood zone classification are contained in the SFRA (or its successor). <u>Guidance on the preparation of a flood risk assessment is also available in the SFRA.</u></p>	To add clarity.
Para 12.33	<p><u>The City of York Local Flood Risk Management Strategy (2015) identifies the wider set of policies and strategic plans that need to be considered in the development of any proposals and applicants should consider its content.</u> The Environment Agency's (EA) Ouse Catchment Flood Management Plan (July 2010) states that flood risk is not the same in all of the catchment. The Ouse catchment is, therefore, divided into ten sub-areas which have similar physical characteristics, sources of flooding and level of risk. This York sub-area covers the River Ouse from just upstream of York to Kelfield downstream. Policy Option 5 - Areas of moderate to high flood risk where the Environment Agency can</p>	To provide an update.

Policy/Paragraph	Modification proposed	Reason
	<p>generally take further action to reduce flood risk – has been selected for this sub-area, as the EAs vision is to reduce existing flood risk. Actions to implement the policy include:</p> <ul style="list-style-type: none"> • work in partnership to identify the requirements for improving the standard of protection at key locations; • with English Heritage identify flood risk to Scheduled Ancient Monuments; • work in partnership with City of York Council to reduce the risk of flooding from surface water; • work with landowners and other organisations to change the way land is managed on the River Foss and slow the rate at which floods are generated; and • review the current pumping regime for pumping stations at Holgate Beck and Burdyke. 	
Para 12.34	<p>The City of York Local Flood Risk Management Strategy due to be published in early 2015, will set out how many of these actions will be carried out.</p>	To provide an update.
Para 12.35	<p>Catchment Flood Management Plans are due to be incorporated within River Basin Management Plans under the Water Frameworks Directive</p>	To provide an update.
Para 12.36	<p><u>Sufficient information is required to assess the flood risk and drainage impacts of any proposed development, guidance on the required information is contained in the SFRA and the emerging City of York Council Sustainable Drainage Guidance for Developers. As a minimum, all full planning applications submitted should include:</u></p> <ul style="list-style-type: none"> • a sufficiently detailed topographical survey showing the existing and proposed ground and finished floor levels (in metres above Ordnance Datum (m AOD) for the site and adjacent properties; and • complete drainage details (including Flood Risk Assessments when applicable) to include calculations and invert levels (m AOD) of both the existing and proposed drainage system included with the submission, to enable the assessment of the impact of flows on the catchment and downstream watercourse to be made. Existing and proposed surfacing shall be specified. 	To add clarity.
Policy ENV5: Sustainable	<p>For all development on brownfield sites, surface water flow shall be restricted to 70% of the existing runoff rate (i.e. 30% reduction in runoff), unless it can demonstrated that it is not reasonably practicable to achieve this reduction in runoff.</p>	To add clarity.

Policy/Paragraph	Modification proposed	Reason
<p>Drainage</p>	<p>Sufficient attenuation and long term storage should be provided to ensure surface water flow does not exceed the restricted runoff rate. Such attenuation and storage measures must accommodate at least a 1 in 30 year storm. Any design should also ensure that storm water resulting from a 1 in 100 year event 20% (minimum) <u>plus the recommended additional flows from the latest climate change advice</u>, to account for climate change and surcharging the drainage system, can be stored on the site without risk to people or property and without overflowing into a watercourse or adjacent areas.</p> <p>Where these surface water run-off limitations are likely to be exceeded development may be approved provided sufficient facilities for the long-term storage of surface water are installed within the development or a suitable location elsewhere. Long term surface water storage facilities must not cause detriment to existing heritage and environmental assets.</p> <p>For new development on greenfield sites, surface water flows arising from the development, once it is complete (and including any intermediate stages), shall be no higher than the existing rate prior to development taking place, unless it can be demonstrated that it is not reasonably practicable to achieve this.</p> <p>Sustainable Drainage System (SuDS) methods of source control and water quality improvement should be utilised for all new development, to minimise the risk of pollution <u>and to attenuate flood volumes</u>. Such facilities should be provided on-site, or where this is not possible, close to the site.</p> <p>Where new development is proposed within or adjacent to built-up areas it should be demonstrated that retrofitting existing surface water drainage systems, in those areas for flood prevention, and SuDS within the existing built environment have been explored. Any retrofitting proposals must not damage existing environmental assets including but not limited to landscapes, trees and hedgerows and agricultural land. <u>Where possible SuDs approaches should be used to enhance and support the environmental aspects of the development.</u></p>	

Policy/Paragraph	Modification proposed	Reason
	<p>In exceptional circumstances, where SuDS methods of source control and water quality can not be provided, it must be demonstrated that:</p> <ul style="list-style-type: none"> i it is not possible to incorporate SuDS, either on site, or close to the site; and ii an acceptable means of surface water disposal is provided which does not increase the risk of flooding, does not damage existing environmental assets and improves on the current situation. <p>Measures to restrict surface water run-off rates shall be designed and implemented to prevent an unacceptable risk to contamination of groundwater. The type of SuDS used should be appropriate to the site in question and should ensure that there is no pollution of the water environment including both ground and surface waters.</p> <p>New development will not be permitted to allow ground water and/or the outflow from land drainage to enter public sewers.</p> <p>Existing land drainage systems should not suffer any detriment as a result of development.</p>	
Para 12.8	<p>The current City of York Strategic Flood Risk Assessment (2013) (SFRA) seeks to restrict surface water runoff from new development to below the extant run-off rates. Further details of how to calculate existing runoff rates are contained in the SFRA <u>and the emerging City of York Council Sustainable Drainage Guidance for Developers</u>. The latest <u>Defra climate change allowance guidance requires developers to assess the life of the development and its vulnerability over this time, developments in York will be required to provide between 15 and 50% increase in flood flows based on the likely climate change uplifts for the Humber River Basin District</u>. Support is available in the <u>Strategic Flood Risk Assessment and the emerging City of York Council Sustainable Drainage Guidance for Developers</u> document in the interpretation of national climate change guidance.</p>	To provide an update.
Para 12.9	<p>Examples of SuDs <u>are included in the emerging Sustainable Drainage Guidance for Developers</u> document which links to wider guidance including: <u>Sustainable Drainage Systems guidelines</u> include:</p>	To provide an update.

