

City of York Local Plan
Proposed Modifications post-Phase 1 Hearings
(December 2020)

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Proposed Modifications post Phase 1 Hearings (Dec 2020)

1. Introduction

- 1.1 The City of York Local Plan was submitted for examination in public in May 2018.
- 1.2 The Council consulted on a series of 'Proposed Modifications' in June 2019 [EX/CYC/20].
- 1.3 In December 2019, the First Phase of Examination Hearings to the City of York Local Plan took place, covering Duty to Co-operate, objectively assessed housing need and matters of Green Belt principle. Following the Phase 1 hearings the Council has prepared further documents to clarify matters which arose during the hearings, including various changes that may need to be made to the Plan (known as Proposed Modifications) in order to make the City of York Local Plan sound. The Proposed Modifications set out here represent part of this post-Phase 1 work as agreed for submission with the Inspectors.
- 1.4 These Modifications are put forward to assist the Inspectors' examination of the Plan and are subject to their final conclusions.
- 1.5 Text that is proposed to be deleted is struck through (~~example~~) and additions are shown underlined and bold text (**example**).
- 1.6 There are cases where additional modifications are shown further to earlier Proposed Modifications as set out in EX/CYC/20 (June 2019). Where this occurs, the earlier June 2019 Proposed Modifications will follow the same font highlighting as shown above, but will also be in *italic* text.
- 1.7 The column headed 'Reason for change' indicates the reason for the Proposed Modification.

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Modification Reference Number	Plan Location	Proposed Modification	Reason for Changes
PM 47 - Whole Plan reference change - 'post plan period'.	Whole plan, where applicable.	Remove references to 'post plan period' from the Plan.	In association with the below, clarification of provision beyond the Plan period to deliver a permanent green belt.
PM 48 - Whole Plan reference change – 'plan period'.	Whole plan, where applicable.	Amend plan wide references to plan period to 2017-2032/33.	Clarification of Plan period.
PM 49 - Policy SS1:	Page 26 of the Publication Draft Local Plan (February 2018)	New text, as follows: Development during the plan period (2017 - 2032/33) will be consistent with the priorities below. <u>To ensure Green Belt permanence beyond the plan period, sufficient land is allocated for development to meet a further, minimum, period of 5 years to 2038.</u>	Clarification of Plan period and provision beyond the Plan period to deliver a permanent green belt.
PM 50 - Policy SS1: <i>Note PM4 - [EX/CYC/20]</i>	Page 26 of the Publication Draft Local Plan (February 2018)	Text amendment, 2 nd bullet point, as follows: <ul style="list-style-type: none"> Deliver a minimum average annual net provision of 867 new dwellings 790 822 dwellings per annum over the plan period to 2032/33 and post plan period to 2037/38. <u>During the plan period provision has been made for a housing requirement of at least 13,152 new homes.</u> This will enable... 	Clarification of housing requirement over the plan period.

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<p>PM 51 - Policy SS1:</p>	<p>Page 26 of the Publication Draft Local Plan (February 2018)</p>	<p>New 3rd bullet point, text to read:</p> <ul style="list-style-type: none"> • <u>Deliver 3 new permanent pitches for Gypsies and Travellers and 3 permanent plots for Showpeople (as defined by Planning Policy for Traveller Sites) over the plan period. Whilst the needs of Gypsies, Travellers and Travelling Showpeople who do not meet the planning definition fall outside this allocation, in order to meet their assessed needs the Plan makes provision for 44 permanent pitches for Gypsies and Travellers who do not meet the definition.</u> 	<p>Clarification of defined and undefined Gypsy and Traveller Housing Need as part of planned approach to housing need.</p>
<p>PM 52 - Policy SS1:</p>	<p>Page 26 of the Publication Draft Local Plan (February 2018)</p>	<p>Amended wording pertaining to the spatial principle bullet points to clarify the promotion of brownfield land and approach to locating development in sustainable locations:</p> <p>“The location of development through the plan will be guided by the following five spatial principles:</p> <ul style="list-style-type: none"> • Conserving and enhancing York’s historic and natural environment. This includes the city’s character and setting and internationally, nationally and locally significant nature conservation sites, green corridors and areas with an important recreation function. • <u>Prioritise making the best use of previously developed land.</u> • <u>Directing development to the most sustainable locations, ensuring</u> accessibility to sustainable modes of transport and a range of services. • Preventing unacceptable levels of congestion, pollution and/or air quality. • Ensuring flood risk is appropriately managed. • ...Where viable and deliverable, the re-use of previously developed land will be phased first.” 	<p>Amended policy wording to clarify the Council’s approach to phasing in relation to brownfield land and sustainable location of development.</p>

