

From: Neil Jones [REDACTED]
Sent: 27 March 2023 13:01
To: localplan@york.gov.uk
Cc: Bartle, Laura
Subject: Draft Local Plan MM Consultation - Representations by Rapleys obo British Sugar
Attachments: Letter to Strategic Planning Policy NJ 27.03.2023_ - signed.pdf

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Dear Sir / Madam
Please find enclosed our representations obo British Sugar.
I will be grateful if you can confirm receipt.

Regards

Neil Jones

BA (Hons) DipTP MRTPI AssocRICS
Consultant - Town Planning
Planning

IMPORTANT: From 1st April 2023 Energy Performance Certificate (EPC) legislation changes significantly for non-domestic properties. Follow [this link](#) for more information

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Strategic Planning Policy Team
City of York Council
West Offices
Station Rise
York
YO1 6GA

By email only to localplan@york.gov.uk

Our ref: NJ/1119/114/3

Date: 27 March 2023

Dear Sir / Madam

Re: Draft Local Plan MM Consultation

We write on behalf of our client, British Sugar Plc, to submit representations to the above Proposed Modifications consultation. Please therefore find enclosed with this letter our formal representations.

By way of background, British Sugar is the owner of the Former British Sugar site (the Site), Boroughbridge Road, York. The British Sugar site forms the substantial part of site ST1 (British Sugar / Manor School) in the draft Local Plan. The British Sugar site and Manor School Site, together, are identified within draft Policy SS6 to deliver approximately 1,200 dwellings as part of a residential led mixed use development, incorporating significant community and neighbourhood facilities.

British Sugar has worked with City of York Council (CYC) since the closure of the former British Sugar site in 2007 to progress its sustainable redevelopment for residential led mixed uses. British Sugar has secured outline and full planning permissions (see below) to enable the residential led mixed use development of the site and has recently commenced ground works on site.

- Outline planning permission (ref 15/00524/OUTM, Appeal Ref 3177821) for up to 1,100 residential units and associated community uses
- Full planning permission (ref 20/00774/FULM) for engineering works, remediation and reclamation of the Site
- Full planning permission (ref 17/01072/FUL) for the construction of access roads at Boroughbridge Road and Millfield Lane and across the Former Manor School site

British Sugar remains committed to the delivery of the redevelopment of the Site and continues to work closely with Officers at City of York Council accordingly.

These representations follow Rapleys previous detailed representations made to the previous consultation stages of the draft Local Plan, and appearances at the Local Plan Examination hearing sessions.

These representations relate to the following modifications and policies specifically. Completed representation forms for each modification are therefore enclosed.

Modification Ref No	Policy
MM 3.15	SS6 British Sugar
MM 4.9	R1 Retail
MM 5.1	H1 Housing
MM 5.2	H10 Affordable Housing
MM 5.10	H4 Self Build
MM 5.11	H5 Gypsies & Travellers
Proposals Map Modifications	Proposals Map

We trust that these representations will be taken into account in the final preparation of the Local Plan. We wish to be notified of future updates by the Council.

Yours faithfully,

Neil Jones

Neil Jones (Mar 27, 2023 12:58 GMT+1)

Neil Jones
 BA (Hons) DipTP MRTPI AssocRICS
 Consultant - Town Planning



1. Survey Information

Comments made during this consultation should relate to the proposed Main Modifications, Policy Map changes, associated Sustainability Assessment (SA) or Habitat Regulation Assessment (HRA) Addenda and new evidence documents. All representations made will be taken into account by the Inspectors in examining the Plan. Comments should relate to the Plan's legal and procedural compliance and the soundness of the modifications. The tests of soundness are set out in the National Planning Policy Framework.

Please read our guidance note for more information on taking part.

Our survey asks for some personal information which you may choose not to give. We do not publish or share any information which can identify you. Please read our privacy notice to find out more about how we protect your personal information. We will ask for your consent to this at the start of the survey.

You can withdraw your consent at any time by contacting localplan@york.gov.uk.

* 1. Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes No

2. Register for consultation

* 2. Your name:

Neil Jones

* 3. Contact details:

Please provide email and/or address

Organisation (optional)	Rapleys on behalf of British Sugar
Address	York House
Address 2	York Street
City/town	Manchester
Post code	M2 3BB
Email address	[REDACTED]

* 4. Do you wish to be notified when the City of York Local Plan is adopted by the Council?

If yes we will use contact details provided above

Yes No

3. Your response

This formal stage of consultation is about the proposed Main Modifications, Policy Map changes, associated SA and HRA Addenda and new evidence documents. Modifications are put forward without prejudice to the Inspectors' final conclusions, and all representations made will be taken into account by the Inspectors. Therefore please note:

- Comments can only be made on the proposed Main Modifications, Policy Map Modifications, Sustainability Appraisal Addendum or Habitats Regulation Assessment Addendum
- **You may only comment on one modification or document at a time. To record multiple comments please repeat the survey. Further instructions for making additional comments will be given at the end of the survey.**
- This is not the opportunity to make comments on other aspects of the Plan.
- If you submitted comments during the pre-submission Regulation 19 consultation undertaken between 21st February and 4th April 2018, Proposed Modifications Consultation 10th July to 22nd July 2019 or Proposed Modifications Consultation 25th May to 7th July 2021, the Inspector has considered these during the examination and there is no need to repeat these comments again.

* 5. To which consultation document does this response relate?

Please note, links shown beside each option are for associated documents.

- Proposed Main Modifications - [link](#)
- Proposed Policy Map Modifications - [link](#)
- Sustainability Assessment Addendum - [link](#)
- Habitat Regulations Assessment Addendum - [link](#)
- New evidence documents
- Sustainability Appraisal Technical Note (ST15a) - [link](#)
- Habitat Regulations Assessment Addendum (ST15a) - [link](#)

4. Proposed Main Modifications

* 6. To which section does this response relate?

- Section 2: Vision
- Section 3: Spatial Strategy
- Section 4: Economy and Retail
- Section 5: Housing
- Section 6: Health and Wellbeing
- Section 7: Education
- Section 8: Placemaking, Heritage, Design and Culture
- Section 9: Green Infrastructure
- Section 10: Managing Development in the Green Belt
- Section 11: Climate Change
- Section 12: Environmental Quality and Flood Risk
- Section 14: Transport and Communications
- Section 15: Delivery and Monitoring

5. Section 2: Vision

* 7. To which modification does this response relate?

- MM2.1 Paragraph 2.5
- MM2.2 Policy DP2: Sustainable Development
- MM2.3 Policy DP2: Sustainable Development
- MM2.4 Policy DP2 explanation – paragraphs 2.19a and 2.19b
- MM2.5 Policy DP4: Approach to Development Management

6. Section 3: Spatial Strategy

* 8. To which modification does this response relate?

- | | |
|--|--|
| <input type="radio"/> MM3.1 Policy SS1: Delivering Sustainable Growth for York | <input type="radio"/> MM3.41 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.2 Policy SS1 explanation – new paragraphs | <input type="radio"/> MM3.42 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.3 Key Diagram | <input type="radio"/> MM3.43 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.4 Table 1a and 1b (housing supply and distribution) | <input type="radio"/> MM3.44 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.5 Policy SS1 Explanation – paragraph 3.3 | <input type="radio"/> MM3.45 Policy SS12: Land West of Wigginton Road 28 |
| <input type="radio"/> MM3.6 Policy SS2: The Role of York’s Green Belt | <input type="radio"/> MM3.46 Policy SS12 explanation – paragraph 3.61 |
| <input type="radio"/> MM3.7 Policy SS3: York City Centre | <input type="radio"/> MM3.47 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.8 Policy SS4: York Central | <input type="radio"/> MM3.48 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.9 Policy SS4: York Central | <input type="radio"/> MM3.49 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.10 Policy SS4: York Central | <input type="radio"/> MM3.50 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.11 Policy SS5: Castle Gateway | <input type="radio"/> MM3.51 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.12 Policy SS5: Castle Gateway | <input type="radio"/> MM3.52 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.13 Policy SS5: Castle Gateway | <input type="radio"/> MM3.53 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.14 Policy SS5 explanation – new paragraph | <input type="radio"/> MM3.54 Policy SS13: Land West of Elvington Lane |
| <input checked="" type="radio"/> MM3.15 Policy SS6: British Sugar/Manor School | <input type="radio"/> MM3.55 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.16 Policy SS7: Civil Service Sports Ground | <input type="radio"/> MM3.56 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.17 Policy SS8: Land Adjacent to Hull Road | <input type="radio"/> MM3.57 Policy SS13 explanation – paragraph 3.64 |
| <input type="radio"/> MM3.18 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.58 Policy SS13 explanation – paragraph 3.67 |
| <input type="radio"/> MM3.19 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.59 Policy SS14: Terrys Extension Sites |
| <input type="radio"/> MM3.20 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.60 Policy SS15: Nestle South |
| <input type="radio"/> MM3.21 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.22 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.23 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.24 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.25 Policy SS9 explanation – paragraph 3.48 | |
| <input type="radio"/> MM3.26 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.27 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.28 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.29 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> | |

- MM3.30 Policy SS10: Land North of Monks Cross
- MM3.31 Policy SS11: Land North of Haxby
- MM3.32 Policy SS11: Land North of Haxby
- MM3.33 Policy SS11: Land North of Haxby
- MM3.34 Policy SS11: Land North of Haxby
- MM3.35 Policy SS11: Land North of Haxby
- MM3.36 Policy SS11 explanation – paragraph 3-56
- MM3.37 Policy SS12: Land West of Wigginton Road
- MM3.38 Policy SS12: Land West of Wigginton Road
- MM3.39 Policy SS12: Land West of Wigginton Road
- MM3.40 Policy SS12: Land West of Wigginton Road
- MM3.61 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.62 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.63 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.64 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.65 Policy SS17: Hungate
- MM3.66 Policy SS18: Station yard, Wheldrake
- MM3.67 Policy SS18: Station yard, Wheldrake
- MM3.68 Policy SS18: Station yard, Wheldrake
- MM3.69 Policy SS18: Station yard, Wheldrake
- MM3.70 Policy SS19: Queen Elizabeth Barracks, Strensall
- MM3.71 Policy SS20: Imphal Barracks, Fulford Road
- MM3.72 Policy SS20: Imphal Barracks, Fulford Road
- MM3.73 Policy SS20: Imphal Barracks, Fulford Road
- MM3.74 Policy SS20: Imphal Barracks, Fulford Road
- MM3.75 Policy SS20: Imphal Barracks, Fulford Road
- MM3.76 Policy SS21: Land South of Airfield Business Park, Elvington
- MM3.77 Policy SS22: University of York Expansion
- MM3.78 Policy SS22 Explanation
- MM3.79 Policy SS23: Land at Northminster Business Park
- MM3.80 Policy SS24: Whitehall Grange, Wigginton Road

7. Section 4: Economy and Retail

* 9. To which modification does this response relate?