Policy/Paragraph	Modification proposed	Reason
	<ul style="list-style-type: none"> • SUDS Manual (CIRIA C697). • <u>Non-Statutory Technical Standards for Sustainable Drainage Systems (Defra March 2015).</u> • <u>Non-Statutory Technical Standards for Sustainable Drainage: Practice Guidance (The Local Authority SuDS Officer Organisation)</u> • <u>National Standards for sustainable drainage systems: Designing, constructing, operating and maintaining drainage for surface runoff, Defra, December 2014.</u> 	
New paragraph	<u>Consent may be required for drainage connections to Internal Drainage Board (IDB) managed watercourses under the terms of their byelaws, further information can be found on the York Consortium of Drainage Boards and the Kyle and Upper Ouse IDB websites.</u>	To add clarity.
Section 13: Waste and Minerals		
Para 13.1	<p>City of York is making good progress in sustainable waste management. The Council's waste management strategy is to reduce waste going to landfill through various initiatives such as the provision of a full kerbside recycling service. The tonnage disposed to landfill has fallen consistently in recent years, and the recycling rate has increased. Other waste streams generated in City of York are commercial and industrial waste; construction, demolition and excavation waste; agricultural waste; hazardous waste; low-level non-nuclear radioactive waste; and waste water/sewage sludge. <u>Whilst there are currently no active mineral workings in City of York, there is existing ancillary minerals related infrastructure.</u> but There are <u>also</u> resources of sand and gravel, brick clay, coal, oil and gas <u>hydrocarbons</u> and coal-bed methane. Whilst these minerals are known to exist, it is not known whether they could be extracted economically and there has been no <u>little</u> interest expressed by the minerals industry in working them during the preparation of <u>the Minerals and Waste Joint Plan or the City of York Local Plan.</u></p>	To add clarity.
Policy WM1: Sustainable Waste Management	<p>Sustainable waste management will be promoted by encouraging waste prevention, reuse, recycling, composting and energy recovery in accordance with the Waste Hierarchy and effectively managing all of York's waste streams and their associated waste arisings. This will be achieved in the following ways:</p> <p>i. working jointly with North Yorkshire County Council to develop capacity to manage</p>	To add clarity.

Policy/Paragraph	Modification proposed	Reason
	<p>residual municipal waste through mechanical treatment, anaerobic digestion and energy from waste;</p> <p>ii. safeguarding existing facilities as shown on the key diagram and the proposals map including Harewood Whin landfill and recycling and the household waste recycling centres at Hazel Court and Towthorpe as identified in the Minerals and Waste Joint Plan;</p> <p>iii. identifying through the Joint North Yorkshire, City of York and North York Moors Minerals and Waste Joint Plan, suitable alternative capacity for municipal waste and suitable capacity for all other waste streams, as may be required during the lifetime of the Joint Plan until 2030. plan. Priority in identifying facilities in the City of York area will be given to:</p> <ul style="list-style-type: none"> • existing waste sites; • established and proposed industrial estates, particularly where there is the opportunity to co-locate with complementary activities, reflecting the concept of 'resource recovery parks'; • previously developed land; and • redundant agricultural and forestry buildings including their curtilages, if suitably accessible for purpose. <p>iv. requiring the integration of facilities for waste prevention, re-use, recycling, composting and recovery in association with the planning, construction and occupation of new development for housing, retail and other commercial sites;</p> <p>v. promoting opportunities for on-site management of waste where it arises at retail, industrial and commercial locations, particularly in the main urban area; and;</p> <p>vi granting planning permissions for waste facilities in appropriate sustainable locations only where they would not give rise to significant adverse impacts on the amenity of local communities and the historic and natural environment, in accordance with other relevant policies in the plan.</p>	
Para 13.2	Waste was formerly viewed as a by-product of living and was disposed of by the cheapest possible method, direct to landfill without pre-treatment. In the drive to achieve sustainable	To add clarity.

Policy/Paragraph	Modification proposed	Reason
	waste management this is no longer possible. It is essential that greater emphasis is placed on avoiding waste production and managing the waste produced in the most sustainable way, making use of waste as a resource and only disposing of the residue that has no current value. National legislation, fiscal and policy measures have all contributed to driving waste up the waste hierarchy which aims first to reduce the generation of waste, followed by reuse, recycling and energy recovery. Waste should only be disposed to landfill if none of these options are viable.	
Para 13.3	For municipal waste City of York Council works closely with North Yorkshire County Council through an Inter-Authority Agreement. The councils are currently working <u>have worked</u> jointly to secure a waste treatment facility to divert biodegradable municipal waste from landfill. The preferred bidder for the contract to design, build manage and operate the new facility is AmeyCespa. North Yorkshire County Council has granted planning permission for a new mechanical treatment, anaerobic digester, energy from waste and incinerator bottom ash plant at the Allerton aggregates quarry and landfill site <u>The facility at Allerton Waste Recovery Park (AWRP) at Allerton Park near Knaresborough is at an advanced stage of construction and is expected to be fully commissioned in early 2018.</u> The new facility would reduce the amount of <u>residual municipal</u> waste going to landfill by over a minimum of 905%. <u>If this facility is delivered.</u> <u>Following the completion of the AWRP</u> no other sites will be required for the treatment of residual municipal waste arising in the City of York Council area in the plan period.	To provide an update.
Para 13.4	It is likely, however that other facilities including waste transfer stations, material recycling stations and composting sites will be required in the City of York area. Yorwaste have submitted a planning application to expand the waste facilities at their Harewood Whin site. A decision on this application is expected later in 2014. This site contains the only landfill site within the City of York area and has planning permission until 2017 to accept up to 300,000 tonnes of waste per annum. However, reduced waste volumes are being disposed of to landfill, which may allow the planning permission for the site to be extended beyond 2017. The Council also operates two household waste recycling centres at Hazel court and Towthorpe. These and the Harewood Whin site will be safeguarded during the plan period.	To provide an update.
Para 13.5	The Joint Minerals and Waste <u>Joint</u> Plan, <u>once finalised</u> , will identify suitable alternative	To add clarity.