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<p>PM 53 - Policy SS1: <i>Note PM4 -</i> <i>[EX/CYC/20]</i></p>	<p>Whole Plan, where applicable</p>	<p>To clarify the Council’s housing requirement, inclusive of shortfall. Amend household projections to <u>‘minimum average annual net provision of 822 dwellings over the plan period to 2032/33’</u>.</p>	<p>Clarification of housing requirement over the plan period.</p>
<p>PM 54 - Policy SS1: Explanation <i>Note PM5 -</i> <i>[EX/CYC/20]</i></p>	<p>Para 3.3 Page 27 of the Publication Draft Local Plan (February 2018)</p>	<p>Text amendment, as follows: Technical work has been carried out by GL Hearn in the Strategic Housing Market Assessment Update (2017). This work has updated the demographic baseline for York based on the July 2016 household projections, to 867 790 per annum. Following consideration of the outcomes of this work, the Council aims to <u>address an objectively assessed housing need of 790 homes per annum. This produces a housing requirement amounting to meet an objectively assessed housing need of 867 790 new dwellings per annum for the plan period to 2032/33, a minimum average annual net provision of 822 dwellings over the plan period to 2032/33, including an allowance for any a</u> shortfall in housing provision against this need from the period 2012 to 2017, , and for the post plan period to 2037/38.</p>	<p>Clarification of housing requirement over the plan period including an allowance for a shortfall in provision.</p>
<p>PM 55 - Policy SS1: Explanation</p>	<p>Page 27 of the Publication Draft Local Plan (February 2018)</p>	<p>Inclusion of Spatial Strategy table and explanation linked to key diagram. “Explanation <u>The Plan’s strategic policies set out an overall strategy for the pattern, scale and quality of development over the Plan period.</u> <u>The Plan focusses on identifying sufficient land to meet housing and economic growth (spatial drivers) in a pattern of development aligned to the factors which shape growth (spatial shapers) set out</u></p>	<p>Amended policy wording to clarify the Council’s approach to phasing in relation to brownfield land and to clarify range of sites delivered within the Spatial Strategy.</p>

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	<p><u>in SS1. Development is directed to the most sustainable locations, making as much use as possible of suitable previously developed land (with some release of green belt land). As is set out in SS1, sustainable growth for York emphasises conserving and enhancing York’s historic environment. The scale and pattern of development is guided by the need to safeguard a number of key elements identified as contributing to the special character and setting of the historic City. These include the City’s size and compact nature, the perception of York being a free-standing historic city set within a rural hinterland, key views towards the City from the ring road and the relationship of the City to its surrounding settlements.</u></p> <p><u>Development is focussed on the main urban area of York and in new free-standing settlements with some urban and village extensions. The development strategy limits the amount of growth proposed around the periphery of the built-up area of York. While new settlements will clearly affect the openness of green belt in those locations, their impact is considered to be less harmful to the elements which contribute to the special character and setting of York. Their size and location has taken into account the potential impact on those elements, and on the identify and rural setting of neighbouring villages.</u></p> <p><u>There will also be opportunities for rural exception sites, including for Gypsy and Travellers not meeting the PPTS definition of a gypsy or traveller; these small scale developments provide affordable homes in locations where new homes would not usually be appropriate.</u></p> <p><u>The proposed distribution of development identified in the Plan’s allocations and deliverable unimplemented consents is described in the following table (Table 1). The anticipated pattern of development</u></p>	
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as identified in the Plan's strategic allocations is shown on the Key Diagram.

