

**City of York Local Plan  
Phase 3 Modifications Schedule (July 2022)**

# Proposed Modifications

## 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] and April 2021 [EX/CYC/58].
- 1.3 Following Phase 1 and 2 Examination Hearings, CYC has prepared various changes that may need to be made to the Plan in order to make it sound. These Proposed Modifications are put forward to assist the Inspectors' examination of the Plan and are subject to their final conclusions.
- 1.4 Text that is proposed to be deleted is struck through (~~example~~) and additions are shown underlined and bold text (**example**). Text changes are highlighted where they relate to Phase 3 Proposed Modifications. Where there is overlap with Modifications proposed at an earlier stage these will be shown, but not highlighted.
- 1.5 Please note that this document does not include minor modifications or updates reflecting changes to the Use Class Order, which will form part of a further composite modifications document.

Modification Reference Number	Plan Location	Proposed Modification	Reason for change
Key diagram		<u>Key diagram amendments to clarify strategic allocations and their locations in line with the spatial strategy and the removal of ST35</u>	
<b>Section 3: Spatial Strategy</b>			
Policy SS1	Pg 26 of the Publication Draft Local Plan (Feb 2018)	<p><b>Policy SS1: Delivering Sustainable Growth for York</b></p> <p>Development during the plan period <b>(2017 - 2032/33)</b> will be consistent with the priorities below. <b><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></b></p> <ul style="list-style-type: none"> <li>• Provide sufficient land to accommodate an annual provision of around 650 new jobs that will support sustainable economic growth, improve prosperity and ensure that York fulfils its role as a key economic driver within both the Leeds City Region and the York, North Yorkshire and East Riding Local Enterprise Partnership area.</li> <li>• Deliver a minimum <b>average</b> annual <b>net</b> provision of <del>867 790</del> <b>822 dwellings per annum</b> over the plan period <del>to 2032/33</del> and post plan period <del>to 2037/38</del>. <b><u>During the plan period provision has been made for a housing requirement of at least 13,152 new homes.</u></b> This will enable the building of strong, sustainable communities through addressing the housing and community needs of York's current and future population.</li> <li>• <b><u>Deliver 153 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</u></b></li> </ul>	To reflect updated evidence in the Gypsy and Traveller Accommodation Assessment 2022.

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		<p><u>to meet their assessed needs the Plan makes provision for 25 44 permanent pitches for Gypsies and Travellers who do not meet the definition.</u></p> <p>...</p>																	
Table 1a	Pg 27	<p><b>Table 1a Sources of supply over the Plan period 2017-2032/33</b></p> <table border="1" data-bbox="600 555 1581 1114"> <tr> <td><u>Total Target (requirement)*</u></td> <td><b>13,152</b></td> </tr> <tr> <td><u>Completions (2017-2022)</u></td> <td><b>3,767</b></td> </tr> <tr> <td><u>Commitments (unimplemented permissions inc. Communal establishments at 1st April 2022)</u></td> <td><b>2,448</b></td> </tr> <tr> <td><u>Strategic Housing Allocations (ST sites)</u></td> <td><b>7,928</b></td> </tr> <tr> <td><u>Housing Allocations (H sites)</u></td> <td><b>1,521</b></td> </tr> <tr> <td><u>Windfall allowance (from 2025/26 @199 dpa)</u></td> <td><b>1,592</b></td> </tr> <tr> <td style="text-align: right;"><u>Total</u></td> <td><b>17,256</b></td> </tr> </table> <p><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></p> <table border="1" data-bbox="600 1248 1581 1385"> <tr> <td><u>Defined Gypsy and Traveller housing requirement (Gypsies/Travelling Showpeople)</u></td> <td><b>18 (15/3)-6 (3/3)</b></td> </tr> </table>	<u>Total Target (requirement)*</u>	<b>13,152</b>	<u>Completions (2017-2022)</u>	<b>3,767</b>	<u>Commitments (unimplemented permissions inc. Communal establishments at 1st April 2022)</u>	<b>2,448</b>	<u>Strategic Housing Allocations (ST sites)</u>	<b>7,928</b>	<u>Housing Allocations (H sites)</u>	<b>1,521</b>	<u>Windfall allowance (from 2025/26 @199 dpa)</u>	<b>1,592</b>	<u>Total</u>	<b>17,256</b>	<u>Defined Gypsy and Traveller housing requirement (Gypsies/Travelling Showpeople)</u>	<b>18 (15/3)-6 (3/3)</b>	To reflect updated evidence in the Gypsy and Traveller Accommodation Assessment 2022.
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<b>Total</b>	<b>18 6</b>						
SS4 York Central	Pg35	<p>...</p> <p>Land within York Central is allocated for 1,700 – 2,500 dwellings, of which a minimum of 1,500 around 950 dwellings will be delivered in the plan period, and approximately 100,000 sq m of Office (B1a).</p> <p>...</p>	To reflect up to date masterplanning.				
Policy SS8 Land Adjacent to Hull Road	P45	<p>...</p> <p>ii. Provide access to the site from a new roundabout created for the Heslington East development Kimberlow Rise via Field Lane, subject to detailed transport analysis. Other access (e.g. via Hull Road) is not preferred.</p> <p>iii. Deliver a sustainable housing mix in accordance with the Council's Strategic Housing Market Assessment.</p> <p>iv. Ensure important views including to York Minster are protected and that the site is designed appropriately in relation to the gradient of the site which forms part of Kimberlow Hill (York Moraine) and provides important views of York.</p> <p>v. Maintain and enhance existing trees and hedgerows behind to the south of the site which act as a gateway for biodiversity.</p> <p>vi. Provide appropriate contributions to expand existing education facilities, given that primary and secondary school facilities have limited existing capacity to accommodate the projected demand arising from the site. Secure developer contributions for education</p>	To provide clarity.				

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		<p><b>provision, including primary and secondary, which meet the needs generated by the development.</b></p> <p>vii. Undertake an air quality assessment as there is potential for increased traffic flows which may present new opportunities for exposure if not designed carefully. The assessment should also consider the impact of the University of York boiler stacks. <b>Identified adverse impacts should be appropriately mitigated.</b></p> <p>viii. Undertake a noise survey given the site's proximity to the A1079 and the Grimston Bar Park &amp; Ride. <b>Identified adverse impacts should be appropriately mitigated.</b></p> <p>...</p>	
Policy SS9	Pg 46	<p><b>Policy SS9: Land East of Metcalfe Lane</b>  <i>Modifications to follow and to be agreed through SoCG</i></p>	
Policy SS10	Pg 48	<p>...</p> <p>i. <b>Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment. Protect and, where appropriate, strengthen existing boundary features that are recognisable and likely to remain permanent. Where the site's boundary is not defined by recognisable or permanent features it should be addressed through the masterplan and design process in order for strong and defensible green belt boundaries to be created and secured.</b></p> <p>...</p> <p>ii. iv. <del>Explore the creation of</del> <b>Provide</b> a new green wedge to the west of the site <b>south of the Garth Road link</b> to play an important role in protecting ecological assets, safeguarding the historic character and setting of the city and conserving on-site heritage assets including Ridge and Furrow, archaeology, hedgerows and trees that contribute</p>	<p>New policy clause and text changes added in response to ongoing negotiation, and to provide clarity.</p>