Policy/Paragraph	Modification proposed	Reason
	<p>capacity for municipal waste and suitable capacity for all other waste streams, as may be required during the lifetime of the <u>Joint Plan</u>. The priority to be given to the range of possible sites is set out in the policy <u>Joint Plan</u>. From a strategic viewpoint it will also be important that facilities for waste prevention, re-use, recycling, composting and recovery are integrated in association with the planning, construction and occupation of new development for housing, retail and other commercial sites. Similarly it is vital in the interests of sustainable development that opportunities for on-site management of waste where it arises at retail, industrial and commercial locations, particularly in the main urban area, are promoted.</p>	
<p>Policy WM2: Sustainable Minerals Management</p>	<p>Mineral resources will be safeguarded, the consumption of non-renewable mineral resources will be reduced by encouraging re-use and recycling of construction and demolition waste and any new provision of mineral resource will be carefully controlled. This will be achieved in the following ways:</p> <ul style="list-style-type: none"> i. minimising the consumption of non-renewable mineral resources in major developments by requiring developers to demonstrate good practice in the use, reuse, recycling and disposal of construction materials; ii. identifying, if appropriate, through the Joint North Yorkshire, City of York and North York Moors Waste and Minerals and Waste Joint Plan, Mineral Safeguarding Areas and policies to avoid sterilisation of resource by non-mineral development; <u>resources to be safeguarded, safeguarded areas for minerals and ancillary transport infrastructure including sites in the City of York area; and</u> iii. safeguarding, if appropriate, through the Joint North Yorkshire, City of York North Yorkshire and North York Moors Waste and Minerals Plan, strategic facilities for the storage, handling, processing and bulk transport of primary minerals and secondary and recycled materials; and iv. identifying, if a proven need exists, through the Joint North Yorkshire, City of York and North York Moors Minerals and Waste <u>Joint Plan</u>, areas of sufficient quality for mineral extraction, in line with any agreed apportionments and guidelines. The allocation of any future areas sites in the City of York for mineral extraction will only be considered and any planning applications will only be permitted where it is ensured that: 	<p>To add clarity.</p>

Policy/Paragraph	Modification proposed	Reason
	<ul style="list-style-type: none"> • York's heritage and environmental assets are conserved and enhanced; • sites are accessible to sustainable modes of transport; • unacceptable levels of congestion, pollution and/or air and water quality are prevented; • flood risk is not increased and is appropriately managed; • proposals do not result in unacceptable adverse impacts on the historic or natural environment or the amenities of occupiers and users of nearby dwellings and buildings or on existing utilities within the site; • it is ensured that once extraction has ceased, high standards of restoration and beneficial after-uses of the site are achieved; and • there are no significant climate change impacts 	
Para 13.8	<p>This can be adopted by adopting a hierarchical approach to minerals supply which aims firstly to reduce as far as practicable the quantity of material used and waste generated, then to use as much recycled and secondary material as possible, before finally securing the remainder of material needed through new primary extraction.</p>	To add clarity.
Para 13.9	<p>Mineral Safeguarding Areas are areas of known mineral resources that are of sufficient economic or conservation value to warrant protection for generations to come. The Joint North Yorkshire, City of York and North York Moors Minerals and Waste <u>Joint Plan</u> will identify Mineral Safeguarding Areas and set out policies to avoid sterilisation of such resources by non-mineral development. Similarly the Joint Plan will safeguard any facilities required for the storage, handling, processing and bulk transport of primary minerals and secondary and recycled materials, in line with the NPPF.</p>	To add clarity
Para 13.10	<p>There are no existing mineral sites in York. The Local Aggregates Assessment has not presented specific evidence on aggregate mineral requirements for the York area. <u>Sand and Gravel Assessments were carried out in City of York area in 2013 and 2014 which concluded that the City of York has sand and gravel resources however they are highly variable in terms of their aggregate properties.</u> Furthermore there has been no recent interest expressed in the exploration or development of mineral resources in York. However, the Joint North Yorkshire, City of York and North York Moors Minerals and Waste Local Plan will examine the need for any provision in detail and any allocation of</p>	To add clarity

Policy/Paragraph	Modification proposed	Reason
	future sites or areas will only be considered and any planning applications will only be permitted where they meet the criteria set out in the policy.	
Section 14: Transport and Communications		
Para 14.9	The requirement to ensure the provision of public transport services from first occupation of the development for a period of up to 10 years, or five years after last occupation, whichever comes sooner, shall apply unless the developer can demonstrate this is not a viable option in terms of practicality and cost. <u>In such cases the developer should set-out the proposed level of public transport provision and the duration of this provision, together with a justification for this.</u>	To add clarity.
Para 14.15	Lack of sufficient safe, covered and convenient storage space for cycles in new development, particularly in residential development, can deter people from owning and using a cycle. <u>Development will be expected to be in accordance with the advice given in the latest version of the Council's Cycle Parking Guidance.</u>	To add clarity.
Policy T3: York Railway Station and Associated Operational Facilities	<p>The Plan will support development that:</p> <ol style="list-style-type: none"> i. Enhances the Listed Grade II* station and its setting that conserve and enhance its historic and natural environment, particularly those that improve the visual amenity at the station and its environs, to meet the demands of the modern rail customer; ii. increases the railway capacity at York Station (as identified on the Proposals Map) to meet changing demands on and capacity in the rail network, over the duration of the Local Plan period and beyond, <u>and to develop the station as:</u> <ul style="list-style-type: none"> • <u>a hub and gateway station for York and the wider sub-region, and</u> • <u>a hub station for high-speed rail;</u> iii. assists in the delivery of short-term public transport interchange improvements at the station in the short-to-medium-term; iv assists in the provision of a new public transport turn around and interchange facility as part of a general package of measures to improve access at York Station, by all modes, in the medium-to-long-term; v. consolidates public car parks and maintain an appropriate level of long-stay and short 	To provide an update.

Policy/Paragraph	Modification proposed	Reason
	<p>stay parking at the York Station, which is currently provided at several locations;</p> <p>vi. improves pedestrian access to within and through the station, including, but not limited to:</p> <ul style="list-style-type: none"> • links to the new interchange with further links from this to the south-western quadrant of the city centre; • links to the York Central site through the station (including pedestrian crossings of the lines); • links between the York Central site and the north-west quadrant of the city centre; • reduced pedestrian / vehicular conflict in Queen Street; • creation of public space at Tea Room Square; • improved way-finding and signage, and <p>vii. safeguards land within the York Central site, or in the operational railway land, or adjacent to the York Central site, for expanding the Siemens Trans Pennine Express depot.</p>	
Para 14.29	<p>By virtue of its short journey time to London via the East Coast Main Line, and easy interchange between King's Cross and St. Pancras, York is also well connected to mainland Europe by rail. The rail link to Manchester Airport enables it to also be linked to longer distance international travel by air. The importance of York's position on the rail network is evidenced by annual passenger flows of nearly <u>1.29</u> million between York and London and over <u>1.435</u> million between York and Leeds.</p>	To provide an update.
Para 14.31	<p>Network Rail's 'Yorkshire and Humber Route Utilisation Strategy (<u>RUS</u>), 2009' forecast the future passenger demand levels and overall growth levels for the key markets. It predicted that the total number of passengers travelling to York will increase by 41% over the next 12 years (from 2009). <u>However, since the publication of this RUS, Network Rail, working with the rail industry and wider stakeholders and partners, is required to plan for future use of and investment in the railway as part of the regulated Long Term Planning Process. The relevant workstreams in this case are the rail industry Market Studies (published in October 2013), and the East Coast Route Study. The market studies determine the required railway outputs (frequency, journey time, capacity, punctuality etc.) between</u></p>	To provide an update.