KEY DIAGRAM

Table 1a Sources of supply over the Plan period 2017-2032/33

<u>Total Target (requirement)*</u>	<u>13,152</u>
<u>Commitments (unimplemented permissions at 1st April 2017)</u>	<u>3,578</u>
<u>Strategic Housing Allocations (ST sites)</u>	<u>11,067</u>
<u>Housing Allocations (H sites)</u>	<u>1,452</u>
<u>Windfall allowance (from 2020/21 @169 dpa)</u>	<u>2,197</u>
<u>Total</u>	<u>18,294</u>

*Requirement = annual requirement (790dpa) plus annualised shortfall (32dpa) x 16 years. Includes housing requirement for Gypsies and Travellers who do not meet the Planning definition.

<u>Defined Gypsy and Traveller housing requirement (Gypsies/Travelling Showpeople)</u>	<u>6 (3/3)</u>
<u>Site allocations</u>	<u>6 (3/3)</u>
<u>Total</u>	<u>6</u>

Informed by our spatial development strategy, the anticipated distribution of allocated sites is reflected in Table 1b below.

Table 1b: Spatial Strategy: Distribution of Housing allocations

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		<u>Spatial Locations*</u>	<u>Residential Strategic Allocations (ST sites)</u>	<u>Housing Allocations (H sites)</u>	<u>Total Homes**</u>		
		<u>Residential urban development</u>	<u>5448</u>	<u>1219</u>	<u>6,276</u>		
		<u>Residential urban extensions</u>	<u>1703</u>	<u>0</u>	<u>1,720</u>		
		<u>Residential village extensions</u>	<u>305</u>	<u>233</u>	<u>538</u>		
		<u>New Settlements/ Garden Villages</u>	<u>5532</u>	<u>0</u>	<u>5,532</u>		
		<u>Total</u>	<u>12,988</u>	<u>1,452</u>	<u>14,440</u>		
		<p><u>*Note: in the first instance, provision is made within larger allocations for those Gypsies and Travellers not meeting the Planning definition. Alternative provision in line with policy H5 may alter the overall stated spatial distribution.</u></p> <p><u>** Note: the figures in Table 1b include delivery of whole allocations which may extend beyond 2032/33 and for a minimum of 5 years to define a permanent Green Belt.</u></p>					
		<p><u>Factors Which Drive Growth</u></p> <p><u>Economic Growth</u> Technical work on economic growth..."</p>					
<p>PM 56 - Key Diagram</p>	<p>Key Diagram</p>	<p>Key diagram amendments to clarify strategic allocations and their locations in line with the spatial strategy and the removal of ST35.</p>				<p>To clarify range of sites delivered within the Spatial Strategy and to be consistent with the recommendations of the HRA (2020)</p>	

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<p>PM 57 - Key Diagram</p>	<p>Key Diagram</p>	<p>Key diagram moved to Spatial Strategy section of the Plan</p>	<p>To better relate Key Diagram to the spatial strategy.</p>
<p>PM 58 - Policy SS9</p>	<p>Page 46 of the Publication Draft Local Plan (February 2018)</p>	<p>Amend bullet point ix to: <u>xi. Provide a detailed site wide recreation and open space strategy and demonstrate its application in site masterplanning. This must include:</u></p> <ul style="list-style-type: none"> ○ Create <u>Creation of a</u> new open space (as shown on proposals <u>policies</u> map <u>as allocation OS7</u>) to protect the setting of the Millennium Way that runs through the site. Millennium Way is a historic footpath which follows Bad Bargain Lane and is a footpath linking York's strays and should be kept open. A 50m green buffer has been included along the route of the Millennium Way that runs through the site to provide protection to this Public Right of Way and a suitable setting for the new development. ○ <u>Open space provision that satisfies policies G12a and G16</u> 	<p>To ensure impacts identified in the HRA (2020) as a result of recreational pressure on Strensall Common SAC are mitigated.</p>
<p>PM 59 - Policy SS10</p>	<p>Page 48 of the Publication Draft Local Plan (February 2018)</p>	<p>Amend bullet point vi to: <u>vi. Provide a detailed site wide recreation and open space strategy and demonstrate its application in site masterplanning. This must include:</u></p> <ul style="list-style-type: none"> ○ Create <u>Creation of a</u> new open space on additional land to the east of the Monks Cross Link Road (as shown on the proposals <u>policies</u> map <u>as allocation OS8</u>). This land remains in the Green Belt. Open space provision should still be provided to the required quantum within the main allocation boundary and traffic <u>Traffic</u> calming measures should be provided along Monks Cross Link Road alongside the provision of 	<p>To ensure impacts identified in the HRA (2020) as a result of recreational pressure on Strensall Common SAC are mitigated.</p>