- MM4.1 Policy EC1: Provision of Employment Land
- MM4.2 Policy EC1 Provision of Employment Land
- MM4.3 Policy EC1 explanation
- MM4.4 Policy EC1 explanation – table 4.1
- MM4.5 Policy EC1 Explanation paragraph 4.8a
- MM4.6 Policy EC2 Explanation paragraph 4.9
- MM4.7 Policy EC5: Rural Economy
- MM4.8 Policy EC5 Explanation – paragraph 4.17
- MM4.9 Policy R1: Retail Hierarchy and Sequential Approach
- MM4.10 Policy R2: District and Local Centres and Neighbourhood Parades
- MM4.11 Policy R3: York City Centre Retail

8. Section 5: Housing

* 10. To which modification does this response relate?

- | | |
|---|---|
| <input type="radio"/> MM5.1 Policy H1: Housing Allocations | <input type="radio"/> MM5.12 Policy H5: Gypsies and Travellers |
| <input type="radio"/> MM5.2 Policy H1, table 5.1 | <input type="radio"/> MM5.13 Policy H6: Travelling Showpeople |
| <input type="radio"/> MM5.3 Policy H1 Explanation – paragraphs 5.4 to 5.16 | <input type="radio"/> MM5.14 Policy H6: Travelling Showpeople |
| <input type="radio"/> MM5.4 Policy H1 Explanation | <input type="radio"/> MM5.15 Policy H5 and H6 Explanation Para 5.38 and Table 5.3 |
| <input type="radio"/> MM5.5 Table 5.2 | <input type="radio"/> MM5.16 Policy H5 and H6 Explanation – paragraph 5.42 |
| <input type="radio"/> MM5.6 Policy H2: Density of Residential Development | <input type="radio"/> MM5.17 Policy H7: Student Housing |
| <input type="radio"/> MM5.7 Policy H2 explanation | <input type="radio"/> MM5.18 Policy H7 Explanation – paragraph 5.47 |
| <input type="radio"/> MM5.8 Policy H3: Balancing the Housing Market | <input type="radio"/> MM5.19 Policy H9: Older Persons Specialist Housing |
| <input type="radio"/> MM5.9 Policy H3: Balancing the Housing Market | <input type="radio"/> MM5.20 Policy H9 explanation – paragraph 5.59 |
| <input type="radio"/> MM5.10 Policy H4: Promoting and Custom House Building | <input type="radio"/> MM5.21 Policy H10: Affordable Housing |
| <input type="radio"/> MM5.11 Policy H5: Gypsies and Travellers | <input type="radio"/> MM5.22 Policy H10 explanation |

9. Section 6: Health and Wellbeing

* 11. To which modification does this response relate?

- | | |
|--|--|
| <input type="radio"/> MM6.1 Policy HW1: Protecting Existing Facilities | <input type="radio"/> MM6.8 Policy HW3 explanation – Paragraph 6.20 |
| <input type="radio"/> MM6.2 Policy HW1 explanation – paragraph 9.5 | <input type="radio"/> MM6.9 Policy HW4: Childcare provision |
| <input type="radio"/> MM6.3 Policy HW1 explanation – paragraph 6.9 | <input type="radio"/> MM6.10 Policy HW5: Healthcare services |
| <input type="radio"/> MM6.4 Policy HW1 explanation – paragraph 6.10 | <input type="radio"/> MM6.11 Policy HW5: Healthcare services |
| <input type="radio"/> MM6.5 Policy HW2: New Community Facilities | <input type="radio"/> MM6.12 Policy HW5 explanation – Paragraph 6.36 |
| <input type="radio"/> MM6.6 Paragraph 6.12a | <input type="radio"/> MM6.13 Policy HW6: Emergency Services |
| <input type="radio"/> MM6.7 Policy HW3: Built Sport Facilities | <input type="radio"/> MM6.14 Policy HW7: Healthy Places |
| <input type="radio"/> | |

10. Section 7: Education

* 12. To which modification does this response relate?

- MM7.1 Policy ED1; University of York
- MM7.2 Policy ED1 explanation - paragraphs 7.1a (new) to 7.2
- MM7.3 Policy ED1 explanation - paragraphs 7.2a, 7.2b, 7.2c, 7.2d and 7.2e
- MM7.4 Policy ED2: Campus West
- MM7.5 Policy ED2 explanation – paragraphs 7.4, 7.4b and 7.5
- MM7.6 Figure 7.1
- MM7.7 Policy ED3: Campus East
- MM7.8 Policy ED3 explanation – paragraphs 7.6 to 7.12
- MM7.9 Policy ED5: York St. John University Further Expansion
- MM7.10 Policy ED5 explanation – paragraph 7.16
- MM7.11 Policy ED5 explanation – paragraph 7.18a

11. Section 8: Placemaking, Heritage, Design and Culture

* 13. To which modification does this response relate?

- | | |
|---|--|
| <input type="radio"/> MM8.1 Policy D1: Placemaking | <input type="radio"/> MM8.9 Policy D6: Archaeology |
| <input type="radio"/> MM8.2 Policy D1: Placemaking | <input type="radio"/> MM8.10 Policy D6 Explanation |
| <input type="radio"/> MM8.3 Policy D2; Landscape Setting | <input type="radio"/> MM8.11 Policy D7: The Significance of Non-Designated heritage Assets |
| <input type="radio"/> MM8.4 Policy D3: Cultural Provision | <input type="radio"/> MM8.12 Policy D7 Explanation – paragraphs 8.35 to 8.37 |
| <input type="radio"/> MM8.5 Policy D4: Conservation Areas | <input type="radio"/> MM8.13 Policy D8: Historic Parks and Gardens |
| <input type="radio"/> MM8.6 Policy D4 Explanation – new paragraph 8.26a | <input type="radio"/> MM8.14 Policy D8 Explanation – new paragraph |
| <input type="radio"/> MM8.7 Policy D5: Listed Buildings | <input type="radio"/> MM8.15 Policy D10: York City Walls and St Marys Abbey Walls (York Walls) |
| <input type="radio"/> MM8.8 Policy D5 Explanation – new paragraphs | <input type="radio"/> MM8.16 Policy D13: Advertisements |

12. Section 9: Green Infrastructure

* 14. To which modification does this response relate?

- MM9.1 Policy GI1 Green Infrastructure
- MM9.2 Policy GI2: Biodiversity and Access to Nature
- MM9.3 Policy GI2: Biodiversity and Access to Nature
- MM9.4 Policy GI2 explanation – paragraph 9.5
- MM9.5 Policy GI2 explanation – paragraph 9.6
- MM9.6 Policy GI2a: Strensall Common Special Area of Conservation (SAC)
- MM9.7 Policy GI4: Trees and Hedgerows
- MM9.8 Policy GI5: Protection of Open Space and Playing Fields
- MM9.9 Policy GI5 explanation – paragraph 9.17
- MM9.10 Policy GI6: New Open Space provision
- MM9.11 Policy GI6: New Open Space provision
- MM9.12 Policy GI6: New Open Space provision

13. Section 10: Managing Development in the Green Belt

* 15. To which modification does this response relate?

- MM10.1 Policy GB1: Development in the Green Belt
- MM10.2 Policy GB1 Explanation – paragraph 10.8
- MM10.3 Policy GB1 Explanation – new paragraph
- MM10.4 Policy GB2: Development in Settlements within the Green Belt
- MM10.5 Policy GB3: Reuse of Buildings
- MM10.6 Policy GB4: 'Exception' Sites for Affordable Housing in the Green Belt
- MM10.7 Policy GB4

14. Section 11: Climate Change

* 16. To which modification does this response relate?

- MM11.1 Policy CC1: Renewable and Low Carbon Energy Generation Storage
- MM11.2 Policy CC1: Renewable and Low Carbon Energy Generation Storage
- MM11.3 Policy CC1 explanation – paragraph 11.8 – 11.11
- MM11.4 Policy CC2: Sustainable Design and Construction of New Development
- MM11.5 Policy CC2: Sustainable Design and Construction of New Development
- MM11.6 Policy CC2: Sustainable Design and Construction of New Development
- MM11.7 Policy CC2: Sustainable Design and Construction of New Development
- MM11.8 Policy CC2: Sustainable Design and Construction of New Development
- MM11.9 Policy CC2 explanation – paragraph 11.5
- MM11.10 Policy CC2 Explanation
- MM11.11 Policy CC2 Explanation
- MM11.12 Policy CC2 explanation – paragraph 11.18 – 11.23
- MM11.13 Policy CC3: District Heating and Combined Heat and Power Networks
- MM11.14 Policy CC3 explanation – paragraph 11.28 – 11.34

15. Section 12: Environmental Quality and Flood Risk

* 17. To which modification does this response relate?

- MM12.1 Policy ENV1: Air Quality
- MM12.2 Policy ENV1 Explanation
- MM12.3 Policy ENV2: Managing Environmental Quality
- MM12.4 Policy ENV3: Land Contamination
- MM12.5 Policy ENV4: Flood Risk

16. Section 14: Transport and Communications

* 18. To which modification does this response relate?

- MM14.1 Section 14 Introduction – paragraphs 14.2-14.3
- MM14.2 Policy T1: Sustainable Access
- MM14.3 Policy T1 explanation – paragraph 14.4
- MM14.4 Policy T2: Strategic Public Transport Improvements
- MM14.5 Policy T2 Explanation – paragraphs 14.15 to 14.23
- MM14.6 Policy T3: York Railway Station and Associated Operational Facilities
- MM14.7 Policy T4: Strategic Highway Network Capacity Improvements
- MM14.8 Policy T5: Strategic Cycle and Pedestrian Network Links and Improvements
- MM14.9 Policy T6: Development at or Near Public Transport Corridors, Interchanges and Facilities
- MM14.10 Policy T7 Explanation – paragraph 14.49
- MM14.11 Policy T8: Demand Management

17. Section 15: Delivery and Monitoring

* 19. To which modification does this response relate?

- MM15.1 Policy DM1: Infrastructure and Developer Contributions
- MM15.2 Policy DM1 explanation – paragraph 15.13
- MM15.3 Policy DM1 explanation – paragraph 15.15 and Table 15.1
- MM15.4 Policy DM1 explanation – paragraph 15.21

18. Proposed Policy Map Modifications

Please note: Links shown beside the modifications are for the interactive modification maps on the City of York Council website.

* 20. To which modification does this response relate?