Policy/Paragraph	Modification proposed	Reason
	<u>centres to support broader Governmental objectives. The route study, due to be issued for consultation in 2017, will consider and propose the rail investments required to help deliver those outputs.</u>	
Para 14.32	The national government has determined that the necessary capacity and quality improvements for future long distance north/south movements will be provided by a new high speed rail system, HS2. The proposed network would be Y-shaped up to Leeds and Manchester with onward links to the existing East and West Coast mainlines. When complete in 2033 it will provide a much faster connection to London and the continent for travellers from the Leeds City Region and the north of England. York will have a direct link with the new high speed line and sufficient capacity is required at the station to accommodate HS2 trains calling at it. Prior to the implementation of HS2, the Intercity Express Programme (to replace ageing Inter-City 125 HST train sets on the East Coast Main Line) is expected to start in 2018. <u>Futhermore, in the 2016 Budget the Chancellor of the Exchequer announced the Government will allocate £60 million to develop options for High Speed 3 between Leeds and Manchester, as well as options for improving other major city rail links.</u>	To provide an update.
Para 14.38	A Siemens Transpennine Express depot is currently located within the existing operational railway land to the north of Leeman Road and north-west of York Station (i.e. within the York Central site, see Policy SS9). The electrification of the Trans-Pennine Line, which is expected to be completed by 2018 2022, could result in more rolling stock being maintained at the depot, and may require it to be expanded and relocated.	To provide an update.
Para 14.54	The Reinvigorate York initiative identifies schemes for turning Fossgate into a footstreet and intermediate improvements for Micklegate. Development that facilitates vehicular access restrictions or changes to carriageway widths, alignments and surfacing materials, junction layouts, footway widths and materials and hard / soft landscaping can provide a positive contribution to these schemes. <u>The Council allocated funding in 2017/18 to investigate potential changes to the traffic restrictions on Fossgate to be investigated. This may lead to improvements to the physical environment in Fossgate. Development that facilitates vehicular access restrictions or changes to carriageway widths, alignments and surfacing materials, junction layouts, footway widths and materials and hard / soft landscaping can provide a positive</u>	To provide an update.

Policy/Paragraph	Modification proposed	Reason
Para 14.58	<p><u>contribution to this, and to other schemes.</u></p> <p>The coverage and content of a TS, TA or TP will vary significantly depending on the size and type of development they are required to support. Guidance thresholds for the preparation of a TS TA or TP was contained in the Department for Communities and Local Government's / Department for Transport's 'Guidance on Transport Assessment' (2007). <u>Although this guidance was withdrawn in October 2014, the Council considers that it is, in the absence of any other national or local guidance, still relevant and appropriate. The Council shall, therefore, use it as a basis for determining whether it will require the preparation of a TS, TA or TP to support a development proposal and agreeing the scope of the resultant TS, TA or TP. In addition,</u> the Council reserves the right to request a TS, TA or TP in other instances, where the location and/or the nature of the development are considered to be particularly sensitive. In some cases where developments are in close proximity, a joint master travel management plan may be required.</p>	To provide an update.
Policy T9: Freight Consolidation	<p>Policy T9: Freight Consolidation Alternative-fuel fuelling stations and freight consolidation centres</p> <p>The Plan will support the development of a <u>Compressed Natural Gas alternative-fuel (for example, compressed natural gas (CNG)) fuelling stations and Use Class B8 fFreight cConsolidation cCentres (FCCs), at FC1: North of Mill Lane/West of A1237, Askham Bryan, as shown on the Proposals Map.</u></p> <p>The plan may also support proposals for other Freight Consolidation Centres, subject to the proposals being in compliance with the other policies in the plan and the provision of:</p> <ul style="list-style-type: none"> i.. a suitable evidence base (business plan) to demonstrate the financial viability of the proposal over the plan period; ii. a transport assessment demonstrating that: <ul style="list-style-type: none"> a. the implications of traffic distribution arising from the transfer of traffic or vehicles to particular routes does not generate detrimental impacts that it is not feasible to mitigate; and 	To reflect that site FC1 is no longer proposed to be allocated for this use.

Policy/Paragraph	Modification proposed	Reason
	<ul style="list-style-type: none"> b. impacts on the local and strategic highway network are manageable and can be mitigated; iii. an evidence base to substantiate anticipated reductions in freight (and emissions), particularly in the city centre; iv. traffic management proposals that are achievable and ‘lock-in’ the anticipated benefits; and v. a travel plan demonstrating realistic opportunities for journeys to work being undertaken by more sustainable modes of transport. 	
Para 14.65	<p>The development of a Compressed Natural Gas (CNG) fuelling station and Use Class B8 Freight Consolidation Centre at FC1: North of Mill Lane/West of A1237, Askham Bryan will provide the main opportunity to deliver these two Low Emission Strategy measures.</p>	<p>To reflect that site FC1 is no longer proposed to be allocated for this use.</p>
Policy CI1: Communications Infrastructure	<p>Proposals for high quality communications infrastructure will be supported where:</p> <ul style="list-style-type: none"> i. mobile communications infrastructure is located at an existing mast or transmission site, where it is technically and operationally feasible, unless it is particularly visually intrusive and is available for use as a shared facility; ii. the development is of an appropriate scale and design and it is sited and designed to not have any adverse impact on residential amenity of people and properties and minimise its impact on visual amenity; iii. it will be available for use as a shared facility where possible; and iv. there are no significant or demonstrable adverse impacts that outweigh the benefits of the scheme, particularly in areas of sensitivity including the Green Belt, strays, green wedges, sites of nature conservation value, conservation areas, listed buildings and their setting, <u>areas containing or in proximity to a heritage asset (including non-designated heritage assets)</u>, and areas of high visual amenity including protecting key views. <p>Where new equipment is proposed which cannot be located on an existing mast or site at</p>	<p>To add clarity.</p>