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		<p>to the setting of Huntington. It should be linked into the <del>adjacent new housing scheme currently under construction</del> <b>development</b> at Windy Ridge/Brecks Lane. The provision of the new green wedge to the west of the site will also create an appropriate setting for the existing village of Huntington, allowing Huntington to maintain its identity and not sprawl outwards, with ST8 forming a new contained neighbourhood within the main urban area.</p> <p>...</p> <p>vi. <b><u>Provide a detailed site wide recreation and open space strategy and demonstrate its application in site masterplanning. This must include:</u></b></p> <ul style="list-style-type: none"> <li>○ <del>Create</del> <b><u>Creation of a</u></b> new open space on additional land to the east of the Monks Cross Link Road (as shown on the <del>proposals policies</del> map <b><u>as allocation OS8</u></b>). This land remains in the Green Belt. <del>Open space provision should still be provided to the required quantum within the main allocation boundary and t</del> Traffic calming measures should be provided along Monks Cross Link Road alongside the provision of pedestrian footways and safe crossing points. Ecological mitigation is also required on land to the east of the Link Road.</li> <li>○ <b><u>Open space provision that satisfies policies G12a and G16</u></b></li> </ul> <p>...</p> <p>x. Demonstrate that all transport issues have been addressed, in consultation with the Council and Highways England, as necessary, to ensure sustainable transport provision at the site is achievable. <del>The site will exacerbate congestion in the area, particularly at peak times given its scale and the capacity of the existing road network. The</del> <b><u>highway</u></b> impacts of the site <b><u>should be assessed</u></b> individually and cumulatively with sites ST7, ST9, <del>and</del> ST14 and ST35 <b><u>Where</u></b></p>	

Modification Reference Number	Plan Location	Proposed Modification	Reason for change
		<p><del>necessary proportionate mitigation will be required should be addressed.</del></p> <p>...</p>	
Policy SS11: Land North of Haxby	Pg 50	<p><b>Policy SS11: Land North of Haxby</b></p> <p>Land North of Haxby (ST9) will deliver <b>approximately</b> 735 dwellings at this urban extension development site. In addition to complying with the policies within this Local Plan, the site must be master planned and delivered in accordance with the following key principles:</p> <ul style="list-style-type: none"> <li>i. Be of a high design standard which will provide an appropriate new extension to the settlement of Haxby.</li> <li>ii. <del>Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment and affordable housing policy, addressing local need for smaller family homes and bungalows/sheltered housing. ...</del></li> <li>iii. <u>Provide a detailed site wide recreation and open space strategy and demonstrate its application in site masterplanning. This must include:</u> <ul style="list-style-type: none"> <li>o Create <b>Creation of a</b> new open space to the south of the site (as shown on the proposals <b>policies</b> map <b>as allocation OS9</b>) to reflect the needs of the Haxby and Wigginton ward including formal pitch provisions, informal amenity greenspace, play provision, cemeteries and allotments. The openspace 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.</li> <li>o <b><u>Open space provision that satisfies policies G12a and G16.</u></b></li> </ul> </li> </ul> <p>...</p>	To provide clarity.

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		<p>iv. Create new local facilities as required, <b>and subject to viability</b> to provide an appropriate range of shops, services and facilities to meet the needs of future occupiers of the development...</p> <p>...</p> <p>viii. Demonstrate that all transport issues have been addressed, in consultation with the Council as necessary, to ensure sustainable transport provision at the site is achievable. The <b>highway</b> impacts of the <b>site development should be assessed</b> individually and cumulatively with sites ST7, ST8, ST14 and ST15. <b>Where necessary proportionate mitigation will be required</b> <del>should be addressed</del>.</p> <p>...</p>	
Policy SS12: Land West of Wigginton Road	Pg 52	<p><b>Policy SS12: Land West of Wigginton Road</b>  <i>Modifications to follow and to be agreed through SoCG</i></p>	
SS12 Explanation	Pg 53	<p>...</p> <p>Providing sufficient access to and mitigating the impacts of the development could require substantial infrastructure to be put in place, but the size of the site should potentially make it viable to provide the required transport mitigation measures. <b>The design and layout of the road should minimise the impact upon the openness of the Green Belt and demonstrate how it would safeguard those elements which contribute to the special character and setting of the historic City.</b></p> <p>...</p>	In response to ongoing negotiation, and to provide clarity.
SS13: Land West of Elvington Lane	Pg 54	<p><b>Policy SS13: Land West of Elvington Lane</b>  <i>Modifications to follow and to be agreed through SoCG</i></p>	
Policy SS14 Terry's	Pg 57	<p><b>Policy SS14: Terry's Extension Sites</b></p>	To reflect up to date delivery.

Modification Reference Number	Plan Location	Proposed Modification	Reason for change
Extension Sites		<p>Terry's Extension Sites (ST16) will deliver 111 dwellings in total at these urban development sites, 22 dwellings on Terry's Clock Tower, approximately 33 dwellings on Terry's Car Park and approximately 56 33 dwellings on Land to the rear of Terry's Factory. In addition to complying with the policies within this Local Plan, ST16 must be master planned and delivered in accordance with the following key principles.</p> <p><b>Terry's Extension Site (Phase 1) – Terry's Clock Tower</b></p> <ul style="list-style-type: none"> <li>i. Achieve high quality urban design which respects the character and fabric of the wider Terry's factory site and buildings of architectural merit. This includes conserving and enhancing the special character and/or appearance of the Tadcaster Road and the Racecourse and Terry's Factory Conservation Areas</li> </ul> <p><b>Terry's Extension Site (Phase 2) – Terry's Car Park</b></p> <ul style="list-style-type: none"> <li>i. Deliver development with high quality urban design, given the site's association with the wider Terry's factory site and the sites location as an entry point to the city, to contribute to the architectural merit of the city. This includes conserving and enhancing the special character and/or appearance of the Tadcaster Road and The Racecourse and Terry's Factory Conservation Areas.</li> <li>ii. Be of a low height and complement existing views to the factory building and clock tower from the Ings, Bishopthorpe Road and the Racecourse.</li> <li>iii. Constrain development to the boundary of the car park including any open space requirements.</li> <li>iv. Retain existing vegetation and provide additional appropriate treatment on the southern and eastern boundaries.</li> </ul> <p><b>Terry's Extension Site (Phase 3) – Land to the rear of Terry's Factory</b></p> <ul style="list-style-type: none"> <li>i. Retain and enhance the formal gardens area adjacent to the site.</li> </ul>	