- PMM1 - ST15 (Policies Map South) [link](#)
- PMM2 - ST16 (Policies Map South) [link](#)
- PMM3 - ST32 (Policies Map City Centre) [link](#)
- PMM4 - ST35 (Policies Map North) [link](#)
- PMM5 - H22 (Policies Map North) [link](#)
- PMM6 - H23 (Policies Map North) [link](#)
- PMM7 - H56 (Policies Map North) [link](#)
- PMM8 - H59 (Policies Map North) [link](#)
- PMM9 - Strensall Common Special Area of Conservation (SAC) 400m Buffer (Policies Map North) [link](#)
- PMM10 - Strensall Common Special Area of Conservation (SAC) 550m Buffer (Policies Map North) [link](#)
- PMM11 - Strensall (Policies Map North) [link](#)
- PMM12 - Windy Ridge, Huntington (Policies Map North) [link](#)
- PMM13 - Jockey Lane (Policies Map North) [link](#)
- PMM14 - Land to the rear of Osbaldwick Village (Policies Map North) [link](#)
- PMM15 - Land at Hull Road, north of Grimston Bar (Policies Map North) [link](#)
- PMM16 - Acomb Water Works (Policies Map North) [link](#)
- PMM17 - Knapton Village (Policies Map North) [link](#)
- PMM18 - St. Peter's School (Policies Map North) [link](#)
- PMM19 - Homestead Park (Policies Map North) [link](#)
- PMM20 - Clifton Park Hospital (Policies Map North) [link](#)
- PMM21 - Burton Green Primary School (Policies Map North) [link](#)
- PMM22 - Nestle Factory (Policies Map North) [link](#)
- PMM23 - The Poppleton Centre (Policies Map North) [link](#)
- PMM24 - Edge of Monks Cross/Vanguard Car parks (Policies Map North) [link](#)
- PMM25 - Pottery Lane (Policies Map North) [link](#)
- PMM26 - Osbaldwick Gypsy and Traveller Site (Policies Map North) [link](#)
- PMM27 - Derwent Valley Industrial Estate (Policies Map North) [link](#)
- PMM28 - Stockton on the Forest (Policies Map North) [link](#)
- PMM29 - York Cricket Club Boundary (Policies Map North) [link](#)

- PMM30 - Imphal Barracks (Policies Map South) [link](#)
- PMM31 - Askham Bryan (Policies Map South) [link](#)
- PMM32 - Moor Lane, Woodthorpe (Policies Map South) [link](#)
- PMM33 - Little Hob Moor (Policies Map South) [link](#)
- PMM34 - Campleshon Road Open Space (Policies Map South) [link](#)
- PMM35 - Elvington Industrial Estate, Elvington (Policies Map South) [link](#)
- PMM36 - South of Askham Bar Park and Ride (Policies Map South) [link](#)
- PMM37 - University of York Campus East Western Boundary (Policies Map South) [link](#)
- PMM38 - Heslington (Policies Map South) [link](#)
- PMM39 - Heslington, Lane south of University of York Campus West (Policies Map South) [link](#)
- PMM40 - Heslington Road and the Retreat (Policies Map South) [link](#)
- PMM41 - Germany Beck and Fordlands Road (Policies Map South) [link](#)
- PMM42 - Rowntree Park (Policies Map South) [link](#)
- PMM43 - Scarcroft Allotments (Policies Map South) [link](#)
- PMM44 - York College (Policies Map South) [link](#)
- PMM45 - Lord Deramores School, Heslington (Policies Map South) [link](#)
- PMM46 - Elvington Airfield Industrial Estate (Policies Map South) [link](#)
- PMM47 - Vale of York Academy and Bootham Junior School (Policies Map North) [link](#)
- PMM48 - Haxby Road Primary Academy and Greenfields Community Garden (Policies Map North) [link](#)
- PMM49 - Robert Wilkinson Primary Academy, Strensall (Policies Map North) [link](#)
- PMM50 - St Peters School (Policies Map North) [link](#)
- PMM51 - Poppleton Ousebank Primary School (Policies Map North) [link](#)
- PMM52 - Haxby Proposed Train Station (Policies Map North) [link](#)
- PMM53 - Scarborough Bridge (Policies Map City Centre) [link](#)
- PMM54 - The Minster School (Policies Map City Centre) [link](#)
- PMM55 - Millfield Industrial Estate, Wheldrake (Policies Map South) [link](#)
- PMM56 - St. Leonard's Hospice, Dringhouses (Policies Map South) [link](#)
- PMM57 - New Walk Orchard Park (Policies Map South) [link](#)
- PMM58 - Nelson's Lane Nursing Home, Dringhouses (Policies Map South) [link](#)
- PMM59 - Acomb Primary School (Policies Map South) [link](#)
- PMM60 - Hob Stone Court, Hob Moor (Policies Map South) [link](#)
- PMM61 - Westfield School (Policies Map South) [link](#)
- PMM62 - Westfield Marsh Open Space (Policies Map South) [link](#)
- PMM63 - York High School (Policies Map South) [link](#)
- PMM64 - The Mount School (Policies Map South) [link](#)
- PMM65 - Conservation Areas [link](#)
- PMM66 - Areas of Archaeological Interest [link](#)

- PMM67 - Strensall Common Special Area of Conservation (400m buffer) [link](#)
- PMM68 - Strensall Common Special Area of Conservation (5500m buffer) [link](#)

19. New evidence documents

* 21. To which evidence document does this response relate?

- EX/CYC/76 – Housing Supply Update 16 May 2022
- EX/CYC/76a - Housing Land Supply Update Addendum Responses to representations made to EX/CYC/76 21 June 2022
- EX/CYC/76b - Appendix 4 Part 1 - Major Sites with Consent
- EX/CYC/76c - Appendix 4 Part 2 - Major Sites (Allocations) Consent
- EX/CYC/76d - Appendix 4 Part 3 - Approved Communal Est Sites
- EX/CYC/76e - Appendix 4 Part 4 - Allocations No Consent - Non-strategic
- EX/CYC/76f - Appendix 4 Part 5 - Allocations No Consent - Strategic Sites
- EX/CYC/76g - Appendix 4 Part 6 - Resolution to Grant
- EX/CYC/76h - Appendix 4 Part 7 - Communal Estabs No Consent
- EX/CYC/77 - Windfall Update Technical Paper 2022
- EX/CYC/79 - Phase 2 Infrastructure Note May 2022
- EX/CYC/86 - Green Belt Topic Paper 1 Annex 7 update 23 June 2022
- EX/CYC/87 - Local Plan Forecasting Report
- EX/CYC/87a - Local Plan Modelling Report
- EX/CYC/88 - Gypsy and Traveller Accommodation Assessment
- EX/CYC/89 - Sustainable Transport Study By Wood July 2022
- EX/CYC/91 - Comparative Effects Of Different Spatial Distributions
- EX/CYC/92 - Local Housing Needs Assessment By Icenl July 2022
- EX/CYC/99a - Viability Assessment of ST7 - July 2022
- EX/CYC/99b - Viability Assessment of ST14 - July 2022
- EX/CYC/99c - Viability Assessment of ST15 - July 2022
- EX/CYC/104 - Draft Climate Change Strategy June 2022
- EX/CYC/105 - Draft Economic Strategy June 2022
- EX/CYC/106 - Air Quality Annual Status Report June 2022
- EX/CYC/107/1 - Housing Trajectory Note August 2022
- EX/CYC/107/2 - Affordable Housing Note August 2022
- EX/CYC/107/3 - Student Housing Policy H7 Note August 2022
- EX/CYC/107/4 - SH1 Land at Heworth Croft Capacity Note August 2022
- EX/CYC/107/8 - Infrastructure Gantt Chart May 2022 Revised August 2022
- EX/CYC/119 - Retail Strategic Sites Briefing Note Nov 2022

20. Comment Form

22. Do you support or object to the proposed modification(s)?

Support Object

The Examination Inspectors are required to consider whether the Local Plans have been properly prepared against tests set out in the Government's National Planning Policy Framework (paragraph 182).

23. If you object, please select your reason from the list below (select all that apply):

- Not positively prepared - i.e. strategy will not meet development needs
- Not justified - i.e. there is no evidence to justify the modification
- Not effective - i.e. it won't work
- Not consistent with national policy - i.e. doesn't comply with the law

24. Please set out the reasoning behind your support or objection:

Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

This representation relates to **Part (v) of Policy SS6** which states as follows:

"The site contains the 'British Sugar Sidings' Site of Importance for Nature Conservation (SINC) bordering the railway line. Significant buffering would be required to ensure the integrity of this nature conservation site. This could be incorporated into the green infrastructure scheme on site."

It is noted that under 'Additional Modification' AM3.13, the text referring to the potential need to phase development of the British Sugar site around the SINC is deleted, in accordance with Rapleys previous representations on this topic. This Additional Modification AM3.13 is welcomed, and the deletion of the text is therefore supported.

However, in order therefore for **Part (v) of Policy SS6** to be effective, the wording of the policy needs to be amended also, as requested in Rapleys previous representations. The impact of approved development at the British Sugar site on the SINC has been tested thoroughly as part of the approved planning permissions, and as such the approved masterplan layout for the British Sugar site includes for suitable separation distances between the SINC and new development.

It is considered that the policy wording should therefore be amended to refer to 'suitable' rather than '*significant*' buffering, to be consistent with the approved permissions. Part (v) of Policy SS6 should therefore be amended to read as follows:

"The site contains the 'British Sugar Sidings' Site of Importance for Nature Conservation (SINC) bordering the railway line. Suitable buffering would be required to ensure the integrity of this nature conservation site. This could be incorporated into the green infrastructure scheme on site."

1. Survey Information

Comments made during this consultation should relate to the proposed Main Modifications, Policy Map changes, associated Sustainability Assessment (SA) or Habitat Regulation Assessment (HRA) Addenda and new evidence documents. All representations made will be taken into account by the Inspectors in examining the Plan. Comments should relate to the Plan's legal and procedural compliance and the soundness of the modifications. The tests of soundness are set out in the National Planning Policy Framework.

Please read our guidance note for more information on taking part.

Our survey asks for some personal information which you may choose not to give. We do not publish or share any information which can identify you. Please read our privacy notice to find out more about how we protect your personal information. We will ask for your consent to this at the start of the survey.

You can withdraw your consent at any time by contacting localplan@york.gov.uk.

* 1. Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes No

2. Register for consultation

* 2. Your name:

Neil Jones

* 3. Contact details:

Please provide email and/or address

Organisation (optional)

Rapleys on behalf of British Sugar

Address

York House

Address 2

York Street

City/town

Manchester

Post code

M2 3BB

Email address

[REDACTED]

* 4. Do you wish to be notified when the City of York Local Plan is adopted by the Council?