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		<p>pedestrian footways and safe crossing points. Ecological mitigation is also required on land to the east of the Link Road.</p> <ul style="list-style-type: none"> ○ <u>Open space provision that satisfies policies GI2a and GI6</u> 	
<p>PM 60 - Policy SS11</p>	<p>Page 50 of the Publication Draft Local Plan (February 2018)</p>	<p>Amend bullet point iii to:</p> <p><u>iii. Provide a detailed site wide recreation and open space strategy and demonstrate its application in site masterplanning. This must include:</u></p> <ul style="list-style-type: none"> ○ Create <u>Creation of a</u> new open space to the south of the site (as shown on the proposals policies map <u>as allocation OS9</u>) to reflect the needs of the Haxby and Wigginton ward including formal pitch provisions, informal amenity greenspace, play provision, cemeteries and allotments. The open space needs of the area should be assessed in detail, liaising with Haxby Town Council and Wigginton Parish Council, the neighbourhood plan group and local residents ○ <u>Open space provision that satisfies policies GI2a and GI6</u> 	<p>To ensure impacts identified in the HRA (2020) as a result of recreational pressure on Strensall Common SAC are mitigated.</p>
<p>PM 61 – Policy SS12</p>	<p>Page 54 of the Publication Draft Local Plan (February 2018)</p>	<p>New bullet point:</p> <p><u>xiv. Provide a detailed site wide recreation and open space strategy and demonstrate its application in site masterplanning. Open space provision must satisfy policies GI2a and GI6.</u></p>	<p>To ensure impacts identified in the HRA (2020) as a result of recreational pressure on Strensall Common SAC are mitigated.</p>
<p>PM 62 - Policy H1</p>	<p>Page 91 of the Publication Draft Local Plan</p>	<p>Policy H1: Housing Allocations</p> <p>“In order to meet the housing requirement set out in Policy SS1 the following sites, as shown on the proposals map and set out in the schedule below are proposed for residential development.</p>	<p>Deleted policy wording to clarify the Council’s approach, removing reference to phasing sites.</p>