Modification Reference Number	Plan Location	Proposed Modification	Reason for change
		<p>ii. Achieve high quality urban design which respects the character and fabric of the wider Terry's factory site and buildings of architectural merit. This includes conserving and enhancing the special character and/or appearance of the Tadcaster Road and the Racecourse and Terry's Factory Conservation Areas.</p> <p>iii. Development should complement existing views to the factory and clock tower.</p>	
Policy SS15: Nestle South	Pg 59	<p><b>Policy SS15: Nestle South</b></p> <p>Nestle South (ST17) will deliver 863 <b>approximately 581</b> dwellings in total, <b>263 279</b> in Phase 1 and <b>around up to 600 302</b> dwellings in Phase 2 at this urban development site. In addition to complying with the policies within this Local Plan, the site must be master planned and delivered in accordance with the following key principles.</p> <p>i. Achieve high quality urban design which recognises the distinctive character of this part of the city and respects the character and fabric of the factory buildings of distinction including those on the Haxby Road Frontage including the library.</p> <p>ii. Conserve and enhance the special character and/or appearance of the Nestle/Rowntree Factory Conservation Area.</p> <p>iii. <del>Provide a mix of housing in line with the Council's most up to date Strategic Housing Market Assessment....</del></p> <p>...</p>	To reflect up to date masterplanning and to provide clarity.
Policy SS16: Land at Tadcaster Road, Copmanthorpe		<p><b>Policy SS16: Land at Tadcaster Road, Copmanthorpe</b></p> <p>Land at Tadcaster Road, Copmanthorpe (ST31) will deliver <b>approximately</b> 158 dwellings at this village extension site. In addition to complying with the policies within this Local Plan, the site must be master planned and delivered in accordance with the following key principles:</p>	To reflect up to date masterplanning and to provide clarity.

Modification Reference Number	Plan Location	Proposed Modification	Reason for change
		<p>i. <del>Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment...</del></p> <p>...</p> <p>v. Provide vehicle <b>site</b> access via Tadcaster Road, <del>with no secondary vehicle access from Learmans Way.</del></p> <p>vi. Optimise pedestrian and cycle integration, connection and accessibility in and out of the site and connectivity to the city and surrounding area creating well-connected internal streets and walkable neighbourhoods, to encourage the maximum take-up of these more 'active' forms of transport (walking and cycling).</p> <p>vii. <del>Provide required financial contributions to existing local primary and secondary facilities to enable the expansion to accommodate pupil yield.</del> <b>Secure developer contributions for primary and secondary school provision as necessary to meet the need generated by the development.</b></p> <p>...</p>	
Policy SS17: Hungate	Pg 61	<p><b>Policy SS17: Hungate</b></p> <p>Hungate (ST32) – Phases 5+ <b>as identified on the Policies Map</b> will deliver approximately 328 <b>a minimum of 570</b> dwellings at this urban development site. In addition to complying with the policies within this Local Plan, <del>the site must be delivered in accordance with the agreed site masterplan through existing outline and full planning consents.</del> <b>Development proposals should have regard to</b> <del>in line with</del> the Hungate Development Brief vision, <b>where appropriate.</b> ST32 must be of the highest quality which adds to the vitality and viability of the city centre, is safe and secure, and which promotes sustainable development. Priority should be given to pedestrians, people with mobility impairments, cyclists and public transport. Design should respect local</p>	To reflect up to date delivery, and provide clarity.

Modification Reference Number	Plan Location	Proposed Modification	Reason for change
		amenity and character whilst being imaginative and energy-efficient. The special character and/or appearance of the adjacent Central Historic Core Conservation Area should be conserved and enhanced.	
Policy SS18: Station Yard, Wheldrake	Pg 62	<p><b>Policy SS18: Station Yard, Wheldrake</b></p> <p>Station Yard, Wheldrake (ST33) will deliver approximately 147 dwellings at this village extension development site. In addition to complying with the policies within this Local Plan, the site must be delivered in accordance with the following key principles.</p> <ul style="list-style-type: none"> <li>i. <del>Deliver a sustainable housing mix in accordance with the Council's most up to date Strategic Housing Market Assessment and affordable housing policy, addressing local need for smaller family homes and bungalows/sheltered housing.</del></li> <li>ii. Be of a high design standard to which will provide an appropriate new extension to Wheldrake whilst maintaining the character of the village.</li> <li>iii. Conserve and enhance the special character and/or appearance of the adjacent Wheldrake Conservation Area.</li> <li>iv. Undertake a comprehensive evidence based approach in relation to biodiversity to address potential impacts of recreational disturbance on the Lower Derwent Valley Special Protection Area (SPA)/Ramsar/SSSI. <b><u>This will require the developer to publicise and facilitate the use of other, less sensitive countryside destinations nearby (e.g. Wheldrake Woods) and provide educational material to new homeowners to promote good behaviours when visiting the European site. The former could be supported by enhancing the local footpath network and improving signage.</u></b></li> <li>v. Establish a landscape setting, given the open fields to the south of the site.</li> </ul>	To reflect up to date masterplanning and to provide clarity.

Modification Reference Number	Plan Location	Proposed Modification	Reason for change
		vi. Create new local facilities as required to meet the needs of future occupiers of the development. vii. Provide on-site open space to provide additional amenity green space and children’s play facilities for the village. viii. <del>Provide required financial contributions to existing nursery, primary and secondary facilities to enable the expansion to accommodate demand arising from the development.</del> <b>Secure developer contributions for primary and secondary school provision as necessary to meet the need generated by the development.</b> ...	
Policy SS20: Imphal Barracks, Fulford Road	Pg 67	<b>Policy SS20: Imphal Barracks, Fulford Road</b> Following the Defence Infrastructure Organisation’s disposure of the site by 2031 Imphal Barracks (ST36) will deliver <b>approximately</b> 769 dwellings at this urban development site... ii. <del>Deliver a sustainable housing mix in accordance with the Council’s most up to date Strategic Housing Market Assessment...</del> ...	To provide clarity.
Policy SS22: University of York Expansion	Pg 71	<i>To follow subject to SoCG with University of York</i>	
Policy SS22 Explanation	Pg 72	<i>To follow subject to SoCG with University of York</i>	
<b>Section 4: Economy and Retail</b>			
Policy EC1: Provision of Employment Land	Pg 76	To follow subject to SoCG with University of York	