Policy/Paragraph	Modification proposed	Reason
	<p><u>its preferred location due to technical and operational constraints, operators will be required to provide evidence that they have explored the possibility of utilising alternative existing sites. This is of particular importance where the site falls within an area of sensitivity, such as the Green Belt strays, green wedges, sites of nature conservation value, conservation areas, listed buildings and their setting and areas of visual importance including key views. For sites that fall within an area of sensitivity a feasibility study should be submitted, carried out by a suitably qualified and independent professional, to justify the provision and location of the new facility. When undertaking such a feasibility study, a clear understanding of the significance of a heritage asset (including non-designated heritage assets) and its setting is necessary to develop proposals which avoid or minimise harm.</u></p> <p>In the interest of visual amenity and improvements to public realm, consideration should be given to the removal of communications infrastructure, including street facilities (equipment cabinets etc), when it ceases to be of operational benefit. In particular the Council will seek the removal and relocation of any visually intrusive masts particularly in the city centre, as and when the opportunity arises. A planning condition should be used to implement the removal of redundant masts where appropriate.</p> <p><u>Proposals will be approved wherever possible unless the adverse impacts on the special character of York significantly and demonstrably outweigh the benefits.</u></p> <p>Where proposals fall under permitted developments rights, operators are encouraged to notify the Council of any communications infrastructure installations, such as mobile phone antennas.</p>	
Para 14.69	<p>With the development of new and advanced services the demand for new infrastructure is continuing to grow. <u>Demand for digital services and applications will continue to rise rapidly, with a consequent acceleration in the amount of data being carried over networks. To support this demand, the UK needs infrastructure that is high capacity, reliable, resilient, secure, affordable and fast. For example, York is the first UK city to get 1000Mb UltraFibreOptic broadband connectivity.</u></p>	To provide an update.
New paragraphs	<u>The provision of and access to ultrafast and future-proof connectivity is now an essential,</u>	To provide an

Policy/Paragraph	Modification proposed	Reason
	<p><u>and a key enabler for the UK's Industrial Strategy, that is being supported by the Department for Culture, Media & Sport's (DCMS) full fibre city programme and other initiatives. Future development provides an ideal opportunity for the Council and other organisations to expand and continue the development of York's world-class ultrafast connectivity - both fixed and wireless - and it is vital to offer high-speed internet access as York continues to be promoted as a vanguard 'Digital City'. York must also address the growing need for high speed connectivity on the City's transport network. The coming challenge of technologies including enhanced data services, connected and autonomous vehicles and Mobility as a Service, places a requirement on the Council as Highway Authority to accommodate them and maximise the benefits their operation can offer to the City. York intends to retain its position as a leader in this area by ensuring appropriate data connectivity is available throughout the existing road network and is included where new roads and transport infrastructure are provided. This includes the use of ducting, street furniture and on-premise masts.</u></p> <p><u>In England, in 2013, changes were introduced to the Electronic Communications Code, through section 9 of the Growth and Infrastructure Act, to support the rollout of fixed broadband in all areas, apart from Sites of Special Scientific Interest. The Act introduced the need to promote economic growth when making changes to the Code. Secondary legislation (The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations amended the Code to allow "a more permissive regime" for installation of above ground fixed-line broadband electronic communications apparatus. This secondary legislation also removed the requirement for prior approval by planning authorities for broadband cabinets and poles in protected areas. This change grants planning permission through permitted development rights for the installation of: broadband street cabinets, telegraph poles and overhead lines, which can now be installed (effectively removing the requirement to underground new telecommunications cables) in any location other than Sites of Special Scientific Interest.</u></p> <p><u>These amendments to the Code were given a sunset clause of five years, and will expire in April 2018. They are designed to help speed up the deployment of superfast broadband</u></p>	<p>update.</p>

Policy/Paragraph	Modification proposed	Reason
	<p><u>and reduce uncertainty and delays for communications providers.</u></p> <p><u>Also in 2013 further changes to planning in England were made to support 4G rollout in non-protected areas including extending and widening existing masts, permitting larger and taller antennas and small cell antennas. Specific changes for protected areas saw the addition of an allowance of three antennas to masts and dish antennas to existing masts, as well as small cell antennas. In addition, Electronic Communications Code operators published, in 2013, in partnership with government organisations and other interested parties, two codes of best siting practice to complement the statutory changes.</u></p>	
<p>Para 14.71</p>	<p>Where new equipment is proposed, which cannot be located on an existing mast or site, at its preferred location, due to technical and operational constraints, operators will be required to provide evidence that they have explored the possibility of utilising alternative existing sites. This is of particular importance where the site falls within an area of sensitivity, such as the Green Belt strays, green wedges, sites of nature conservation value, conservation areas, listed buildings and their setting and areas of visual importance including key views, where developers will be requested to submit a feasibility study, carried out by a suitably qualified and independent professional, to justify the provision and location of the new facility. Proposals will be approved wherever possible unless the adverse impacts on the special character of York significantly and demonstrably outweigh the benefits.</p>	<p>Updated by additions to Policy CI1.</p>
<p>Para 14.72</p>	<p>Planning obligations may be used to ensure that new sites are available for future mast sharing subject to technical and operational constraints. <u>Reforms to the Electronic Communications Code, made through the Digital Economy Bill, will further encourage an efficient use of infrastructure by promoting site sharing.</u> The rapid pace of technological change within the industry means that fewer installations may be required in the future and so it is important that redundant installations are removed and the site fully restored (including aftercare). Such obligations may also be used to require the expeditious removal of equipment and installations once they cease to be operational. In particular the Council will seek the removal of the visually intrusive masts in the City Centre, such as those masts on the BT Hungate and Cedar Court Hotel buildings as when the opportunity arises. These masts currently have a detrimental visual impact on the York Central Historic</p>	<p>To provide an update.</p>

Policy/Paragraph	Modification proposed	Reason
	Core Conservation Area and former North East Railway Headquarters which is a Grade II* Listed Building.	

Meeting	Executive
Date	13 July 2017
Present	Councillors Carr (Chair), Aspden (Vice-Chair), Ayre, Gillies, Lisle, Rawlings, Runciman and Waller
Other Members participating in the meeting	Councillors D'Agorne and Looker

PART A - MATTERS DEALT WITH UNDER DELEGATED POWERS

14. Declarations of Interest

Members were asked to declare, at this point in the meeting, any personal interests, not included on the Register of Interests, or any prejudicial or disclosable pecuniary interests they may have in respect of business on the agenda.

It was noted that Councillor Waller was a Trustee of Leeman Millenium Green at its inception, but had not been active for some time.

15. Exclusion of Press and Public

Resolved: That the press and public be excluded from the meeting during consideration of Annexes 1 and 2 to Agenda Item 9 (Award of Contract for Security Services) and Annexes 1a, 1b, 2 and 3 to Agenda Item 10 (Establishing an Investment Budget for a Strategic Commercial Acquisition) on the grounds that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information). This information is classed as exempt under Paragraph 3 of Schedule 12A to Section 100A of the Local Government Act 1972 (as revised by the Local Government (Access to Information) (Variation) Order 2006).

16. Minutes

It was noted that the minutes of the last Executive meeting held on 29 June 2017 would be submitted to the meeting on 27 July 2017 for approval.

17. Public Participation

It was reported that there had been six registrations to speak at the meeting under the Council's Public Participation Scheme, one of which had subsequently withdrawn. The registrations were in respect of the following items:

York Central Update and Partnership Agreement

- Benjamin Hall, a resident and member of Friends of Holgate Community Garden, spoke of the community's concerns as to the proposed Chancery Rise link road (Option E within the report).