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	(February 2018)	<p>Planning applications for housing submitted for these allocations will be permitted is in accordance with the phasing indicated. An application on an allocated site in advance of its phasing will be approved if:</p> <ul style="list-style-type: none"> • The allocation’s early release does not prejudice the delivery of other allocated sites phased in an earlier time period; • The release of the site is required now to maintain a five year supply of deliverable sites; and • The infrastructure requirements of the development can be satisfactorily addressed.” 																																																	
<p>PM 63 - Policy H1; Table 5.1 Housing Allocations</p> <p><i>Note PM18 and PM19 – [EX/CYC/20]</i></p>	<p>Page 92 of the Publication Draft Local Plan (February 2018)</p>	<table border="1"> <thead> <tr> <th data-bbox="636 608 792 703">Allocation Reference</th> <th data-bbox="792 608 1133 703">Site Name</th> <th data-bbox="1133 608 1263 703">Site Size (ha)</th> <th data-bbox="1263 608 1435 703">Estimated Yield (Dwellings)</th> <th data-bbox="1435 608 1682 703">Estimated Phasing</th> </tr> </thead> <tbody> <tr> <td data-bbox="636 703 792 799">H1#</td> <td data-bbox="792 703 1133 799">Former Gas Works, 24 Heworth Green (Phase 1)</td> <td data-bbox="1133 703 1263 799">2.87</td> <td data-bbox="1263 703 1435 799">271</td> <td data-bbox="1435 703 1682 799">Short to Medium Term (Years 1 - 10)</td> </tr> <tr> <td data-bbox="636 799 792 863">H1#</td> <td data-bbox="792 799 1133 863">Former Gas works, 24 Heworth Green (Phase 2)</td> <td data-bbox="1133 799 1263 863">0.67</td> <td data-bbox="1263 799 1435 863">65</td> <td data-bbox="1435 799 1682 863">Medium Term (Years 6-10)</td> </tr> <tr> <td data-bbox="636 863 792 927">H3**#</td> <td data-bbox="792 863 1133 927">Burnholme School</td> <td data-bbox="1133 863 1263 927">1.90</td> <td data-bbox="1263 863 1435 927">72</td> <td data-bbox="1435 863 1682 927">Short Term (Years 1 - 5)</td> </tr> <tr> <td data-bbox="636 927 792 1023">H7**#</td> <td data-bbox="792 927 1133 1023">Bootham Crescent</td> <td data-bbox="1133 927 1263 1023">1.72</td> <td data-bbox="1263 927 1435 1023">86</td> <td data-bbox="1435 927 1682 1023">Short to Medium Term (Years 1 - 10)</td> </tr> <tr> <td data-bbox="636 1023 792 1086">H22#</td> <td data-bbox="792 1023 1133 1086">Former Heworth Lighthouse</td> <td data-bbox="1133 1023 1263 1086">0.29</td> <td data-bbox="1263 1023 1435 1086">15</td> <td data-bbox="1435 1023 1682 1086">Short Term (Years 1 - 5)</td> </tr> <tr> <td data-bbox="636 1086 792 1182">H23#</td> <td data-bbox="792 1086 1133 1182">Former Grove House EPH</td> <td data-bbox="1133 1086 1263 1182">0.25</td> <td data-bbox="1263 1086 1435 1182">11</td> <td data-bbox="1435 1086 1682 1182">Short Term (Years 1 - 5)</td> </tr> <tr> <td data-bbox="636 1182 792 1246">H31#</td> <td data-bbox="792 1182 1133 1246">Eastfield Lane Dunnington</td> <td data-bbox="1133 1182 1263 1246">2.51</td> <td data-bbox="1263 1182 1435 1246">76</td> <td data-bbox="1435 1182 1682 1246">Short Term (Years 1 - 5)</td> </tr> <tr> <td data-bbox="636 1246 792 1342">H46**#</td> <td data-bbox="792 1246 1133 1342">Land to North of Willow Bank and East of Haxby Road, New Earswick</td> <td data-bbox="1133 1246 1263 1342">2.74</td> <td data-bbox="1263 1246 1435 1342">104</td> <td data-bbox="1435 1246 1682 1342">Short Term (Years 1 - 5)</td> </tr> </tbody> </table>				Allocation Reference	Site Name	Site Size (ha)	Estimated Yield (Dwellings)	Estimated Phasing	H1#	Former Gas Works, 24 Heworth Green (Phase 1)	2.87	271	Short to Medium Term (Years 1 - 10)	H1#	Former Gas works, 24 Heworth Green (Phase 2)	0.67	65	Medium Term (Years 6-10)	H3**#	Burnholme School	1.90	72	Short Term (Years 1 - 5)	H7**#	Bootham Crescent	1.72	86	Short to Medium Term (Years 1 - 10)	H22#	Former Heworth Lighthouse	0.29	15	Short Term (Years 1 - 5)	H23#	Former Grove House EPH	0.25	11	Short Term (Years 1 - 5)	H31#	Eastfield Lane Dunnington	2.51	76	Short Term (Years 1 - 5)	H46**#	Land to North of Willow Bank and East of Haxby Road, New Earswick	2.74	104	Short Term (Years 1 - 5)	<p>Additional reference to those sites which will need to consider the impact on European designated sites within proximity in the context of development proposals brought forward</p>
Allocation Reference	Site Name	Site Size (ha)	Estimated Yield (Dwellings)	Estimated Phasing																																															
H1#	Former Gas Works, 24 Heworth Green (Phase 1)	2.87	271	Short to Medium Term (Years 1 - 10)																																															
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		H52#	Willow House EPH, Long Close Lane	0.20	15	Short Term (Years 1 - 5)
		H55#	Land at Layerthorpe	0.20	20	Short Term (Years 1 - 5)
		H56**#	Land at Hull Road	4.00	70	Short Term (Years 1 - 5)
		H58#	Clifton Without Primary School	0.70	25	Short Term (Years 1 - 5)
		H59**#	Queen Elizabeth Barracks – Howard Road, Strensall	1.34	45	Medium to Long Term (Years 6 - 15)
		ST4#	Land Adjacent to Hull Road	7.54	211	Short to Medium Term (Years 1 - 10)
		ST7#	Land East of Metcalfe Lane	34.5	845	Lifetime of the Plan (Years 1 - 16)
		ST8#	Land North of Monks Cross	39.5	968	Lifetime of the Plan (Years 1 - 16)
		ST9#	Land North of Haxby	35.0	735	Lifetime of the Plan (Years 1 - 16)
		ST14#	Land West of Wigginton Road	55.0	1,348	Lifetime of the Plan and Post Plan period (Years 1 - 21)
		ST15#	Land West of Elvington Lane	159.0	3,339	Lifetime of the Plan and Post Plan period (Years 1 - 21)
		ST17#	Nestle South (Phase 1)	2.35	263	Short to Medium Term (Years 1 - 10)
		ST17#	Nestle South (Phase 2)	4.70	600	Medium to Long Term (Years 6 - 15)