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Policy EC1: Provision of Employment Land	Pg 76	<p>Deletion of site E8:</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Floorspace</th> <th>Suitable Employment Uses</th> </tr> </thead> <tbody> <tr> <td>E8: Wheldrake Industrial Estate (0.45ha)</td> <td>1,485sqm</td> <td>B1b, B1c, B2 and B8.</td> </tr> </tbody> </table>	Site	Floorspace	Suitable Employment Uses	E8: Wheldrake Industrial Estate (0.45ha)	1,485sqm	B1b, B1c, B2 and B8.	Site is no longer available.																																																															
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E8: Wheldrake Industrial Estate (0.45ha)	1,485sqm	B1b, B1c, B2 and B8.																																																																						
Policy EC1 Explanation	Pg 76	<p>Updated Table 4.1, to take account of the changes to supply since Plan submission.</p> <p><b>Table 4.1: Employment Land Requirements 2017-2038 (including 5% vacancy), Factoring in Change of Supply 2012-2017 and Including 2 Years Extra Supply, updated March 2022</b></p> <table border="1"> <thead> <tr> <th rowspan="2">Use Class</th> <th colspan="2">2021-33</th> <th colspan="2">2033-38</th> <th colspan="2">Total 2021-2038</th> </tr> <tr> <th>Floorspace (m2)</th> <th>Land (Ha)</th> <th>Floorspace (m2)</th> <th>Land (Ha)</th> <th>Floorspace (m2)</th> <th>Land (Ha)</th> </tr> </thead> <tbody> <tr> <td>Office (formerly B1a)</td> <td>137,588</td> <td>15.5</td> <td>12,310</td> <td>2.1</td> <td>149,898</td> <td>17.6</td> </tr> <tr> <td>Research and Development (B1b)</td> <td>15,655</td> <td>3.7</td> <td>1,644</td> <td>0.4</td> <td>17,299</td> <td>4.1</td> </tr> <tr> <td>Light Industrial (formerly B1c)</td> <td>11,218</td> <td>1.9</td> <td>1,435</td> <td>0.4</td> <td>12,653</td> <td>2.3</td> </tr> <tr> <td>General Industrial (B2)</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Storage and Distribution B8</td> <td>54,986</td> <td>10.5</td> <td>15,705</td> <td>3.2</td> <td>70,691</td> <td>13.7</td> </tr> <tr> <td><b>B Uses Sub Total</b></td> <td><b>219,447</b></td> <td><b>31.6</b></td> <td><b>31,094</b></td> <td><b>6.2</b></td> <td><b>250,541</b></td> <td><b>37.7</b></td> </tr> <tr> <td>D2</td> <td>-17,887</td> <td>-1.1</td> <td>4,398</td> <td>1.1</td> <td>-13,489</td> <td>0.0</td> </tr> <tr> <td><b>Totals</b></td> <td><b>201,560</b></td> <td><b>30.5</b></td> <td><b>35,492</b></td> <td><b>7.2</b></td> <td><b>237,052</b></td> <td><b>37.7</b></td> </tr> </tbody> </table>	Use Class	2021-33		2033-38		Total 2021-2038		Floorspace (m2)	Land (Ha)	Floorspace (m2)	Land (Ha)	Floorspace (m2)	Land (Ha)	Office (formerly B1a)	137,588	15.5	12,310	2.1	149,898	17.6	Research and Development (B1b)	15,655	3.7	1,644	0.4	17,299	4.1	Light Industrial (formerly B1c)	11,218	1.9	1,435	0.4	12,653	2.3	General Industrial (B2)	0	0	0	0	0	0	Storage and Distribution B8	54,986	10.5	15,705	3.2	70,691	13.7	<b>B Uses Sub Total</b>	<b>219,447</b>	<b>31.6</b>	<b>31,094</b>	<b>6.2</b>	<b>250,541</b>	<b>37.7</b>	D2	-17,887	-1.1	4,398	1.1	-13,489	0.0	<b>Totals</b>	<b>201,560</b>	<b>30.5</b>	<b>35,492</b>	<b>7.2</b>	<b>237,052</b>	<b>37.7</b>	
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Office (formerly B1a)	137,588	15.5	12,310	2.1	149,898	17.6																																																																		
Research and Development (B1b)	15,655	3.7	1,644	0.4	17,299	4.1																																																																		
Light Industrial (formerly B1c)	11,218	1.9	1,435	0.4	12,653	2.3																																																																		
General Industrial (B2)	0	0	0	0	0	0																																																																		
Storage and Distribution B8	54,986	10.5	15,705	3.2	70,691	13.7																																																																		
<b>B Uses Sub Total</b>	<b>219,447</b>	<b>31.6</b>	<b>31,094</b>	<b>6.2</b>	<b>250,541</b>	<b>37.7</b>																																																																		
D2	-17,887	-1.1	4,398	1.1	-13,489	0.0																																																																		
<b>Totals</b>	<b>201,560</b>	<b>30.5</b>	<b>35,492</b>	<b>7.2</b>	<b>237,052</b>	<b>37.7</b>																																																																		

Modification Reference Number	Plan Location	Proposed Modification	Reason for change																																																																						
		<p><b>Table 4.1: Employment Land Requirements 2017-2038 (including 5% vacancy), Factoring in Change of Supply 2012-2017 and Including 2 Years Extra Supply</b></p> <table border="1"> <thead> <tr> <th data-bbox="607 400 779 592">Use Class</th> <th colspan="2" data-bbox="779 400 1120 592">2017-33</th> <th colspan="2" data-bbox="1120 400 1460 592">2033-38</th> <th colspan="2" data-bbox="1460 400 1800 592">Total 2017-2038</th> </tr> <tr> <th data-bbox="607 592 779 639"></th> <th data-bbox="779 592 981 639">Floorspace (m2)</th> <th data-bbox="981 592 1120 639">Land (Ha)</th> <th data-bbox="1120 592 1321 639">Floorspace (m2)</th> <th data-bbox="1321 592 1460 639">Land (Ha)</th> <th data-bbox="1460 592 1662 639">Floorspace (m2)</th> <th data-bbox="1662 592 1800 639">Land (Ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="607 639 779 679">B1a</td> <td data-bbox="779 639 981 679">94,771.32</td> <td data-bbox="981 639 1120 679">11.7</td> <td data-bbox="1120 639 1321 679">12,310</td> <td data-bbox="1321 639 1460 679">2.1</td> <td data-bbox="1460 639 1662 679">107,081</td> <td data-bbox="1662 639 1800 679">13.8</td> </tr> <tr> <td data-bbox="607 679 779 719">B1b</td> <td data-bbox="779 679 981 719">7,883.40</td> <td data-bbox="981 679 1120 719">2.1</td> <td data-bbox="1120 679 1321 719">1,644</td> <td data-bbox="1321 679 1460 719">0.4</td> <td data-bbox="1460 679 1662 719">9,527</td> <td data-bbox="1662 679 1800 719">2.5</td> </tr> <tr> <td data-bbox="607 719 779 759">B1e</td> <td data-bbox="779 719 981 759">8,480.60</td> <td data-bbox="981 719 1120 759">1.5</td> <td data-bbox="1120 719 1321 759">1,435</td> <td data-bbox="1321 719 1460 759">0.4</td> <td data-bbox="1460 719 1662 759">9,916</td> <td data-bbox="1662 719 1800 759">1.9</td> </tr> <tr> <td data-bbox="607 759 779 799">B2</td> <td data-bbox="779 759 981 799">0.00</td> <td data-bbox="981 759 1120 799">0.0</td> <td data-bbox="1120 759 1321 799">0</td> <td data-bbox="1321 759 1460 799">0</td> <td data-bbox="1460 759 1662 799">0</td> <td data-bbox="1662 759 1800 799">0.0</td> </tr> <tr> <td data-bbox="607 799 779 839">B8</td> <td data-bbox="779 799 981 839">69,034.70</td> <td data-bbox="981 799 1120 839">12.9</td> <td data-bbox="1120 799 1321 839">15,705</td> <td data-bbox="1321 799 1460 839">3.2</td> <td data-bbox="1460 799 1662 839">84,740</td> <td data-bbox="1662 799 1800 839">16.1</td> </tr> <tr> <td data-bbox="607 839 779 879"><b>B uses sub-total</b></td> <td data-bbox="779 839 981 879"><b>180,170</b></td> <td data-bbox="981 839 1120 879"><b>28.2</b></td> <td data-bbox="1120 839 1321 879"><b>31,094</b></td> <td data-bbox="1321 839 1460 879"><b>6</b></td> <td data-bbox="1460 839 1662 879"><b>211,264</b></td> <td data-bbox="1662 839 1800 879"><b>34.3</b></td> </tr> <tr> <td data-bbox="607 879 779 919">D2</td> <td data-bbox="779 879 981 919">15,577</td> <td data-bbox="981 879 1120 919">2.7</td> <td data-bbox="1120 879 1321 919">4,398</td> <td data-bbox="1321 879 1460 919">1.1</td> <td data-bbox="1460 879 1662 919">19,975</td> <td data-bbox="1662 879 1800 919">4</td> </tr> <tr> <td data-bbox="607 919 779 991"><b>Total</b></td> <td data-bbox="779 919 981 991"><b>195,747</b></td> <td data-bbox="981 919 1120 991"><b>30.9</b></td> <td data-bbox="1120 919 1321 991"><b>35,492</b></td> <td data-bbox="1321 919 1460 991"><b>7.1</b></td> <td data-bbox="1460 919 1662 991"><b>231,239</b></td> <td data-bbox="1662 919 1800 991"><b>38.1</b></td> </tr> </tbody> </table>	Use Class	2017-33		2033-38		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	B1e	8,480.60	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>B uses sub-total</b>	<b>180,170</b>	<b>28.2</b>	<b>31,094</b>	<b>6</b>	<b>211,264</b>	<b>34.3</b>	D2	15,577	2.7	4,398	1.1	19,975	4	<b>Total</b>	<b>195,747</b>	<b>30.9</b>	<b>35,492</b>	<b>7.1</b>	<b>231,239</b>	<b>38.1</b>	
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<b>Section 5: Housing</b>																																																																									
Policy H1: Housing Allocations	Pg 91	<p>In order to meet the housing requirement set out in Policy SS1 the following sites, as shown on the proposals policies map and set out in the schedule below are proposed <u>allocated</u> for residential development.</p> <p>Planning applications for housing submitted for these allocations will be permitted if in accordance with the phasing indicated. An application on an allocated site in advance of its phasing will be approved if:</p>	<p>Deleted policy wording to clarify the Council's approach, removing references to phasing sites</p> <p>Table 5.1 also updated to reflect current capacity details.</p>																																																																						