He referred to the York North West Master Planning and Infrastructure Study 2011, which highlighted Option C which ran across a 5 acre site, as a more positive choice. However, the Council had subsequently sold the site to Network Rail.

He stated that 4 options had been rendered unviable ahead of consultation and asked for reassurance that access options were being given full and balanced consideration and that the potential impact on communities would have an equal voice as to those of the individual York Central partners.

- James Pitt spoke on behalf of York Central Action, a coalition of approximately 20 community organisations, businesses and educational establishments, which had formed as it was felt that consultations being carried out regarding York Central were not giving an opportunity for people to express their views.

The Group had facilitated a number of pop up events which in turn formed an agenda for a community conference in April 2017, which resulted in 42 positive recommendations to be considered in the development of York Central.

Mr Pitt referred to the importance of decisions being taken in the public domain and asked for a more active and imaginative approach to community engagement.

- Paul Scott spoke on behalf of Friends of Holgate Community Garden regarding the consultation on access options to York Central.

He referred to the discussion at the Executive meeting on 24 November 2016 regarding genuine and meaningful consultation and called on Members to consider the design of access route consultation carefully to ensure that residents had the opportunity to shape the exercise and not just participate.

He referred to Royal Town Planning Institute guidelines on consultations which included a balance of quantitative and qualitative methods and the fair interpretation of data. He added that the publication of raw output data would give confidence that it had been interpreted fairly and asked that the weighting the consultation would have on the overall decision process be disclosed.

Local Plan

Richard France, MD of the Oakgate Group, referred to the need for balance between housing numbers and the delivery of employment land, both in and out of town, as without this there would not be a credible or deliverable plan.

Mr France referred to the Naburn site, to the south side of the City, and its potential for office accommodation, employment opportunities and transport links. He stated that the site could be deliverable immediately as there was already substantial infrastructure in place and this would complement the City centre offer of the York Central site. He added that other nearby authorities were keen to attract quality employment at our expense.

In conclusion, Mr France stated that the Executive had a duty to provide a sound deliverable Local Plan and that the site at Naburn should be part of it.

(i) York Central Update and Partnership Agreement; (ii) Proposed Outer Ring Road Improvements; and (iii) Local Plan

(i) Dave Merrett welcomed the commitment to further consultation on access options but sought assurance that the consultation would be city wide, given that the scale of the development would have major implications for traffic, congestion and air quality across the City. He asked that the background transport modelling data and air quality implications be published so that the public could make an informed response.

(ii) Mr Merrett welcomed the progression of the outer ring road upgrade and the commitment to consult on specific proposals, but again sought assurance that the consultation would be city wide, to include cycle and pedestrian groups, given the potential of such schemes to sever walking and cycling movements. He added that consultation should also be carried out at an early stage so that alterations could be made without delaying the overall process.

(iii) Mr Merrett asked the Executive to re-consider the Local Plan Working Group's decision not to include the housing expert's recommended 10% uplift on housing numbers, referring to York's exceptionally high housing prices and the distress signals in the housing market.

18. Forward Plan

Members received and noted details of the items that were on the Forward Plan for the next two Executive meetings, at the time the agenda had been published.

19. Report on Work of the Financial Inclusion Steering Group 2016/17 and 2017/18 Update

Members considered a report which outlined the work of the Financial Inclusion Steering Group (FISG) in 2016/17 and 2017/17 to date and provided information about the Council Tax Support (CTS) Scheme, the delivery of the York Financial Assistance Scheme (YFAS) and an update on Discretionary Housing Payments (DHP).

The Group were thanked for their work and Members were urged to note the information as Ward Councillors were well placed to help communicate the advice and support available.

It was acknowledged that the roll out of Universal Credit would be a significant change and concerns had been raised as to the minimum 6 week delay for the first payment and the payment direct to the recipient rather than the landlord. It was noted that digital and budgeting support was available and work had been undertaken with Housing and the DWP locally to promote awareness. The work of the Tenancy Support Scheme with the South Yorkshire Credit Union was also highlighted.

Resolved: That the Executive notes the work of the Financial Inclusion Steering Group in 2016/17 and 2017/18 to date.

Reason: To ensure Members are aware of Financial Inclusion activity and how related financial support is administered through Council Tax Support and York Financial Assistance schemes to inform planning for future financial pressures relating to these schemes and to ensure that support continues to be effectively provided.

20. York Central Update and Partnership Agreement

[See also Part B Minutes]

Members considered a report which outlined progress to date on the York Central scheme and set out the Council's commitment to developing a formal partnership agreement and the programme of work to take the scheme through to the submission of Planning Applications.

It was noted that the York Central project was a partnership project, led largely by the major landowners, namely Network Rail, the Homes and Communities Agency and National Railway Museum in conjunction with City of York Council.

It was outlined that prior to finalising the partnership agreement and bringing forward a Masterplan for consultation, the York Central Partnership needed to conclude discussions around access options. A further study had been commissioned, which

had examined deliverability, ease of construction, transport implications and costs etc, but a detailed understanding of the community impact of the options available was still required as part of this work. Evidence around deliverability and funding had been considered and the consultation would be based on the 3 deliverable access options outlined. It was clarified that no decision had been made and the consultation was an essential part of determining the preferred route.

It was confirmed that the consultation would come from the Partnership, as the developing body for the scheme, not the Council.

With regards to the rejected access options, it was clarified that the decision taken to dispose of the 5 acre site to Network Rail was taken to enable them to clear York Central for the scheme to go ahead. Options B, C and D crossed the site at various points onto an area of land designated by Department of Transport for operational rail land until 2023. Other engineering challenges were also highlighted.

Referring to requests to publish the weighting behind officer judgements on access options, it was stated that it would not be possible to do this in an empirical way, but officers would look to provide a qualitative rather than a quantitative assessment, with an assurance that decisions would not be based solely on economic factors.

Resolved: That the Executive:

- i. Notes the plan for the York Central Partnership to undertake public consultation on access options and the master plan which will lead to the submission of outline and detailed planning applications; and
- ii. Agrees to receive a further report in October setting out the York Central Partnership proposed master plan including a recommended access option and presenting the formal YCP partnership agreement for Executive to consider.

Reason: To ensure the delivery of York Central and to ensure that a range of access options have been considered.

21. Proposed York Outer Ring Road Improvements – Approach to Delivery

[See also Part B Minutes)

Members considered a report which set out the proposed approach to the York Outer Ring Road improvements project and sought approval of the delivery methodology for the development and construction of the seven targeted improvements to junctions on the north York Outer Ring Road over the next 5 years.