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		<table border="1"> <tr> <td>ST32[#]</td> <td>Hungate (Phases 5+)</td> <td>2.17</td> <td>328</td> <td>Short to Medium Term (Years 1-10)</td> </tr> <tr> <td>ST35</td> <td>Queen Elizabeth Barracks, Strensall</td> <td>28.8</td> <td>500</td> <td>Medium to Long Term (Years 6-15)</td> </tr> </table> <p>*Allocated for specialist housing (Use Class C3b^[1]) for residential extra care facilities in association with the Wilberforce Trust. ** Sites that contain existing open space # <u>Given the site's proximity to a European Designated Nature Conservation Site (see explanatory text), this site must take account of Policy GI2 and GI2a.</u></p> <p>See also Policy <u>GI2, GI2a</u> GI5 <u>and GI6.</u></p>	ST32 [#]	Hungate (Phases 5+)	2.17	328	Short to Medium Term (Years 1-10)	ST35	Queen Elizabeth Barracks, Strensall	28.8	500	Medium to Long Term (Years 6-15)	
ST32 [#]	Hungate (Phases 5+)	2.17	328	Short to Medium Term (Years 1-10)									
ST35	Queen Elizabeth Barracks, Strensall	28.8	500	Medium to Long Term (Years 6-15)									
PM 64 - Policy H1: Explanation	Para 5.13 Page 99 of the Publication Draft Local Plan (February 2018)	...The timescale of each site is an indication of when we think <u>the Council considers</u> the site is likely to come forward and reflects the timescale put forward by the landowner or developer in the discussions referred to above,...		Amended wording to clarify the Council's approach to phasing.									
PM 65 - Policy H1: Explanation	Page 99 of the Publication Draft Local Plan	New Paragraph: <u>The development of residential site allocations within 5.5km of Strensall Common SAC has been found to lead to an increase in recreational pressure on Strensall Common SAC. The development</u>		To ensure impacts identified in the HRA (2020) as a result of recreational pressure on									

^[1] C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems. The [Town and Country Planning \(Use Classes\) Order 1987](#) (as amended)