If yes we will use contact details provided above



Yes



No

3. Your response

This formal stage of consultation is about the proposed Main Modifications, Policy Map changes, associated SA and HRA Addenda and new evidence documents. Modifications are put forward without prejudice to the Inspectors' final conclusions, and all representations made will be taken into account by the Inspectors. Therefore please note:

- Comments can only be made on the proposed Main Modifications, Policy Map Modifications, Sustainability Appraisal Addendum or Habitats Regulation Assessment Addendum
- **You may only comment on one modification or document at a time. To record multiple comments please repeat the survey. Further instructions for making additional comments will be given at the end of the survey.**
- This is not the opportunity to make comments on other aspects of the Plan.
- If you submitted comments during the pre-submission Regulation 19 consultation undertaken between 21st February and 4th April 2018, Proposed Modifications Consultation 10th July to 22nd July 2019 or Proposed Modifications Consultation 25th May to 7th July 2021, the Inspector has considered these during the examination and there is no need to repeat these comments again.

* 5. To which consultation document does this response relate?

Please note, links shown beside each option are for associated documents.

- Proposed Main Modifications - [link](#)
- Proposed Policy Map Modifications - [link](#)
- Sustainability Assessment Addendum - [link](#)
- Habitat Regulations Assessment Addendum - [link](#)
- New evidence documents
- Sustainability Appraisal Technical Note (ST15a) - [link](#)
- Habitat Regulations Assessment Addendum (ST15a) - [link](#)

4. Proposed Main Modifications

* 6. To which section does this response relate?

- Section 2: Vision
- Section 3: Spatial Strategy
- Section 4: Economy and Retail
- Section 5: Housing
- Section 6: Health and Wellbeing
- Section 7: Education
- Section 8: Placemaking, Heritage, Design and Culture
- Section 9: Green Infrastructure
- Section 10: Managing Development in the Green Belt
- Section 11: Climate Change
- Section 12: Environmental Quality and Flood Risk
- Section 14: Transport and Communications
- Section 15: Delivery and Monitoring

5. Section 2: Vision

* 7. To which modification does this response relate?

- MM2.1 Paragraph 2.5
- MM2.2 Policy DP2: Sustainable Development
- MM2.3 Policy DP2: Sustainable Development
- MM2.4 Policy DP2 explanation – paragraphs 2.19a and 2.19b
- MM2.5 Policy DP4: Approach to Development Management

6. Section 3: Spatial Strategy

* 8. To which modification does this response relate?

- | | |
|--|--|
| <input type="radio"/> MM3.1 Policy SS1: Delivering Sustainable Growth for York | <input type="radio"/> MM3.41 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.2 Policy SS1 explanation – new paragraphs | <input type="radio"/> MM3.42 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.3 Key Diagram | <input type="radio"/> MM3.43 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.4 Table 1a and 1b (housing supply and distribution) | <input type="radio"/> MM3.44 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.5 Policy SS1 Explanation – paragraph 3.3 | <input type="radio"/> MM3.45 Policy SS12: Land West of Wigginton Road 28 |
| <input type="radio"/> MM3.6 Policy SS2: The Role of York’s Green Belt | <input type="radio"/> MM3.46 Policy SS12 explanation – paragraph 3.61 |
| <input type="radio"/> MM3.7 Policy SS3: York City Centre | <input type="radio"/> MM3.47 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.8 Policy SS4: York Central | <input type="radio"/> MM3.48 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.9 Policy SS4: York Central | <input type="radio"/> MM3.49 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.10 Policy SS4: York Central | <input type="radio"/> MM3.50 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.11 Policy SS5: Castle Gateway | <input type="radio"/> MM3.51 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.12 Policy SS5: Castle Gateway | <input type="radio"/> MM3.52 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.13 Policy SS5: Castle Gateway | <input type="radio"/> MM3.53 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.14 Policy SS5 explanation – new paragraph | <input type="radio"/> MM3.54 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.15 Policy SS6: British Sugar/Manor School | <input type="radio"/> MM3.55 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.16 Policy SS7: Civil Service Sports Ground | <input type="radio"/> MM3.56 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.17 Policy SS8: Land Adjacent to Hull Road | <input type="radio"/> MM3.57 Policy SS13 explanation – paragraph 3.64 |
| <input type="radio"/> MM3.18 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.58 Policy SS13 explanation – paragraph 3.67 |
| <input type="radio"/> MM3.19 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.59 Policy SS14: Terrys Extension Sites |
| <input type="radio"/> MM3.20 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.60 Policy SS15: Nestle South |
| <input type="radio"/> MM3.21 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.22 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.23 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.24 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.25 Policy SS9 explanation – paragraph 3.48 | |
| <input type="radio"/> MM3.26 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.27 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.28 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.29 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> | |

- MM3.30 Policy SS10: Land North of Monks Cross
- MM3.31 Policy SS11: Land North of Haxby
- MM3.32 Policy SS11: Land North of Haxby
- MM3.33 Policy SS11: Land North of Haxby
- MM3.34 Policy SS11: Land North of Haxby
- MM3.35 Policy SS11: Land North of Haxby
- MM3.36 Policy SS11 explanation – paragraph 3-56
- MM3.37 Policy SS12: Land West of Wigginton Road
- MM3.38 Policy SS12: Land West of Wigginton Road
- MM3.39 Policy SS12: Land West of Wigginton Road
- MM3.40 Policy SS12: Land West of Wigginton Road
- MM3.61 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.62 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.63 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.64 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.65 Policy SS17: Hungate
- MM3.66 Policy SS18: Station yard, Wheldrake
- MM3.67 Policy SS18: Station yard, Wheldrake
- MM3.68 Policy SS18: Station yard, Wheldrake
- MM3.69 Policy SS18: Station yard, Wheldrake
- MM3.70 Policy SS19: Queen Elizabeth Barracks, Strensall
- MM3.71 Policy SS20: Imphal Barracks, Fulford Road
- MM3.72 Policy SS20: Imphal Barracks, Fulford Road
- MM3.73 Policy SS20: Imphal Barracks, Fulford Road
- MM3.74 Policy SS20: Imphal Barracks, Fulford Road
- MM3.75 Policy SS20: Imphal Barracks, Fulford Road
- MM3.76 Policy SS21: Land South of Airfield Business Park, Elvington
- MM3.77 Policy SS22: University of York Expansion
- MM3.78 Policy SS22 Explanation
- MM3.79 Policy SS23: Land at Northminster Business Park
- MM3.80 Policy SS24: Whitehall Grange, Wigginton Road

7. Section 4: Economy and Retail

* 9. To which modification does this response relate?

- MM4.1 Policy EC1: Provision of Employment Land
- MM4.2 Policy EC1 Provision of Employment Land
- MM4.3 Policy EC1 explanation
- MM4.4 Policy EC1 explanation – table 4.1
- MM4.5 Policy EC1 Explanation paragraph 4.8a
- MM4.6 Policy EC2 Explanation paragraph 4.9
- MM4.7 Policy EC5: Rural Economy
- MM4.8 Policy EC5 Explanation – paragraph 4.17
- MM4.9 Policy R1: Retail Hierarchy and Sequential Approach
- MM4.10 Policy R2: District and Local Centres and Neighbourhood Parades
- MM4.11 Policy R3: York City Centre Retail

8. Section 5: Housing

* 10. To which modification does this response relate?

- | | |
|---|---|
| <input type="radio"/> MM5.1 Policy H1: Housing Allocations | <input type="radio"/> MM5.12 Policy H5: Gypsies and Travellers |
| <input type="radio"/> MM5.2 Policy H1, table 5.1 | <input type="radio"/> MM5.13 Policy H6: Travelling Showpeople |
| <input type="radio"/> MM5.3 Policy H1 Explanation – paragraphs 5.4 to 5.16 | <input type="radio"/> MM5.14 Policy H6: Travelling Showpeople |
| <input type="radio"/> MM5.4 Policy H1 Explanation | <input type="radio"/> MM5.15 Policy H5 and H6 Explanation Para 5.38 and Table 5.3 |
| <input type="radio"/> MM5.5 Table 5.2 | <input type="radio"/> MM5.16 Policy H5 and H6 Explanation – paragraph 5.42 |
| <input type="radio"/> MM5.6 Policy H2: Density of Residential Development | <input type="radio"/> MM5.17 Policy H7: Student Housing |
| <input type="radio"/> MM5.7 Policy H2 explanation | <input type="radio"/> MM5.18 Policy H7 Explanation – paragraph 5.47 |
| <input type="radio"/> MM5.8 Policy H3: Balancing the Housing Market | <input type="radio"/> MM5.19 Policy H9: Older Persons Specialist Housing |
| <input type="radio"/> MM5.9 Policy H3: Balancing the Housing Market | <input type="radio"/> MM5.20 Policy H9 explanation – paragraph 5.59 |
| <input type="radio"/> MM5.10 Policy H4: Promoting and Custom House Building | <input type="radio"/> MM5.21 Policy H10: Affordable Housing |
| <input type="radio"/> MM5.11 Policy H5: Gypsies and Travellers | <input type="radio"/> MM5.22 Policy H10 explanation |

9. Section 6: Health and Wellbeing

* 11. To which modification does this response relate?

- | | |
|--|--|
| <input type="radio"/> MM6.1 Policy HW1: Protecting Existing Facilities | <input type="radio"/> MM6.8 Policy HW3 explanation – Paragraph 6.20 |
| <input type="radio"/> MM6.2 Policy HW1 explanation – paragraph 9.5 | <input type="radio"/> MM6.9 Policy HW4: Childcare provision |
| <input type="radio"/> MM6.3 Policy HW1 explanation – paragraph 6.9 | <input type="radio"/> MM6.10 Policy HW5: Healthcare services |
| <input type="radio"/> MM6.4 Policy HW1 explanation – paragraph 6.10 | <input type="radio"/> MM6.11 Policy HW5: Healthcare services |
| <input type="radio"/> MM6.5 Policy HW2: New Community Facilities | <input type="radio"/> MM6.12 Policy HW5 explanation – Paragraph 6.36 |
| <input type="radio"/> MM6.6 Paragraph 6.12a | <input type="radio"/> MM6.13 Policy HW6: Emergency Services |
| <input type="radio"/> MM6.7 Policy HW3: Built Sport Facilities | <input type="radio"/> MM6.14 Policy HW7: Healthy Places |
| <input type="radio"/> | |

10. Section 7: Education

* 12. To which modification does this response relate?