Modification Reference Number	Plan Location	Proposed Modification	Reason for change																																			
		<ul style="list-style-type: none"> <li>the allocation's early release does not prejudice the delivery of other allocated sites phased in an earlier time period;</li> <li>the release of the site is required now to maintain a five year supply of deliverable sites; and</li> <li>the infrastructure requirements of the development can be satisfactorily addressed.</li> </ul> <p><b>Table 5.1: Housing Allocations</b></p> <table border="1" data-bbox="600 571 1581 1369"> <thead> <tr> <th data-bbox="600 571 781 695">Allocation Reference</th> <th data-bbox="781 571 1099 695">Site Name</th> <th data-bbox="1099 571 1227 695">Site Size (ha)</th> <th data-bbox="1227 571 1391 695">Estimated Yield (Dwellings)</th> <th data-bbox="1391 571 1581 695">Estimated Phasing</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 695 781 815">H1#</td> <td data-bbox="781 695 1099 815">Former Gas Works, 24 Heworth Green (Phase 1 and 2)</td> <td data-bbox="1099 695 1227 815"><del>2.87</del> 3.54</td> <td data-bbox="1227 695 1391 815">274 607</td> <td data-bbox="1391 695 1581 815">Short to Medium Term (Years 1-10)</td> </tr> <tr> <td data-bbox="600 815 781 911">H1#</td> <td data-bbox="781 815 1099 911">Former Gas works, 24 Heworth Green (Phase 2)</td> <td data-bbox="1099 815 1227 911">0.67</td> <td data-bbox="1227 815 1391 911">65</td> <td data-bbox="1391 815 1581 911">Medium Term (Years 6-10)</td> </tr> <tr> <td data-bbox="600 911 781 999">H3**#</td> <td data-bbox="781 911 1099 999">Burnholme School</td> <td data-bbox="1099 911 1227 999">1.90</td> <td data-bbox="1227 911 1391 999"><del>72</del> 83</td> <td data-bbox="1391 911 1581 999">Short Term (Years 1-5)</td> </tr> <tr> <td data-bbox="600 999 781 1126">H5**</td> <td data-bbox="781 999 1099 1126">Lowfield School</td> <td data-bbox="1099 999 1227 1126">3.64</td> <td data-bbox="1227 999 1391 1126"><del>162</del> 93</td> <td data-bbox="1391 999 1581 1126">Short to Medium term (Years 1-10)</td> </tr> <tr> <td data-bbox="600 1126 781 1254">H6</td> <td data-bbox="781 1126 1099 1254">Land R/O The Square Tadcaster Road</td> <td data-bbox="1099 1126 1227 1254">1.53</td> <td data-bbox="1227 1126 1391 1254">0*</td> <td data-bbox="1391 1126 1581 1254">Short to Medium Term (Years 1-10)</td> </tr> <tr> <td data-bbox="600 1254 781 1369">H7**#</td> <td data-bbox="781 1254 1099 1369">Bootham Crescent</td> <td data-bbox="1099 1254 1227 1369">1.72</td> <td data-bbox="1227 1254 1391 1369"><del>86</del> 93</td> <td data-bbox="1391 1254 1581 1369">Short to Medium Term (Years 1-10)</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 and 2)	<del>2.87</del> 3.54	274 607	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	<del>72</del> 83	Short Term (Years 1-5)	H5**	Lowfield School	3.64	<del>162</del> 93	Short to Medium term (Years 1-10)	H6	Land R/O The Square Tadcaster Road	1.53	0*	Short to Medium Term (Years 1-10)	H7**#	Bootham Crescent	1.72	<del>86</del> 93	Short to Medium Term (Years 1-10)	
Allocation Reference	Site Name	Site Size (ha)	Estimated Yield (Dwellings)	Estimated Phasing																																		
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City of York Local Plan Phase 3 Proposed Modifications Schedule, July 2022

Modification Reference Number	Plan Location	Proposed Modification					Reason for change
		H8	Askham Bar Park & Ride	1.57	60	<del>Short Term (Years 1 – 5)</del>	
		H10	The Barbican	0.96	187	<del>Short to Medium Term (Years 1 – 10)</del>	
		H20	Former Oakhaven EPH	0.33	<del>536</del>	<del>Short Term (Years 1 – 5)</del>	
		<del>H22#</del>	<del>Former Heworth Lighthouse</del>	<del>0.29</del>	45	<del>Short Term (Years 1 – 5)</del>	
		<del>H23#</del>	<del>Former Grove House EPH</del>	<del>0.25</del>	14	<del>Short Term (Years 1 – 5)</del>	
		H29	Land at Moor Lane Copmanthorpe	2.65	<del>8892</del>	<del>Short Term (Years 1 – 5)</del>	
		H31#	Eastfield Lane Dunnington	2.51	<del>76 82</del>	<del>Short Term (Years 1 – 5)</del>	
		H38	Land RO Rufforth Primary School Rufforth	0.99	<del>33 21</del>	<del>Short Term (Years 1 – 5)</del>	
		H39	North of Church Lane Elvington	0.92	32	<del>Short Term (Years 1 – 5)</del>	
		H46**#	Land to North of Willow Bank and East of Haxby Road, New Earswick	2.74	<del>104</del> <del>117</del>	<del>Short Term (Years 1 – 5)</del>	