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	(February 2018)	<u>of sites within this distance from the SAC must accord with Policy GI2a [New Strensall Common SAC Policy]</u>	Strensall Common SAC are mitigated.
PM 66 - Policy H5	Page 106 of the Publication Draft Local Plan (February 2018)	<p>Policy H5, text amendment as follows:</p> <p>b) Within Strategic Allocations In order to meet the need of those 44 Gypsies and Traveller households that do not meet the planning definition:</p> <p>Applications for larger development sites of 5ha or more will be required to <u>provide a number of pitches within the site or provide alternative land that meets the criteria set out in part c) of this policy to accommodate the required number of pitches. Commuted sum payments to contribute to development of pitches elsewhere will only be considered where on/off site delivery is proven unviable.</u></p> <ul style="list-style-type: none"> • Provide a number of pitches within the site; or • Provide alternative land that meets the criteria set out in part c) of this policy to accommodate the required number of pitches; or <p>Provide commuted sum payments to contribute towards to development of pitches elsewhere.</p>	To strengthen the policy approach to on-site delivery for those Gypsy and Travellers not meeting the Planning definition, encouraging on-site provision unless proven unviable.
PM 67 - Policy GB4	Page 180 of the Publication Draft Local Plan (February 2018)	<p>Policy GB4, text amendment as follows:</p> <p>The development of affordable housing on exception sites in the Green Belt, <u>including for Gypsy and Travellers,</u> is not inappropriate development and will be considered where:...</p>	To clarify that GB4 makes provision for small scale affordable sites for Gypsies and Travellers not meeting the PPTS definition of a Gypsy or Traveller, to address need that may not be accommodated on strategic sites through policy H5.

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<p>PM 68 - Policy GB4: Explanation</p>	<p>Page 180 of the Publication Draft Local Plan (February 2018)</p>	<p>New paragraph 10.25, as follows: <u>10.25 It is the Council's intention that policy GB4 should apply to the delivery of affordable sites for gypsy and travellers not meeting the planning definition, accommodating households who are either current residents or have an existing family or employment connection. Unlike a rural exception site, exception sites for affordable housing in the Green Belt can be mixed use, accommodating yards for Showpeople where appropriate.</u></p>	<p>To clarify that GB4 makes provision for small scale affordable sites for Gypsies and Travellers not meeting the PPTS definition of a Gypsy or Traveller, to address need that may not be accommodated on strategic sites through policy H5.</p>
<p>PM 69 - Policy GB4: Explanation</p>	<p>Page 180 of the Publication Draft Local Plan (February 2018)</p>	<p>New policy cross-reference, as follows: See also Policy SS1, GB1, GB2, <u>H5, H6</u>, H10, D1 and D2.</p>	<p>To provide appropriate cross reference to support the modifications to GB4 described above.</p>
<p>PM 70 - New Policy GI2a</p>	<p>New policy GI2a</p>	<p>New policy as follows: <u>GI2a: Strensall Common Special Area of Conservation (SAC)</u> <u>Development not directly connected with or necessary to the management of the SAC will only be permitted where it will not adversely affect the integrity of the Strensall Common SAC, either alone or in combination with other plans or projects. Proposals will be determined in accordance with the following principles:</u> <ul style="list-style-type: none"> a) <u>There is an 'exclusion zone' set at 400m linear distance from the SAC boundary. Permission will not be granted for development that results in a net increase in residential units within this zone. Proposals for non-residential development within this zone must undertake Habitats Regulation</u> </p>	<p>Bespoke policy for Strensall Common to ensure adverse effects as a result of development is avoided and mitigated. This proposed modification complies with the outcomes and recommendations of the HRA (2020) for consistency.</p>