- MM7.1 Policy ED1; University of York
- MM7.2 Policy ED1 explanation - paragraphs 7.1a (new) to 7.2
- MM7.3 Policy ED1 explanation - paragraphs 7.2a, 7.2b, 7.2c, 7.2d and 7.2e
- MM7.4 Policy ED2: Campus West
- MM7.5 Policy ED2 explanation – paragraphs 7.4, 7.4b and 7.5
- MM7.6 Figure 7.1
- MM7.7 Policy ED3: Campus East
- MM7.8 Policy ED3 explanation – paragraphs 7.6 to 7.12
- MM7.9 Policy ED5: York St. John University Further Expansion
- MM7.10 Policy ED5 explanation – paragraph 7.16
- MM7.11 Policy ED5 explanation – paragraph 7.18a

11. Section 8: Placemaking, Heritage, Design and Culture

* 13. To which modification does this response relate?

- | | |
|---|--|
| <input type="radio"/> MM8.1 Policy D1: Placemaking | <input type="radio"/> MM8.9 Policy D6: Archaeology |
| <input type="radio"/> MM8.2 Policy D1: Placemaking | <input type="radio"/> MM8.10 Policy D6 Explanation |
| <input type="radio"/> MM8.3 Policy D2; Landscape Setting | <input type="radio"/> MM8.11 Policy D7: The Significance of Non-Designated heritage Assets |
| <input type="radio"/> MM8.4 Policy D3: Cultural Provision | <input type="radio"/> MM8.12 Policy D7 Explanation – paragraphs 8.35 to 8.37 |
| <input type="radio"/> MM8.5 Policy D4: Conservation Areas | <input type="radio"/> MM8.13 Policy D8: Historic Parks and Gardens |
| <input type="radio"/> MM8.6 Policy D4 Explanation – new paragraph 8.26a | <input type="radio"/> MM8.14 Policy D8 Explanation – new paragraph |
| <input type="radio"/> MM8.7 Policy D5: Listed Buildings | <input type="radio"/> MM8.15 Policy D10: York City Walls and St Marys Abbey Walls (York Walls) |
| <input type="radio"/> MM8.8 Policy D5 Explanation – new paragraphs | <input type="radio"/> MM8.16 Policy D13: Advertisements |

12. Section 9: Green Infrastructure

* 14. To which modification does this response relate?

- MM9.1 Policy GI1 Green Infrastructure
- MM9.2 Policy GI2: Biodiversity and Access to Nature
- MM9.3 Policy GI2: Biodiversity and Access to Nature
- MM9.4 Policy GI2 explanation – paragraph 9.5
- MM9.5 Policy GI2 explanation – paragraph 9.6
- MM9.6 Policy GI2a: Strensall Common Special Area of Conservation (SAC)
- MM9.7 Policy GI4: Trees and Hedgerows
- MM9.8 Policy GI5: Protection of Open Space and Playing Fields
- MM9.9 Policy GI5 explanation – paragraph 9.17
- MM9.10 Policy GI6: New Open Space provision
- MM9.11 Policy GI6: New Open Space provision
- MM9.12 Policy GI6: New Open Space provision

13. Section 10: Managing Development in the Green Belt

* 15. To which modification does this response relate?

- MM10.1 Policy GB1: Development in the Green Belt
- MM10.2 Policy GB1 Explanation – paragraph 10.8
- MM10.3 Policy GB1 Explanation – new paragraph
- MM10.4 Policy GB2: Development in Settlements within the Green Belt
- MM10.5 Policy GB3: Reuse of Buildings
- MM10.6 Policy GB4: 'Exception' Sites for Affordable Housing in the Green Belt
- MM10.7 Policy GB4

14. Section 11: Climate Change

* 16. To which modification does this response relate?

- MM11.1 Policy CC1: Renewable and Low Carbon Energy Generation Storage
- MM11.2 Policy CC1: Renewable and Low Carbon Energy Generation Storage
- MM11.3 Policy CC1 explanation – paragraph 11.8 – 11.11
- MM11.4 Policy CC2: Sustainable Design and Construction of New Development
- MM11.5 Policy CC2: Sustainable Design and Construction of New Development
- MM11.6 Policy CC2: Sustainable Design and Construction of New Development
- MM11.7 Policy CC2: Sustainable Design and Construction of New Development
- MM11.8 Policy CC2: Sustainable Design and Construction of New Development
- MM11.9 Policy CC2 explanation – paragraph 11.5
- MM11.10 Policy CC2 Explanation
- MM11.11 Policy CC2 Explanation
- MM11.12 Policy CC2 explanation – paragraph 11.18 – 11.23
- MM11.13 Policy CC3: District Heating and Combined Heat and Power Networks
- MM11.14 Policy CC3 explanation – paragraph 11.28 – 11.34

15. Section 12: Environmental Quality and Flood Risk

* 17. To which modification does this response relate?

- MM12.1 Policy ENV1: Air Quality
- MM12.2 Policy ENV1 Explanation
- MM12.3 Policy ENV2: Managing Environmental Quality
- MM12.4 Policy ENV3: Land Contamination
- MM12.5 Policy ENV4: Flood Risk

16. Section 14: Transport and Communications

* 18. To which modification does this response relate?

- MM14.1 Section 14 Introduction – paragraphs 14.2-14.3
- MM14.2 Policy T1: Sustainable Access
- MM14.3 Policy T1 explanation – paragraph 14.4
- MM14.4 Policy T2: Strategic Public Transport Improvements
- MM14.5 Policy T2 Explanation – paragraphs 14.15 to 14.23
- MM14.6 Policy T3: York Railway Station and Associated Operational Facilities
- MM14.7 Policy T4: Strategic Highway Network Capacity Improvements
- MM14.8 Policy T5: Strategic Cycle and Pedestrian Network Links and Improvements
- MM14.9 Policy T6: Development at or Near Public Transport Corridors, Interchanges and Facilities
- MM14.10 Policy T7 Explanation – paragraph 14.49
- MM14.11 Policy T8: Demand Management

17. Section 15: Delivery and Monitoring

* 19. To which modification does this response relate?

- MM15.1 Policy DM1: Infrastructure and Developer Contributions
- MM15.2 Policy DM1 explanation – paragraph 15.13
- MM15.3 Policy DM1 explanation – paragraph 15.15 and Table 15.1
- MM15.4 Policy DM1 explanation – paragraph 15.21

18. Proposed Policy Map Modifications

Please note: Links shown beside the modifications are for the interactive modification maps on the City of York Council website.

* 20. To which modification does this response relate?

- PMM1 - ST15 (Policies Map South) [link](#)
- PMM2 - ST16 (Policies Map South) [link](#)
- PMM3 - ST32 (Policies Map City Centre) [link](#)
- PMM4 - ST35 (Policies Map North) [link](#)
- PMM5 - H22 (Policies Map North) [link](#)
- PMM6 - H23 (Policies Map North) [link](#)
- PMM7 - H56 (Policies Map North) [link](#)
- PMM8 - H59 (Policies Map North) [link](#)
- PMM9 - Strensall Common Special Area of Conservation (SAC) 400m Buffer (Policies Map North) [link](#)
- PMM10 - Strensall Common Special Area of Conservation (SAC) 550m Buffer (Policies Map North) [link](#)
- PMM11 - Strensall (Policies Map North) [link](#)
- PMM12 - Windy Ridge, Huntington (Policies Map North) [link](#)
- PMM13 - Jockey Lane (Policies Map North) [link](#)
- PMM14 - Land to the rear of Osbaldwick Village (Policies Map North) [link](#)
- PMM15 - Land at Hull Road, north of Grimston Bar (Policies Map North) [link](#)
- PMM16 - Acomb Water Works (Policies Map North) [link](#)
- PMM17 - Knapton Village (Policies Map North) [link](#)
- PMM18 - St. Peter's School (Policies Map North) [link](#)
- PMM19 - Homestead Park (Policies Map North) [link](#)
- PMM20 - Clifton Park Hospital (Policies Map North) [link](#)
- PMM21 - Burton Green Primary School (Policies Map North) [link](#)
- PMM22 - Nestle Factory (Policies Map North) [link](#)
- PMM23 - The Poppleton Centre (Policies Map North) [link](#)
- PMM24 - Edge of Monks Cross/Vanguard Car parks (Policies Map North) [link](#)
- PMM25 - Pottery Lane (Policies Map North) [link](#)
- PMM26 - Osbaldwick Gypsy and Traveller Site (Policies Map North) [link](#)
- PMM27 - Derwent Valley Industrial Estate (Policies Map North) [link](#)
- PMM28 - Stockton on the Forest (Policies Map North) [link](#)
- PMM29 - York Cricket Club Boundary (Policies Map North) [link](#)

- PMM30 - Imphal Barracks (Policies Map South) [link](#)
- PMM31 - Askham Bryan (Policies Map South) [link](#)
- PMM32 - Moor Lane, Woodthorpe (Policies Map South) [link](#)
- PMM33 - Little Hob Moor (Policies Map South) [link](#)
- PMM34 - Campleshon Road Open Space (Policies Map South) [link](#)
- PMM35 - Elvington Industrial Estate, Elvington (Policies Map South) [link](#)
- PMM36 - South of Askham Bar Park and Ride (Policies Map South) [link](#)
- PMM37 - University of York Campus East Western Boundary (Policies Map South) [link](#)
- PMM38 - Heslington (Policies Map South) [link](#)
- PMM39 - Heslington, Lane south of University of York Campus West (Policies Map South) [link](#)
- PMM40 - Heslington Road and the Retreat (Policies Map South) [link](#)
- PMM41 - Germany Beck and Fordlands Road (Policies Map South) [link](#)
- PMM42 - Rowntree Park (Policies Map South) [link](#)
- PMM43 - Scarcroft Allotments (Policies Map South) [link](#)
- PMM44 - York College (Policies Map South) [link](#)
- PMM45 - Lord Deramores School, Heslington (Policies Map South) [link](#)
- PMM46 - Elvington Airfield Industrial Estate (Policies Map South) [link](#)
- PMM47 - Vale of York Academy and Bootham Junior School (Policies Map North) [link](#)
- PMM48 - Haxby Road Primary Academy and Greenfields Community Garden (Policies Map North) [link](#)
- PMM49 - Robert Wilkinson Primary Academy, Strensall (Policies Map North) [link](#)
- PMM50 - St Peters School (Policies Map North) [link](#)
- PMM51 - Poppleton Ousebank Primary School (Policies Map North) [link](#)
- PMM52 - Haxby Proposed Train Station (Policies Map North) [link](#)
- PMM53 - Scarborough Bridge (Policies Map City Centre) [link](#)
- PMM54 - The Minster School (Policies Map City Centre) [link](#)
- PMM55 - Millfield Industrial Estate, Wheldrake (Policies Map South) [link](#)
- PMM56 - St. Leonard's Hospice, Dringhouses (Policies Map South) [link](#)
- PMM57 - New Walk Orchard Park (Policies Map South) [link](#)
- PMM58 - Nelson's Lane Nursing Home, Dringhouses (Policies Map South) [link](#)
- PMM59 - Acomb Primary School (Policies Map South) [link](#)
- PMM60 - Hob Stone Court, Hob Moor (Policies Map South) [link](#)
- PMM61 - Westfield School (Policies Map South) [link](#)
- PMM62 - Westfield Marsh Open Space (Policies Map South) [link](#)
- PMM63 - York High School (Policies Map South) [link](#)
- PMM64 - The Mount School (Policies Map South) [link](#)
- PMM65 - Conservation Areas [link](#)
- PMM66 - Areas of Archaeological Interest [link](#)

- PMM67 - Strensall Common Special Area of Conservation (400m buffer) [link](#)
- PMM68 - Strensall Common Special Area of Conservation (5500m buffer) [link](#)

19. New evidence documents

* 21. To which evidence document does this response relate?