City of York Local Plan Phase 3 Proposed Modifications Schedule, July 2022

Modification Reference Number	Plan Location	Proposed Modification				Reason for change	
		H52#	Willow House EPH, Long Close Lane	0.20	15	<del>Short Term (Years 1 – 5)</del>	
		H53	Land at Knapton Village	0.33	4	<del>Short Term (Years 1 – 5)</del>	
		H55#	Land at Layerthorpe	0.20	20	<del>Short Term (Years 1 – 5)</del>	
		<del>H56**#</del>	<del>Land at Hull Road</del>	<del>4.00</del>	<del>70</del>	<del>Short Term (Years 1 – 5)</del>	
		H58#	Clifton Without Primary School	0.70	<del>215</del>	<del>Short Term (Years 1 – 5)</del>	
		<del>H59**#</del>	<del>Queen Elizabeth Barracks – Howard Road, Strensall</del>	<del>1.34</del>	<del>45</del>	<del>Medium to Long Term (Years 6 – 15)</del>	
		ST1**	British Sugar/Manor School	46.3	1,200	<del>Lifetime of the Plan (Years 1 – 16)</del>	
		ST2	Civil Service Sports Ground Millfield Lane	10.40	<del>2636</del>	<del>Short to Medium Term (Years 1 – 10)</del>	
		ST4#	Land Adjacent to Hull Road	7.54	<del>211</del> <del>263</del>	<del>Short to Medium Term (Years 1 – 10)</del>	
		ST5	York Central	35.0	<del>1,700</del> <del>2,500</del>	<del>Lifetime of the Plan and Post</del>	

City of York Local Plan Phase 3 Proposed Modifications Schedule, July 2022

Modification Reference Number	Plan Location	Proposed Modification					Reason for change
						Plan period (Years 1–21)	
		ST7#	Land East of Metcalfe Lane	34.5	845	Lifetime of the Plan (Years 1–16)	
		ST8#	Land North of Monks Cross	39.5	968-970	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)	
		ST16	Terry's Extension Site – Terry's Clock Tower (Phase 1)	2.18	22	Short Term (Years 1–5)	
		ST16	Terry's Extension Site – Terry's Car Park (Phase 2)		393	Short to Medium Term (Years 1–10)	

City of York Local Plan Phase 3 Proposed Modifications Schedule, July 2022

Modification Reference Number	Plan Location	Proposed Modification				Reason for change
ST16		Terry's Extension Site – Land to rear of Terry's Factory (Phase 3)		56	Short to Medium Term (Years 1 – 10)	
ST17#		Nestle South (Phase 1)	2.35	263 279	Short to Medium Term (Years 1 – 10)	
ST17#		Nestle South (Phase 2)	4.70	600 302	Medium to Long Term (Years 6 – 15)	
ST31		Land at Tadcaster Road, Copmanthorpe	8.10	158	Short to Medium Term (Years 1-10)	
ST32#		Hungate (Phases 5+)	2.17-1.1	328 375	Short to Medium Term (Years 1-10)	
ST33		Station Yard, Wheldrake	6.0	147 150	Short to Medium Term (Years 1-10)	
ST35**		Queen Elizabeth Barracks, Strensall	28.8	500	Medium to Long Term (Years 6-15)	
ST36**		Imphal Barracks, Fulford Road	18.0	769	Post Plan period (Years 16-21)	
*Allocated for specialist housing (Use Class C3b <sup>1</sup> ) for residential extra care facilities in association with the Wilberforce Trust.						

Modification Reference Number	Plan Location	Proposed Modification	Reason for change
		<p>** Sites that contain existing open space</p> <p># 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.</p> <p>See also Policy GI2, GI2a GI5 and GI6. And DP3, D1, D4, D5</p>	
Policy H1 Explanation	Pg 99	<p>New paragraph after 5.15:</p> <p><b><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 of sites within this distance from the SAC must accord with Policy GI2a [New Strensall Common SAC Policy]</u></b></p>	To ensure impacts identified in the HRA (2020) as a result of recreational pressure on Strensall Common SAC are mitigated.
Policy H2 Explanation	Pg 100	<p>The extent of the city centre is shown on the <del>proposals</del> <b>policies</b> map; the remaining defined areas referred to in the policy are described in Figure 5.2. <del>Transport nodes and corridors are defined in Policy T1</del></p>	For clarity
Policy H3: balancing the Housing market	Pg 102	<p><b>Policy H3: Balancing the Housing Market</b></p> <p>The Council will <b>expect developers to provide housing solutions that contribute to meeting York's housing needs, as identified in the latest Local Housing Needs Assessment (LHNA) and in any other appropriate local evidence. New residential development should therefore maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.</b></p>	For clarity , improve effectiveness and to update reference to LHNA evidence

Modification Reference Number	Plan Location	Proposed Modification	Reason for change
		<p>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 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. 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.</p> <p>The housing mix proposed should have reference to the SHMA and be informed by:</p> <ul style="list-style-type: none"> <li>• Up to date evidence of need including at a local level; and</li> <li>• The nature of the development site and the character of the local surrounding area.</li> </ul> <p>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.</p> <p>Proposals will be supported that are suitable for the intended occupiers in relation to the <del>quality and</del> type of facilities, and the provision of support and/or care.</p> <p>Housing should be built as flexible as possible to accommodate <b>peoples' changing circumstances over their lifetime. The Council will encourage developers to deliver an appropriate proportion of housing that meets the higher access standards of Part M Building Regulations (Access to and use of buildings), unless it is demonstrated that characteristics of the site provide reasons for delivery to be inappropriate, impractical or unviable.</b></p>	

City of York Local Plan Phase 3 Proposed Modifications Schedule, July 2022

Modification Reference Number	Plan Location	Proposed Modification	Reason for change
		<del>a broad cross section of society to help meet a wide range of needs.</del>	
Policy H3 Explanation	Pg 102	5.21...The council has undertaken a SHMA LHNA which has estimated the size of market and affordable homes required over the plan period. The SHMA LHNA (2022) identifies that for both market and affordable housing there is a need for a mix of house sizes across the city. The City of York Council SHMA and Addendum (2016)	For clarity