Consideration was given as to how key issues and risks would be managed as well as the most effective way to make decisions over the coming months to develop the proposals.

The report recommended that future decisions on the programme of improvements were taken by the Executive Member for Transport and Planning, for example over matters concerning the purchase of land, consultation and phasing of works.

In response to earlier public questions, it was clarified that there would be detailed consultation carried out on individual roundabouts and that subway access for pedestrians and cyclists would be provided at various locations.

Resolved:

That the Executive accepts the proposed approach and methodology for future development activity on the YORR Improvement programme, and approves the following scheme of delegation to enable effective management of the project:

- a. To approve the acquisition of land by agreement as required for the upgrade schemes, and to delegate approval of acquisition of land interests by agreement of up to £200,000 for any one interest to the Executive Member for Transport and Planning.
- b. To delegate to the Assistant Director of Transport, Highways and Environment the negotiation of the terms of purchase for individual land interests by private agreement. By definition, this delegation will also include negotiation of easements and temporary rights where freehold ownership is not required e.g. for drainage purposes, or temporary occupation for the

construction works. This delegation will also include obtaining the release/extinguishment of, or variation of, any third party rights over affected land (for example a third party might have a right of way over land which needs to be acquired).

- c. To authorise the preparation of a draft Compulsory Purchase Order (CPO) in parallel to the purchase of land by private agreement in order to reduce the risk of the programme being prolonged if negotiations with some landowners become protracted. (Any decision to authorise the actual making of that CPO would be referred back to the Executive for determination in a subsequent further report).
- d. To delegate operational and detailed decision making to the Executive Member for Transport and Planning as the programme of design and delivery develops over the next 5 years. These decisions will include:
 - i. Approval of proposed consultation with residents, businesses and stakeholders.
 - ii. Approval of the final layout of each junction upgrade.
 - iii. Approval of phasing of the scheme.
 - iv. Approval of land acquisitions up to £200k (in any one interest as above)
 - v. Acceptance of tenders for construction.
- e. To receive further update reports on progress through the Council's monitoring regime. Further specific reports will be brought back to the Executive when decisions are needed on major changes to the scope of the project or if there are significant financial implications to be considered.

Reason: The proposals being made to Executive will ensure that the planning, preparation and construction of the York Outer Ring Road Improvements can be undertaken in the most efficient manner to meet the ambitions of the City Council and the West Yorkshire Combined Authority.

Action Required

1. Refer to Council

CT

22. Award of Contract for Security Services

Members considered a report which detailed the result of the evaluation of the tenders received for the provision of the Provision of Security Services and CCTV Operatives and Equipment (Corporate Security Services).

Resolved: That the Executive agree to delegate authority to the Corporate Director of Customer & Corporate Services to enter into contracts with the proposed supplier for the Provision of Security Services and CCTV Operatives and Equipment (Corporate Security Services).

Reason: To enable the Council to achieve Best Value by maximising the available budget; transfer risks and responsibilities for CCTV security to the appointed supplier so it resides with an experienced, accredited and skilled supplier; and ensure consistency of service provision across the Council.

23. Establishing an Investment Budget for a Strategic Commercial Property Acquisition

[See also Part B Minutes]

Members considered a report which outlined an opportunity that had arisen for the council to acquire the freehold interest in a portfolio of properties in the city centre that would ensure the ongoing maintenance of the buildings, support the economic vibrancy of the city centre and generate significant additional income to contribute to the increased budget income target set for the council's commercial portfolio.

It was noted that if the proposed recommendations were agreed and the subsequent bid successful, a due diligence report would be brought back to the Executive for consideration.

The long term opportunity to influence activity and ensure a vibrant, thriving city centre with a mixed economy was welcomed.

Resolved: That a due diligence report be brought back to Executive prior to completion of the acquisition.

Reason: To ensure the ongoing economic vibrancy of the city centre and increase the income from the council's commercial property portfolio in order to achieve budget targets.

24. City of York Local Plan

Members considered a report which provided an update on the work undertaken on the MOD sites highlighted in previous reports to Local Plan Working Group (LPWG) and Executive.

The recommendations from the meeting of the LPWG on 10 July 2017 were circulated and the following points of clarification were noted:-

Recommendation No. 3 Housing

Table 4: Includes housing sites with minor changes, no changes, small scale deletions (Page 143)

All proposals recommended for approval by LPWG

Table 5: Includes significant changes to boundaries, new sites and significant deletions (Page 144)

All proposals recommended for rejection by LPWG except the inclusions and amendments relating to;

- Queen Elizabeth Barracks (934/ 935 / 936)
- Imphal Barracks (624 / 937 / 939)
- Nestle South (ST17)
- Grove House (H23)
- Former Clifton Without School

the deletions of:

- Heworth Green North (H25)
- Whiteland Field Haxby (H54)

and the change of Poppleton Garden Centre from a housing site at PSC (2016) to an employment site. (H57 becomes E16)

Recommendation No. 3 Employment

Table 6: Employment Sites with minor or no suggested changes and small deletions. (Page 147)

All proposals recommended for approval by LPWG

Site E5, should have been included as a deletion in this table. It is a small 0.2 hectare site included within Annex 4 table 2 as deletion. This due to a lack of a willing landowner for an employment use.

Table 7: Employment sites including significant change (including new sites).

All proposals recommended for rejection by LPWG except the inclusions and amendments relating to;

- Towthorpe Lines (925)
- York Central (ST 5)
- Whitehall Grange (246)
- The deletion of Land North of Grimston Bar (ST 6)

The position taken by LPWG was that Northminster (ST19), land at Elvington Airfield Business Park (ST 26) and the University of York Expansion Site (ST27) all to remain at their Preferred Sites Consultation 2016 position.

Recommendation (v) of the LPWG gave delegated authority to the Assistant Director in consultation with Members to approve non site related modifications. This should refer to non housing and employment site related policy modifications.

Annexes 5 & 7 include sites relevant to proposed policy changes:

- Allocation of Heworth Croft for Student Housing (SH1);
- Site 139 (bio-rad) as a potential mental health facility;
- The deletion of the CNG site at Askham Bryan; and
- Changes to open space designations.

With regards to the potential loss of employment land at the Barracks site, and the rationale for the site being recommended for residential use, it was noted that all potential sites had been rigorously tested against a range of criteria. The annexes attached to the report demonstrated a number of sites that had been rejected and accepted against that methodology.

In response to concerns as to the recommendations put forward by the LPWG, Councillor Ayre, Chair of the LPWG, clarified that the Group had not amended any recommendations, they had been asked to consider and put forward their own recommendations.