- EX/CYC/76 – Housing Supply Update 16 May 2022
- EX/CYC/76a - Housing Land Supply Update Addendum Responses to representations made to EX/CYC/76 21 June 2022
- EX/CYC/76b - Appendix 4 Part 1 - Major Sites with Consent
- EX/CYC/76c - Appendix 4 Part 2 - Major Sites (Allocations) Consent
- EX/CYC/76d - Appendix 4 Part 3 - Approved Communal Est Sites
- EX/CYC/76e - Appendix 4 Part 4 - Allocations No Consent - Non-strategic
- EX/CYC/76f - Appendix 4 Part 5 - Allocations No Consent - Strategic Sites
- EX/CYC/76g - Appendix 4 Part 6 - Resolution to Grant
- EX/CYC/76h - Appendix 4 Part 7 - Communal Estabs No Consent
- EX/CYC/77 - Windfall Update Technical Paper 2022
- EX/CYC/79 - Phase 2 Infrastructure Note May 2022
- EX/CYC/86 - Green Belt Topic Paper 1 Annex 7 update 23 June 2022
- EX/CYC/87 - Local Plan Forecasting Report
- EX/CYC/87a - Local Plan Modelling Report
- EX/CYC/88 - Gypsy and Traveller Accommodation Assessment
- EX/CYC/89 - Sustainable Transport Study By Wood July 2022
- EX/CYC/91 - Comparative Effects Of Different Spatial Distributions
- EX/CYC/92 - Local Housing Needs Assessment By Icenl July 2022
- EX/CYC/99a - Viability Assessment of ST7 - July 2022
- EX/CYC/99b - Viability Assessment of ST14 - July 2022
- EX/CYC/99c - Viability Assessment of ST15 - July 2022
- EX/CYC/104 - Draft Climate Change Strategy June 2022
- EX/CYC/105 - Draft Economic Strategy June 2022
- EX/CYC/106 - Air Quality Annual Status Report June 2022
- EX/CYC/107/1 - Housing Trajectory Note August 2022
- EX/CYC/107/2 - Affordable Housing Note August 2022
- EX/CYC/107/3 - Student Housing Policy H7 Note August 2022
- EX/CYC/107/4 - SH1 Land at Heworth Croft Capacity Note August 2022
- EX/CYC/107/8 - Infrastructure Gantt Chart May 2022 Revised August 2022
- EX/CYC/119 - Retail Strategic Sites Briefing Note Nov 2022

20. Comment Form

22. Do you support or object to the proposed modification(s)?

Support Object

The Examination Inspectors are required to consider whether the Local Plans have been properly prepared against tests set out in the Government's National Planning Policy Framework (paragraph 182).

23. If you object, please select your reason from the list below (select all that apply):

- Not positively prepared - i.e. strategy will not meet development needs
- Not justified - i.e. there is no evidence to justify the modification
- Not effective - i.e. it won't work
- Not consistent with national policy - i.e. doesn't comply with the law

24. Please set out the reasoning behind your support or objection:

Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

New text proposed as part of MM4.9 for Policy R1 includes the following wording regarding the development of retail provision on strategic sites:

"Where new retail provision is proposed as part of the development of a strategic site then this will not be subject to an impact assessment, providing the provision is appropriate in scale to serve only the local day to day shopping needs of residents of the site."

This wording responds in part to Rapleys previous representations, in particular the comments made in Rapleys Written Statement on Matter 8 (Retail) (EX/HS/P4/M8/ER/6) at the Phase 4 Examination Hearing Sessions, and the associated verbal representations made at the Hearing Sessions themselves. To that extent, the proposed additional wording is welcomed as a partial response to these previous comments and representations.

However, as currently proposed, this additional wording is not effective, as it does not provide suitable support for the provision of appropriate retail floorspace provision at the British Sugar / Manor School site, as supported by Policy SS6 / allocation ST1. Such retail provision is specifically supported within the site specific policies for the British Sugar site (see support for 'local retail' within Policy SS6 British Sugar), and therefore it is not effective for the scale of such retail provision to be restricted unnecessarily within Policy R1.

Therefore, in order to be effective, this proposed additional wording should be amended as follows (new text underlined):

"Where new retail provision is proposed as part of the development of a strategic site in accordance with support within the relevant strategic site policy, this will not be subject to an impact assessment, providing the provision is appropriate in scale to serve the local day to day shopping needs of residents of the site and the wider local community."

1. Survey Information

Comments made during this consultation should relate to the proposed Main Modifications, Policy Map changes, associated Sustainability Assessment (SA) or Habitat Regulation Assessment (HRA) Addenda and new evidence documents. All representations made will be taken into account by the Inspectors in examining the Plan. Comments should relate to the Plan's legal and procedural compliance and the soundness of the modifications. The tests of soundness are set out in the National Planning Policy Framework.

Please read our guidance note for more information on taking part.

Our survey asks for some personal information which you may choose not to give. We do not publish or share any information which can identify you. Please read our privacy notice to find out more about how we protect your personal information. We will ask for your consent to this at the start of the survey.

You can withdraw your consent at any time by contacting localplan@york.gov.uk.

* 1. Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes No

2. Register for consultation

* 2. Your name:

Neil Jones

* 3. Contact details:

Please provide email and/or address

Organisation (optional)	Rapleys on behalf of British Sugar
Address	York House
Address 2	York Street
City/town	Manchester
Post code	M2 3BB
Email address	[REDACTED]

* 4. Do you wish to be notified when the City of York Local Plan is adopted by the Council?

If yes we will use contact details provided above

Yes No

3. Your response

This formal stage of consultation is about the proposed Main Modifications, Policy Map changes, associated SA and HRA Addenda and new evidence documents. Modifications are put forward without prejudice to the Inspectors' final conclusions, and all representations made will be taken into account by the Inspectors. Therefore please note:

- Comments can only be made on the proposed Main Modifications, Policy Map Modifications, Sustainability Appraisal Addendum or Habitats Regulation Assessment Addendum
- **You may only comment on one modification or document at a time. To record multiple comments please repeat the survey. Further instructions for making additional comments will be given at the end of the survey.**
- This is not the opportunity to make comments on other aspects of the Plan.
- If you submitted comments during the pre-submission Regulation 19 consultation undertaken between 21st February and 4th April 2018, Proposed Modifications Consultation 10th July to 22nd July 2019 or Proposed Modifications Consultation 25th May to 7th July 2021, the Inspector has considered these during the examination and there is no need to repeat these comments again.

* 5. To which consultation document does this response relate?

Please note, links shown beside each option are for associated documents.

- Proposed Main Modifications - [link](#)
- Proposed Policy Map Modifications - [link](#)
- Sustainability Assessment Addendum - [link](#)
- Habitat Regulations Assessment Addendum - [link](#)
- New evidence documents
- Sustainability Appraisal Technical Note (ST15a) - [link](#)
- Habitat Regulations Assessment Addendum (ST15a) - [link](#)

4. Proposed Main Modifications

* 6. To which section does this response relate?

- Section 2: Vision
- Section 3: Spatial Strategy
- Section 4: Economy and Retail
- Section 5: Housing
- Section 6: Health and Wellbeing
- Section 7: Education
- Section 8: Placemaking, Heritage, Design and Culture
- Section 9: Green Infrastructure
- Section 10: Managing Development in the Green Belt
- Section 11: Climate Change
- Section 12: Environmental Quality and Flood Risk
- Section 14: Transport and Communications
- Section 15: Delivery and Monitoring

5. Section 2: Vision

* 7. To which modification does this response relate?

- MM2.1 Paragraph 2.5
- MM2.2 Policy DP2: Sustainable Development
- MM2.3 Policy DP2: Sustainable Development
- MM2.4 Policy DP2 explanation – paragraphs 2.19a and 2.19b
- MM2.5 Policy DP4: Approach to Development Management

6. Section 3: Spatial Strategy

* 8. To which modification does this response relate?

- | | |
|--|--|
| <input type="radio"/> MM3.1 Policy SS1: Delivering Sustainable Growth for York | <input type="radio"/> MM3.41 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.2 Policy SS1 explanation – new paragraphs | <input type="radio"/> MM3.42 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.3 Key Diagram | <input type="radio"/> MM3.43 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.4 Table 1a and 1b (housing supply and distribution) | <input type="radio"/> MM3.44 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.5 Policy SS1 Explanation – paragraph 3.3 | <input type="radio"/> MM3.45 Policy SS12: Land West of Wigginton Road 28 |
| <input type="radio"/> MM3.6 Policy SS2: The Role of York’s Green Belt | <input type="radio"/> MM3.46 Policy SS12 explanation – paragraph 3.61 |
| <input type="radio"/> MM3.7 Policy SS3: York City Centre | <input type="radio"/> MM3.47 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.8 Policy SS4: York Central | <input type="radio"/> MM3.48 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.9 Policy SS4: York Central | <input type="radio"/> MM3.49 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.10 Policy SS4: York Central | <input type="radio"/> MM3.50 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.11 Policy SS5: Castle Gateway | <input type="radio"/> MM3.51 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.12 Policy SS5: Castle Gateway | <input type="radio"/> MM3.52 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.13 Policy SS5: Castle Gateway | <input type="radio"/> MM3.53 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.14 Policy SS5 explanation – new paragraph | <input type="radio"/> MM3.54 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.15 Policy SS6: British Sugar/Manor School | <input type="radio"/> MM3.55 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.16 Policy SS7: Civil Service Sports Ground | <input type="radio"/> MM3.56 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.17 Policy SS8: Land Adjacent to Hull Road | <input type="radio"/> MM3.57 Policy SS13 explanation – paragraph 3.64 |
| <input type="radio"/> MM3.18 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.58 Policy SS13 explanation – paragraph 3.67 |
| <input type="radio"/> MM3.19 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.59 Policy SS14: Terrys Extension Sites |
| <input type="radio"/> MM3.20 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.60 Policy SS15: Nestle South |
| <input type="radio"/> MM3.21 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.22 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.23 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.24 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.25 Policy SS9 explanation – paragraph 3.48 | |
| <input type="radio"/> MM3.26 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.27 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.28 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.29 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> | |