Modification Reference Number	Plan Location	Proposed Modification	Reason for change
Policy H5: Gypsies and Travellers	Pg 106	<p><b>Policy H5: Gypsies and Travellers</b></p> <p><b>a) Within Existing Local Authority Sites</b></p> <p>In order to meet the need of Gypsies and Travellers that meet the planning definition, <b>103</b> additional pitches will be identified within the existing three Local Authority sites.</p> <p>...</p> <p><b>b) Within Strategic Allocations</b></p> <p>In order to meet the need of those 30<b>44</b> Gypsies and Traveller households <b>that do</b> and do not meet the planning definition:</p> <p>Applications for larger development sites of 5 ha or more will be required to: <b><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></b></p> <ul style="list-style-type: none"> <li>• <del>provide a number of pitches within the site; or</del></li> <li>• <del>provide alterative land that meets the criteria set out in part (c) of this policy to accommodate the required number of pitches; or</del></li> <li>• <del>provide commuted sum payments to contribute towards to development of pitches elsewhere.</del></li> </ul>	To strengthen the policy approach to on-site delivery and update according to evidence

Modification Reference Number	Plan Location	Proposed Modification	Reason for change
Policy H6: Travelling Showpeople	Pg 107	<p><b>Policy H6: Travelling Showpeople Meeting Future Need</b></p> <p>There is a total need of 34 Showpeople plots over the plan period (this includes the plot with temporary planning permission at The Stables). This is split into 2 plots in years 2016-21, and 1 plot in the period 2032.</p>	To update need according to evidence

<p>Policy H5 and H6 Explanation</p>	<p>Pg 109</p>	<p>Table 5.3 overleaf is taken from the City of York Gypsy and Travellers Accommodation Assessment (2022) Update (2017) and summarises the number households in York which do/do not meet the definition.</p> <p><b>Table 5.3: Need for Gypsy and Traveller Households broken down by Local Plan Policy Type Meeting the Revised Definition of a Traveller</b></p> <table border="1" data-bbox="600 552 1456 890"> <thead> <tr> <th>Delivery Status</th> <th>Gypsy and Traveller Policy</th> <th>Housing Policy</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Meet Planning Definition</td> <td>15</td> <td>0</td> <td>15</td> </tr> <tr> <td>Do not meet Planning Definition</td> <td>0</td> <td>25</td> <td>25</td> </tr> <tr> <td><b>Total</b></td> <td><b>15</b></td> <td><b>25</b></td> <td><b>40</b></td> </tr> </tbody> </table> <table border="1" data-bbox="613 1027 1469 1394"> <thead> <tr> <th>Households in York</th> <th>GTAA<sup>2</sup></th> <th>SHMA<sup>3</sup></th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Households that meet the planning definition (incl. 10% of unknown need)</td> <td>3</td> <td>0</td> <td>3</td> </tr> <tr> <td>Households that do not meet the planning definition (incl. 90% of unknown need)</td> <td>0</td> <td>44</td> <td>44</td> </tr> <tr> <td><b>Total</b></td> <td><b>3</b></td> <td><b>44</b></td> <td><b>47</b></td> </tr> </tbody> </table>	Delivery Status	Gypsy and Traveller Policy	Housing Policy	Total	Meet Planning Definition	15	0	15	Do not meet Planning Definition	0	25	25	<b>Total</b>	<b>15</b>	<b>25</b>	<b>40</b>	Households in York	GTAA <sup>2</sup>	SHMA <sup>3</sup>	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	<b>Total</b>	<b>3</b>	<b>44</b>	<b>47</b>	<p>To reflect updated evidence</p>
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Modification Reference Number	Plan Location	Proposed Modification				Reason for change
		Show people households that meet the planning definition	3	0	3	
		<b>Total</b>	3	0	3	

Modification Reference Number	Plan Location	Proposed Modification	Reason for change
Policy H5 and H6 Explanation	Pg 109	<p>per measurement of 500 m<sup>2</sup> has been used in the allocation of sites to allow design to <b>Sites will be designed to</b> accommodate all of the requirements set in design guidance, including landscaping, play space and access requirements. Space <del>has</del><b>will</b> also been <del>en</del> 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.</p> <p>5.41 Three <del>Two</del> plots for Travelling Showpeople <del>have</del> <b>has</b> 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.</p>	For clarity and to reflect updated evidence
Policy H9: Older Persons Specialist Housing	Pg 114	<p>Policy H9: Older Persons Specialist Housing</p> <p>Where development falls within Use Class C3, affordable housing provision will be required <b>in line with the requirements set out in policy H10.</b></p>	To clarify policy connection to H10 and viability considerations