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		<p><u>Assessment to demonstrate that they will not harm the integrity of the SAC.</u></p> <p>b) <u>There is a 'zone of influence' between 400m and 5.5km linear distance from the SAC boundary.</u></p> <p>i. <u>Where new residential development is proposed within the zone of influence on allocated housing sites SS9/ST7, SS10/ST8, SS11/ST9 and SS12/ST14, provision of open space must include or secure access to areas of suitable natural greenspace secured by way of mitigation prior to any occupation of new dwellings and secured in perpetuity.</u></p> <p>ii. <u>Proposals for other housing development which are not within plan allocations will not be permitted unless it can be demonstrated that they will have no adverse effects on the integrity of the SAC, either alone or in combination with other plans or projects. Any necessary mitigation measures may be sought through planning contributions and must be secured prior to the occupation of any new dwellings and secured in perpetuity. Open space provision must also satisfy policy GI6.</u></p>	
<p>PM 71 - New Policy Justification</p>		<p><u>Justification</u> <u>Strensall Common is designated as a Special Area for Conservation (SAC) and Site of Special Scientific Interest (SSSI). It also has biodiversity value above its listed features in the SSSI/SAC designations that will need to be fully considered.</u></p> <p><u>At over 570ha, it supports one of the largest areas of lowland heath in northern England. Extensive areas of both wet and dry heath occur and form a complex habitat mosaic with grassland, woodlands/scrub and ponds. Grazing, by sheep and cattle is the key management tool with stock typically present during summer</u></p>	<p>Bespoke policy for Strensall Common to ensure adverse effects as a result of development is avoided and mitigated. This proposed modification complies with the outcomes and recommendations of the Local Plan HRA (2020)</p>

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		<p><u>and autumn. The heathland supports a diverse flora and fauna including such characteristic (and vulnerable) species such as nightjar, woodlark, marsh gentian, pillwort, pond mud snail and dark bordered beauty moth, with Strensall Common representing the only site for this species in England.</u></p> <p><u>Strensall Common is managed by the Yorkshire Wildlife Trust and Ministry of Defence (MOD) who operate an extensive training facility and firing range within and adjacent to the European site.</u></p> <p><u>The heath is subject to considerable recreational pressure from visitors, especially those with dogs. Although an established network of paths and periodic closures of part of the heath by the MOD (to facilitate training activities) can influence visitor behaviour. However, both the dry and wet heath habitats are particularly vulnerable to trampling, erosion and vandalism such as fire, fly-tipping, pollution and other activities associated with visitor pressure. Although the common is already under intense recreational pressure, there are birds of conservation concern amongst other species and habitats which could be harmed by the intensification of disturbance.</u></p> <p><u>In 2011, all of Strensall Common SSSI was considered by Natural England to be in favourable or unfavourable-recovering condition. However, the corresponding Site Improvement Plan identifies a number of threats including, inter alia, public pressure and air pollution. Natural England's Supplementary Advice (2019) highlights the threat posed to the maintenance of the grazing regime by the worrying and subsequent disturbance of livestock by dogs brought by visitors.</u></p>	
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	<p><u>In addition, the heathland habitat is vulnerable to changes in the hydrological regime and air quality, which will need to be considered and assessed in detail for any proposed development.</u></p> <p><u>The Habitat Regulation Assessment (2020) has established that adverse effects on the integrity of the common cannot be ruled out without mitigation. The HRA suggests that residential development allocations (in Policy H1) within 5.5km of the common are likely to lead to an increase in recreational pressure which will require mitigation in the form of suitable natural greenspace and such other measures as may be considered necessary to prevent an adverse effect on the integrity of the SAC. Relevant policies/sites include strategic sites SS9(ST7), SS10 (ST8), SS11(ST9), SS12(ST14), SS15(ST17) and Policy H1 (allocation H46). The delivery of appropriate recreational open space on these sites will also need to be considered in line with policy GI6. The HRA also anticipates that unallocated windfall development may come forward, although it is not possible at this stage to predict precisely where it will be proposed. To ensure that it does not cause any adverse effect on the integrity of the SAC, the HRA recommends the following policy controls: (1) no net additional dwellings will be permitted within 400m of the SAC, as it is not considered possible to prevent adverse effects from development in such close proximity to the SA; (2) where windfall development is proposed between 400m and 5.5km from the SAC, permission will not be granted unless it can be demonstrated that the proposals will not have an adverse effect on the integrity of the SAC, both in respect of the proposals themselves and in combination with other development; (3) any necessary measures which avoid or reduce such effects must be provided before first occupation and established in perpetuity. The Council</u></p>	
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will have to consider whether planning obligations will be required, including financial contributions to secure such measures. Proposals must also comply with Policy GI6 which requires that all residential proposals contribute to the provision of open space, in particular helping to address deficiencies in the area surrounding a proposed development.

Applicable 400m development exclusion zone