- MM3.30 Policy SS10: Land North of Monks Cross
- MM3.31 Policy SS11: Land North of Haxby
- MM3.32 Policy SS11: Land North of Haxby
- MM3.33 Policy SS11: Land North of Haxby
- MM3.34 Policy SS11: Land North of Haxby
- MM3.35 Policy SS11: Land North of Haxby
- MM3.36 Policy SS11 explanation – paragraph 3-56
- MM3.37 Policy SS12: Land West of Wigginton Road
- MM3.38 Policy SS12: Land West of Wigginton Road
- MM3.39 Policy SS12: Land West of Wigginton Road
- MM3.40 Policy SS12: Land West of Wigginton Road
- MM3.61 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.62 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.63 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.64 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.65 Policy SS17: Hungate
- MM3.66 Policy SS18: Station yard, Wheldrake
- MM3.67 Policy SS18: Station yard, Wheldrake
- MM3.68 Policy SS18: Station yard, Wheldrake
- MM3.69 Policy SS18: Station yard, Wheldrake
- MM3.70 Policy SS19: Queen Elizabeth Barracks, Strensall
- MM3.71 Policy SS20: Imphal Barracks, Fulford Road
- MM3.72 Policy SS20: Imphal Barracks, Fulford Road
- MM3.73 Policy SS20: Imphal Barracks, Fulford Road
- MM3.74 Policy SS20: Imphal Barracks, Fulford Road
- MM3.75 Policy SS20: Imphal Barracks, Fulford Road
- MM3.76 Policy SS21: Land South of Airfield Business Park, Elvington
- MM3.77 Policy SS22: University of York Expansion
- MM3.78 Policy SS22 Explanation
- MM3.79 Policy SS23: Land at Northminster Business Park
- MM3.80 Policy SS24: Whitehall Grange, Wigginton Road

7. Section 4: Economy and Retail

* 9. To which modification does this response relate?

- MM4.1 Policy EC1: Provision of Employment Land
- MM4.2 Policy EC1 Provision of Employment Land
- MM4.3 Policy EC1 explanation
- MM4.4 Policy EC1 explanation – table 4.1
- MM4.5 Policy EC1 Explanation paragraph 4.8a
- MM4.6 Policy EC2 Explanation paragraph 4.9
- MM4.7 Policy EC5: Rural Economy
- MM4.8 Policy EC5 Explanation – paragraph 4.17
- MM4.9 Policy R1: Retail Hierarchy and Sequential Approach
- MM4.10 Policy R2: District and Local Centres and Neighbourhood Parades
- MM4.11 Policy R3: York City Centre Retail

8. Section 5: Housing

* 10. To which modification does this response relate?

- | | |
|---|---|
| <input checked="" type="radio"/> MM5.1 Policy H1: Housing Allocations | <input type="radio"/> MM5.12 Policy H5: Gypsies and Travellers |
| <input type="radio"/> MM5.2 Policy H1, table 5.1 | <input type="radio"/> MM5.13 Policy H6: Travelling Showpeople |
| <input type="radio"/> MM5.3 Policy H1 Explanation – paragraphs 5.4 to 5.16 | <input type="radio"/> MM5.14 Policy H6: Travelling Showpeople |
| <input type="radio"/> MM5.4 Policy H1 Explanation | <input type="radio"/> MM5.15 Policy H5 and H6 Explanation Para 5.38 and Table 5.3 |
| <input type="radio"/> MM5.5 Table 5.2 | <input type="radio"/> MM5.16 Policy H5 and H6 Explanation – paragraph 5.42 |
| <input type="radio"/> MM5.6 Policy H2: Density of Residential Development | <input type="radio"/> MM5.17 Policy H7: Student Housing |
| <input type="radio"/> MM5.7 Policy H2 explanation | <input type="radio"/> MM5.18 Policy H7 Explanation – paragraph 5.47 |
| <input type="radio"/> MM5.8 Policy H3: Balancing the Housing Market | <input type="radio"/> MM5.19 Policy H9: Older Persons Specialist Housing |
| <input type="radio"/> MM5.9 Policy H3: Balancing the Housing Market | <input type="radio"/> MM5.20 Policy H9 explanation – paragraph 5.59 |
| <input type="radio"/> MM5.10 Policy H4: Promoting and Custom House Building | <input type="radio"/> MM5.21 Policy H10: Affordable Housing |
| <input type="radio"/> MM5.11 Policy H5: Gypsies and Travellers | <input type="radio"/> MM5.22 Policy H10 explanation |

9. Section 6: Health and Wellbeing

* 11. To which modification does this response relate?

- | | |
|--|--|
| <input type="radio"/> MM6.1 Policy HW1: Protecting Existing Facilities | <input type="radio"/> MM6.8 Policy HW3 explanation – Paragraph 6.20 |
| <input type="radio"/> MM6.2 Policy HW1 explanation – paragraph 9.5 | <input type="radio"/> MM6.9 Policy HW4: Childcare provision |
| <input type="radio"/> MM6.3 Policy HW1 explanation – paragraph 6.9 | <input type="radio"/> MM6.10 Policy HW5: Healthcare services |
| <input type="radio"/> MM6.4 Policy HW1 explanation – paragraph 6.10 | <input type="radio"/> MM6.11 Policy HW5: Healthcare services |
| <input type="radio"/> MM6.5 Policy HW2: New Community Facilities | <input type="radio"/> MM6.12 Policy HW5 explanation – Paragraph 6.36 |
| <input type="radio"/> MM6.6 Paragraph 6.12a | <input type="radio"/> MM6.13 Policy HW6: Emergency Services |
| <input type="radio"/> MM6.7 Policy HW3: Built Sport Facilities | <input type="radio"/> MM6.14 Policy HW7: Healthy Places |
| <input type="radio"/> | |

10. Section 7: Education

* 12. To which modification does this response relate?

- MM7.1 Policy ED1; University of York
- MM7.2 Policy ED1 explanation - paragraphs 7.1a (new) to 7.2
- MM7.3 Policy ED1 explanation - paragraphs 7.2a, 7.2b, 7.2c, 7.2d and 7.2e
- MM7.4 Policy ED2: Campus West
- MM7.5 Policy ED2 explanation – paragraphs 7.4, 7.4b and 7.5
- MM7.6 Figure 7.1
- MM7.7 Policy ED3: Campus East
- MM7.8 Policy ED3 explanation – paragraphs 7.6 to 7.12
- MM7.9 Policy ED5: York St. John University Further Expansion
- MM7.10 Policy ED5 explanation – paragraph 7.16
- MM7.11 Policy ED5 explanation – paragraph 7.18a

11. Section 8: Placemaking, Heritage, Design and Culture

* 13. To which modification does this response relate?

- | | |
|---|--|
| <input type="radio"/> MM8.1 Policy D1: Placemaking | <input type="radio"/> MM8.9 Policy D6: Archaeology |
| <input type="radio"/> MM8.2 Policy D1: Placemaking | <input type="radio"/> MM8.10 Policy D6 Explanation |
| <input type="radio"/> MM8.3 Policy D2; Landscape Setting | <input type="radio"/> MM8.11 Policy D7: The Significance of Non-Designated heritage Assets |
| <input type="radio"/> MM8.4 Policy D3: Cultural Provision | <input type="radio"/> MM8.12 Policy D7 Explanation – paragraphs 8.35 to 8.37 |
| <input type="radio"/> MM8.5 Policy D4: Conservation Areas | <input type="radio"/> MM8.13 Policy D8: Historic Parks and Gardens |
| <input type="radio"/> MM8.6 Policy D4 Explanation – new paragraph 8.26a | <input type="radio"/> MM8.14 Policy D8 Explanation – new paragraph |
| <input type="radio"/> MM8.7 Policy D5: Listed Buildings | <input type="radio"/> MM8.15 Policy D10: York City Walls and St Marys Abbey Walls (York Walls) |
| <input type="radio"/> MM8.8 Policy D5 Explanation – new paragraphs | <input type="radio"/> MM8.16 Policy D13: Advertisements |

12. Section 9: Green Infrastructure

* 14. To which modification does this response relate?

- MM9.1 Policy GI1 Green Infrastructure
- MM9.2 Policy GI2: Biodiversity and Access to Nature
- MM9.3 Policy GI2: Biodiversity and Access to Nature
- MM9.4 Policy GI2 explanation – paragraph 9.5
- MM9.5 Policy GI2 explanation – paragraph 9.6
- MM9.6 Policy GI2a: Strensall Common Special Area of Conservation (SAC)
- MM9.7 Policy GI4: Trees and Hedgerows
- MM9.8 Policy GI5: Protection of Open Space and Playing Fields
- MM9.9 Policy GI5 explanation – paragraph 9.17
- MM9.10 Policy GI6: New Open Space provision
- MM9.11 Policy GI6: New Open Space provision
- MM9.12 Policy GI6: New Open Space provision

13. Section 10: Managing Development in the Green Belt

* 15. To which modification does this response relate?

- MM10.1 Policy GB1: Development in the Green Belt
- MM10.2 Policy GB1 Explanation – paragraph 10.8
- MM10.3 Policy GB1 Explanation – new paragraph
- MM10.4 Policy GB2: Development in Settlements within the Green Belt
- MM10.5 Policy GB3: Reuse of Buildings
- MM10.6 Policy GB4: 'Exception' Sites for Affordable Housing in the Green Belt
- MM10.7 Policy GB4

14. Section 11: Climate Change

* 16. To which modification does this response relate?

- MM11.1 Policy CC1: Renewable and Low Carbon Energy Generation Storage
- MM11.2 Policy CC1: Renewable and Low Carbon Energy Generation Storage
- MM11.3 Policy CC1 explanation – paragraph 11.8 – 11.11
- MM11.4 Policy CC2: Sustainable Design and Construction of New Development
- MM11.5 Policy CC2: Sustainable Design and Construction of New Development
- MM11.6 Policy CC2: Sustainable Design and Construction of New Development
- MM11.7 Policy CC2: Sustainable Design and Construction of New Development
- MM11.8 Policy CC2: Sustainable Design and Construction of New Development
- MM11.9 Policy CC2 explanation – paragraph 11.5
- MM11.10 Policy CC2 Explanation
- MM11.11 Policy CC2 Explanation
- MM11.12 Policy CC2 explanation – paragraph 11.18 – 11.23
- MM11.13 Policy CC3: District Heating and Combined Heat and Power Networks
- MM11.14 Policy CC3 explanation – paragraph 11.28 – 11.34

15. Section 12: Environmental Quality and Flood Risk

* 17. To which modification does this response relate?