<p>Policy H10: Affordable Housing</p>	<p>Pg 115</p>	<p>To help maximise affordability across the housing market, the Council will support residential schemes for <b>2 5</b> or more dwellings which:</p> <p><b>Table 5.4: Affordable Housing Site Thresholds</b></p> <table border="1"> <thead> <tr> <th data-bbox="598 347 1196 405">Threshold</th> <th data-bbox="1196 347 1574 405">Target</th> </tr> </thead> <tbody> <tr> <td data-bbox="598 405 1196 461">Brownfield sites = &gt; 15 dwellings</td> <td data-bbox="1196 405 1574 461">20%</td> </tr> <tr> <td data-bbox="598 461 1196 517">Greenfield sites = &gt; 15 dwellings</td> <td data-bbox="1196 461 1574 517">30%</td> </tr> <tr> <td data-bbox="598 517 1196 612">Urban, Suburban and Rural <b>All sites 115-14<sup>2</sup></b> dwellings</td> <td data-bbox="1196 517 1574 612"><b>21%<sup>1</sup></b></td> </tr> <tr> <td data-bbox="598 612 1196 668">Urban brownfield sites 5-10 dwellings<sup>2</sup></td> <td data-bbox="1196 612 1574 668">15%<sup>4</sup></td> </tr> <tr> <td data-bbox="598 668 1196 724">Urban greenfield sites 5-10 dwellings<sup>2</sup></td> <td data-bbox="1196 668 1574 724">19%<sup>4</sup></td> </tr> <tr> <td data-bbox="598 724 1196 780">Urban brownfield sites 2-4 dwellings<sup>2</sup></td> <td data-bbox="1196 724 1574 780">6%<sup>4</sup></td> </tr> <tr> <td data-bbox="598 780 1196 836">Urban greenfield sites 2-4 dwellings<sup>2</sup></td> <td data-bbox="1196 780 1574 836">10%<sup>4</sup></td> </tr> <tr> <td data-bbox="598 836 1196 932">Sub-urban brownfield sites 5-10 dwellings<sup>2</sup></td> <td data-bbox="1196 836 1574 932">10%<sup>4</sup></td> </tr> <tr> <td data-bbox="598 932 1196 1027">Sub-urban greenfield sites 5-10 dwellings<sup>2</sup></td> <td data-bbox="1196 932 1574 1027">15%<sup>4</sup></td> </tr> <tr> <td data-bbox="598 1027 1196 1123">Sub-urban brownfield sites 2-4 dwellings<sup>2</sup></td> <td data-bbox="1196 1027 1574 1123">2%<sup>4</sup></td> </tr> <tr> <td data-bbox="598 1123 1196 1179">Sub-urban greenfield sites 2-4 dwellings<sup>2</sup></td> <td data-bbox="1196 1123 1574 1179">7%<sup>4</sup></td> </tr> <tr> <td data-bbox="598 1179 1196 1235">Rural brownfield sites 5-10 dwellings<sup>2</sup></td> <td data-bbox="1196 1179 1574 1235">11%<sup>4</sup></td> </tr> <tr> <td data-bbox="598 1235 1196 1291">Rural brownfield sites 2-4 dwellings<sup>2</sup> that</td> <td data-bbox="1196 1235 1574 1291">3%<sup>4</sup></td> </tr> <tr> <td data-bbox="598 1291 1196 1347">Rural greenfield sites 5-10 dwellings<sup>2</sup></td> <td data-bbox="1196 1291 1574 1347">17%<sup>4</sup></td> </tr> </tbody> </table>	Threshold	Target	Brownfield sites = > 15 dwellings	20%	Greenfield sites = > 15 dwellings	30%	Urban, Suburban and Rural <b>All sites 115-14<sup>2</sup></b> dwellings	<b>21%<sup>1</sup></b>	Urban brownfield sites 5-10 dwellings <sup>2</sup>	15% <sup>4</sup>	Urban greenfield sites 5-10 dwellings <sup>2</sup>	19% <sup>4</sup>	Urban brownfield sites 2-4 dwellings <sup>2</sup>	6% <sup>4</sup>	Urban greenfield sites 2-4 dwellings <sup>2</sup>	10% <sup>4</sup>	Sub-urban brownfield sites 5-10 dwellings <sup>2</sup>	10% <sup>4</sup>	Sub-urban greenfield sites 5-10 dwellings <sup>2</sup>	15% <sup>4</sup>	Sub-urban brownfield sites 2-4 dwellings <sup>2</sup>	2% <sup>4</sup>	Sub-urban greenfield sites 2-4 dwellings <sup>2</sup>	7% <sup>4</sup>	Rural brownfield sites 5-10 dwellings <sup>2</sup>	11% <sup>4</sup>	Rural brownfield sites 2-4 dwellings <sup>2</sup> that	3% <sup>4</sup>	Rural greenfield sites 5-10 dwellings <sup>2</sup>	17% <sup>4</sup>	<p>To improve policy effectiveness and simplify policy approach to affordable housing contributions</p>
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Modification Reference Number	Plan Location	Proposed Modification	Reason for change
		<p>Rural greenfield sites 2-4 dwellings<sup>2</sup> <span style="float: right;">8%<sup>1</sup></span></p> <p><b>Notes to Table</b></p> <p>1 This is the target percentage to be used in the off-site financial contribution calculation following sub-clause (iii) below</p> <p>2 For sites that have a maximum combined gross floorspace of more than 1,000sqm</p> <p>iii. on sites of <del>2-15</del> <b>5-14</b> homes an off site financial contribution (OSFC) is required in accordance with the approved formula set out below:</p> <p style="text-align: center;"><b>Average York Property price – Average York Fixed RP Price x 10%</b> <b>Target =</b> <b>OSFC per dwelling</b></p> <p>iv. make provision which reflects tenure split in terms of social renting and intermediate housing, as set out in the most up to date <b>SHMALHNA</b>.</p>	
<b>Section 7: Education</b>			
		<i>To follow subject to continued work on SoCG with University of York</i>	
<b>Section 10: Managing Appropriate Development in the Greenbelt</b>			
		<i>To follow</i>	
<b>Section 11: Climate Change</b>			
		<i>To follow</i>	
<b>Section 14: Transport and Communications</b>			

Modification Reference Number	Plan Location	Proposed Modification	Reason for change
Introduction	Pg 210	<p>New paragraphs added.</p> <p>...</p> <p><b>14.3a A new Local Transport Strategy is being prepared and informed by the Local Plan, it will set out the Council’s approach to maximising sustainable transport use in York. It will inform a new Local Transport Plan which will be developed using the emerging Department for Transport guidance and will be submitted to government. This will set out York’s transport priorities and act as a bidding document to government for further Transport Funding.</b></p> <p><b>14.3b The Local Transport Strategy will be supported by a number of implementation documents which will set out detailed plans for individual modes of transport or aspects of the transport system. One of the daughter documents will be York’s Local Cycling and Walking Infrastructure Plan which will set out in detail how the York cycle and walk networks will be developed to provide effective walk/cycle facilities to support the proposed development pattern.</b></p>	To provide clarity in relation to latest evidence.
<b>Section 15 Delivery and Monitoring</b>			
Policy DM1	Pg 235	<p>New Paragraph added:</p> <p>... that is necessary to deliver an individual site.</p> <p><b>Where developers demonstrate that there are exceptional circumstances which justify the need for a viability assessment at the application stage, the Council will consider the assessment. If the development is demonstrably unviable, consideration will be given to modifying the phasing of obligations and may extend to including a review mechanism in any legal agreement.</b></p> <p>...</p>	To provide clarity.

Modification Reference Number	Plan Location	Proposed Modification	Reason for change
Policy DM1 Explanation	Pg 235	<p>...</p> <p>15.13 Planning obligations (including contributions) <b>and any levy</b> will be sought in accordance with <b>legislation and</b> Government policy. <b>Recent legislation has resulted in some reforms to restrict the use of planning obligations coming into effect and others that took effect from April 2014.</b> For example, Part 11 of the Planning Act 2008 provided for the introduction of the Community Infrastructure Levy (CIL) and the Community Infrastructure Regulations, 2010 set out the detail of how CIL will be used to charge and pool contributions from a variety of new developments to fund infrastructure. The Council will consider what it will charge (and collect) contributions on a city-wide or area basis in order to help fund certain elements of strategic infrastructure that will be required to deliver all future development or the development of a particular area of the City. <b>However, under the CIL regulations, as amended, the Council's ability to pool S106 has been limited since April 2015.</b></p> <p>...</p>	To provide clarity.
Policy DM1 Explanation	Pg 235	<p>...</p> <p>15.21 If it is claimed that a development is unable to support the costs of contributions (other than those essential to allow the development to proceed) then this would be the subject of negotiations (see also Section 5). In such cases, the developer will have to demonstrate non-viability via an 'open book' approach. Normal development costs and the costs of high quality materials and urban design considerations are universally applicable and will not be allowed for in negotiations to reduce contributions. <b>Review mechanisms may be secured as part of legal agreement requiring a 're-run' of the viability appraisal post-permission. Either actual or updated predictions of sales values and</b></p>	To provide clarity.

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Modification Reference Number	Plan Location	Proposed Modification	Reason for change
		<p><u>build costs of a development will be compared against the assumptions made in the application viability assessment to see whether the scheme's viability has improved in the time that has passed to allow policy compliant contributions to be secured.</u></p> <p>...</p>	

<b>Policies Map</b>		
<p>Green Belt change – Askham Bryan</p>	 <p>The image contains two maps of the Askham Bryan area. The top map shows a yellow hatched area representing the current Green Belt. The bottom map shows a red outline representing the proposed modification to the Green Belt boundary. The area is labeled 'Askham Bryan' and 'Mill Lane'.</p>	<p>To remove the area outlined in red from the greenbelt. See justification as set out in Phase 3 Matter 2 Hearing Statement.</p>