In conclusion, Councillor Ayre referred to York's population, housing and affordability challenges and stated that the housing figure of 867 would lock in a higher growth level and deliver on the City's needs.

Resolved: That the Executive agrees:

- (i) That on the basis of the housing analysis set out in paragraphs 82 - 92 of the report, the increased figure of 867 dwellings per annum, based on the latest revised sub national population and household projections published by the Office for National Statistics and the Department of Communities and Local Government, be accepted.

That the recommendation prepared by GL Hearn in the draft Strategic Housing Market Assessment, to apply a further 10% to the above figure for market signals (to 953 dwellings per annum), is not accepted on the basis that Hearn's conclusions were speculative and arbitrary, rely too heavily on recent short-term unrepresentative trends and attach little or no weight to the special character and setting of York and other environmental considerations.

- (ii) That the employment land requirement included, arising from the draft ELR Addendum (Annex 2), be considered and agreed as the evidence base upon which the Local Plan should be progressed.
- (iii) That the increased figure to 867 dwellings per annum, be met by the changes to sites within Table 4 (page 21 of the report) and by the following changes to sites from Table 5 (page 22 of the report), the inclusion of Queen Elizabeth Barracks, Imphal Barracks, Nestle South, Grove House and the former Clifton Without Primary School, the deletion of Heworth Green North (H25) and Whiteland Field, Haxby (H54) and the change from a housing site to an employment site of Poppleton Garden Centre. The rest of the changes included in table 5 should not be included.

That the changes to employment sites highlighted in Table 6 (page 25 of the report) be accepted and to accept the following changes to sites listed in Table 7 (page 25 of the report) – the changes to York Central, the inclusion of Towthorpe Lines and Whitehall Grange, the inclusion of ST19 Land at Northminster Business Park, Elvington Airfield Business Park (ST26) and University of York Expansion (ST27) based on the Preferred Sites Consultation (2016) position and the deletion of site ST6 – Land at Grimston Bar. The rest of the changes included in table 7 should not be included (this includes potential extensions at ST19, ST26 and ST27 and two new sites listed).

- (iv) That the revised policy approach to Gypsy and Traveller provision highlighted within the report and Annex 9 be agreed.

- (v) That authority be delegated to the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader to approve all housing and employment growth related policies (including site specific planning principles) and the non housing and employment site related policy modifications at schedule (Annex 7) in accordance with the approved evidence base.

That the Leader and Deputy Leader keep Group Leaders informed through Group Leaders meetings.

- (vi) That the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader, be delegated to approve changes to the non-site related policy modifications schedule (Annex 7) following the completion of viability work.

That the Leader and Deputy Leader keep Group Leaders informed through Group Leaders meetings.

- (vii) That following the approval of the evidence base and policy in relation to housing and employment, authority be given to the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader to produce a composite draft Local Plan for the purposes of consultation.

That the Leader and Deputy Leader keep Group Leaders informed through Group Leaders meetings.

- (viii) That the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader be delegated the signing-off of further technical reports and assessments to support the draft Local Plan including, but not limited to the SA/ SEA, Viability Study and Transport Assessment.

- (ix) That the Leader and Deputy Leader keep Group Leaders informed through Group Leaders meetings
- (x) That the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader be delegated authority to approve a consultation strategy and associated material for the purposes of a city wide consultation starting in September 2017 and to undertake consultation on a composite plan in accordance with that agreed strategy.

That the Leader and Deputy Leader keep Group Leaders informed through Group Leaders meetings

- (xi) That the Assistant Director of Planning and Public Protection in consultation with the Leader and Deputy Leader be delegated authority to approve a revised Local Development Scheme as per the timetable highlighted in paragraphs 98 to 101 of the report.

That the Leader and Deputy Leader keep Group Leaders informed through Group Leaders meetings.

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

PART B - MATTERS REFERRED TO COUNCIL

25. York Central Update and Partnership Agreement

[See also Part A Minutes]

Members considered a report which outlined progress to date on the York Central scheme and set out the Council's commitment to developing a formal partnership agreement and the programme of work to take the scheme through to the submission of Planning Applications.

Resolved: That the Executive recommends to Council that a budget of £37.4m be approved for the York Central Transport improvements funded from the West Yorkshire Plus Transport Fund grant.

Reason: To ensure the delivery of York Central and to ensure that a range of access options have been considered.

Action Required

1. Refer to Council

CT

26. Proposed York Outer Ring Road Improvements - Approach to Delivery

[See also Part A Minutes)

Members considered a report which set out the proposed approach to the York Outer Ring Road improvements project and sought approval of the delivery methodology for the development and construction of the seven targeted improvements to junctions on the north York Outer Ring Road over the next 5 years.

Consideration was given as to how key issues and risks would be managed as well as the most effective way to make decisions over the coming months to develop the proposals.

The report recommended that future decisions on the programme of improvements were taken by the Executive Member for Transport and Planning, for example over matters concerning the purchase of land, consultation and phasing of works.

Resolved: That the Executive proposes to Full Council that a budget of £34.2m be approved for the York Outer Ring Road improvements funded from the West Yorkshire Plus Transport Fund grant.

Reason: To confirm the detailed allocation within the budget for the delivery of the Outer Ring Road Upgrade scheme in accordance with the previous Council Decision taken in December 2016.

Action Required

1. Refer to Council

CT

27. Establishing an Investment Budget for a Strategic Commercial Property Acquisition

[See also Part A Minutes]

Members considered a report which outlined an opportunity that had arisen for the council to acquire the freehold interest in a portfolio of properties in the city centre that would ensure the ongoing maintenance of the buildings, support the economic vibrancy of the city centre and generate significant additional income to contribute to the increased budget income target set for the council's commercial portfolio.

It was noted that if the proposed recommendations were agreed and the subsequent bid successful, a due diligence report would be brought back to the Executive for consideration.

The long term opportunity to influence activity and ensure a vibrant, thriving city centre with a mixed economy was welcomed.

Resolved: That the Executive recommends to full Council:-

- (i) the establishment of a capital budget of £15m, to be financed initially from borrowing, to fund the acquisition of freehold interest in a portfolio of city centre commercial property assets; and
- (ii) to agree that any future capital receipts not currently assumed in the Capital strategy, be allocated to fund the purchase, thereby reducing in time the associated borrowing related to the investment. This will be updated in capital monitor reports in the future.

Reason: To ensure the ongoing economic vibrancy of the city centre and increase the income from the council's commercial property portfolio in order to achieve budget targets.

Action Required

1. Refer to Council
2. Distribute required financial information to all Council Members

CT
TC

Cllr D Carr, Chair

[The meeting started at 5.30 pm and finished at 7.15 pm].