- MM12.1 Policy ENV1: Air Quality
- MM12.2 Policy ENV1 Explanation
- MM12.3 Policy ENV2: Managing Environmental Quality
- MM12.4 Policy ENV3: Land Contamination
- MM12.5 Policy ENV4: Flood Risk

16. Section 14: Transport and Communications

* 18. To which modification does this response relate?

- MM14.1 Section 14 Introduction – paragraphs 14.2-14.3
- MM14.2 Policy T1: Sustainable Access
- MM14.3 Policy T1 explanation – paragraph 14.4
- MM14.4 Policy T2: Strategic Public Transport Improvements
- MM14.5 Policy T2 Explanation – paragraphs 14.15 to 14.23
- MM14.6 Policy T3: York Railway Station and Associated Operational Facilities
- MM14.7 Policy T4: Strategic Highway Network Capacity Improvements
- MM14.8 Policy T5: Strategic Cycle and Pedestrian Network Links and Improvements
- MM14.9 Policy T6: Development at or Near Public Transport Corridors, Interchanges and Facilities
- MM14.10 Policy T7 Explanation – paragraph 14.49
- MM14.11 Policy T8: Demand Management

17. Section 15: Delivery and Monitoring

* 19. To which modification does this response relate?

- MM15.1 Policy DM1: Infrastructure and Developer Contributions
- MM15.2 Policy DM1 explanation – paragraph 15.13
- MM15.3 Policy DM1 explanation – paragraph 15.15 and Table 15.1
- MM15.4 Policy DM1 explanation – paragraph 15.21

18. Proposed Policy Map Modifications

Please note: Links shown beside the modifications are for the interactive modification maps on the City of York Council website.

* 20. To which modification does this response relate?

- PMM1 - ST15 (Policies Map South) [link](#)
- PMM2 - ST16 (Policies Map South) [link](#)
- PMM3 - ST32 (Policies Map City Centre) [link](#)
- PMM4 - ST35 (Policies Map North) [link](#)
- PMM5 - H22 (Policies Map North) [link](#)
- PMM6 - H23 (Policies Map North) [link](#)
- PMM7 - H56 (Policies Map North) [link](#)
- PMM8 - H59 (Policies Map North) [link](#)
- PMM9 - Strensall Common Special Area of Conservation (SAC) 400m Buffer (Policies Map North) [link](#)
- PMM10 - Strensall Common Special Area of Conservation (SAC) 550m Buffer (Policies Map North) [link](#)
- PMM11 - Strensall (Policies Map North) [link](#)
- PMM12 - Windy Ridge, Huntington (Policies Map North) [link](#)
- PMM13 - Jockey Lane (Policies Map North) [link](#)
- PMM14 - Land to the rear of Osbaldwick Village (Policies Map North) [link](#)
- PMM15 - Land at Hull Road, north of Grimston Bar (Policies Map North) [link](#)
- PMM16 - Acomb Water Works (Policies Map North) [link](#)
- PMM17 - Knapton Village (Policies Map North) [link](#)
- PMM18 - St. Peter's School (Policies Map North) [link](#)
- PMM19 - Homestead Park (Policies Map North) [link](#)
- PMM20 - Clifton Park Hospital (Policies Map North) [link](#)
- PMM21 - Burton Green Primary School (Policies Map North) [link](#)
- PMM22 - Nestle Factory (Policies Map North) [link](#)
- PMM23 - The Poppleton Centre (Policies Map North) [link](#)
- PMM24 - Edge of Monks Cross/Vanguard Car parks (Policies Map North) [link](#)
- PMM25 - Pottery Lane (Policies Map North) [link](#)
- PMM26 - Osbaldwick Gypsy and Traveller Site (Policies Map North) [link](#)
- PMM27 - Derwent Valley Industrial Estate (Policies Map North) [link](#)
- PMM28 - Stockton on the Forest (Policies Map North) [link](#)
- PMM29 - York Cricket Club Boundary (Policies Map North) [link](#)

- PMM30 - Imphal Barracks (Policies Map South) [link](#)
- PMM31 - Askham Bryan (Policies Map South) [link](#)
- PMM32 - Moor Lane, Woodthorpe (Policies Map South) [link](#)
- PMM33 - Little Hob Moor (Policies Map South) [link](#)
- PMM34 - Campleshon Road Open Space (Policies Map South) [link](#)
- PMM35 - Elvington Industrial Estate, Elvington (Policies Map South) [link](#)
- PMM36 - South of Askham Bar Park and Ride (Policies Map South) [link](#)
- PMM37 - University of York Campus East Western Boundary (Policies Map South) [link](#)
- PMM38 - Heslington (Policies Map South) [link](#)
- PMM39 - Heslington, Lane south of University of York Campus West (Policies Map South) [link](#)
- PMM40 - Heslington Road and the Retreat (Policies Map South) [link](#)
- PMM41 - Germany Beck and Fordlands Road (Policies Map South) [link](#)
- PMM42 - Rowntree Park (Policies Map South) [link](#)
- PMM43 - Scarcroft Allotments (Policies Map South) [link](#)
- PMM44 - York College (Policies Map South) [link](#)
- PMM45 - Lord Deramores School, Heslington (Policies Map South) [link](#)
- PMM46 - Elvington Airfield Industrial Estate (Policies Map South) [link](#)
- PMM47 - Vale of York Academy and Bootham Junior School (Policies Map North) [link](#)
- PMM48 - Haxby Road Primary Academy and Greenfields Community Garden (Policies Map North) [link](#)
- PMM49 - Robert Wilkinson Primary Academy, Strensall (Policies Map North) [link](#)
- PMM50 - St Peters School (Policies Map North) [link](#)
- PMM51 - Poppleton Ousebank Primary School (Policies Map North) [link](#)
- PMM52 - Haxby Proposed Train Station (Policies Map North) [link](#)
- PMM53 - Scarborough Bridge (Policies Map City Centre) [link](#)
- PMM54 - The Minster School (Policies Map City Centre) [link](#)
- PMM55 - Millfield Industrial Estate, Wheldrake (Policies Map South) [link](#)
- PMM56 - St. Leonard's Hospice, Dringhouses (Policies Map South) [link](#)
- PMM57 - New Walk Orchard Park (Policies Map South) [link](#)
- PMM58 - Nelson's Lane Nursing Home, Dringhouses (Policies Map South) [link](#)
- PMM59 - Acomb Primary School (Policies Map South) [link](#)
- PMM60 - Hob Stone Court, Hob Moor (Policies Map South) [link](#)
- PMM61 - Westfield School (Policies Map South) [link](#)
- PMM62 - Westfield Marsh Open Space (Policies Map South) [link](#)
- PMM63 - York High School (Policies Map South) [link](#)
- PMM64 - The Mount School (Policies Map South) [link](#)
- PMM65 - Conservation Areas [link](#)
- PMM66 - Areas of Archaeological Interest [link](#)

- PMM67 - Strensall Common Special Area of Conservation (400m buffer) [link](#)
- PMM68 - Strensall Common Special Area of Conservation (5500m buffer) [link](#)

19. New evidence documents

* 21. To which evidence document does this response relate?

- EX/CYC/76 – Housing Supply Update 16 May 2022
- EX/CYC/76a - Housing Land Supply Update Addendum Responses to representations made to EX/CYC/76 21 June 2022
- EX/CYC/76b - Appendix 4 Part 1 - Major Sites with Consent
- EX/CYC/76c - Appendix 4 Part 2 - Major Sites (Allocations) Consent
- EX/CYC/76d - Appendix 4 Part 3 - Approved Communal Est Sites
- EX/CYC/76e - Appendix 4 Part 4 - Allocations No Consent - Non-strategic
- EX/CYC/76f - Appendix 4 Part 5 - Allocations No Consent - Strategic Sites
- EX/CYC/76g - Appendix 4 Part 6 - Resolution to Grant
- EX/CYC/76h - Appendix 4 Part 7 - Communal Estabs No Consent
- EX/CYC/77 - Windfall Update Technical Paper 2022
- EX/CYC/79 - Phase 2 Infrastructure Note May 2022
- EX/CYC/86 - Green Belt Topic Paper 1 Annex 7 update 23 June 2022
- EX/CYC/87 - Local Plan Forecasting Report
- EX/CYC/87a - Local Plan Modelling Report
- EX/CYC/88 - Gypsy and Traveller Accommodation Assessment
- EX/CYC/89 - Sustainable Transport Study By Wood July 2022
- EX/CYC/91 - Comparative Effects Of Different Spatial Distributions
- EX/CYC/92 - Local Housing Needs Assessment By Icenl July 2022
- EX/CYC/99a - Viability Assessment of ST7 - July 2022
- EX/CYC/99b - Viability Assessment of ST14 - July 2022
- EX/CYC/99c - Viability Assessment of ST15 - July 2022
- EX/CYC/104 - Draft Climate Change Strategy June 2022
- EX/CYC/105 - Draft Economic Strategy June 2022
- EX/CYC/106 - Air Quality Annual Status Report June 2022
- EX/CYC/107/1 - Housing Trajectory Note August 2022
- EX/CYC/107/2 - Affordable Housing Note August 2022
- EX/CYC/107/3 - Student Housing Policy H7 Note August 2022
- EX/CYC/107/4 - SH1 Land at Heworth Croft Capacity Note August 2022
- EX/CYC/107/8 - Infrastructure Gantt Chart May 2022 Revised August 2022
- EX/CYC/119 - Retail Strategic Sites Briefing Note Nov 2022

20. Comment Form

22. Do you support or object to the proposed modification(s)?

Support Object

The Examination Inspectors are required to consider whether the Local Plans have been properly prepared against tests set out in the Government's National Planning Policy Framework (paragraph 182).

23. If you object, please select your reason from the list below (select all that apply):

- Not positively prepared - i.e. strategy will not meet development needs
- Not justified - i.e. there is no evidence to justify the modification
- Not effective - i.e. it won't work
- Not consistent with national policy - i.e. doesn't comply with the law

24. Please set out the reasoning behind your support or objection:

Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

Proposed text put forward within MM5.1 for Policy H1 Housing Allocations includes the following wording:

"Development proposals will be permitted where the following criteria are satisfied:

** For sites that contain existing open space (**) where appropriate, it should be retained on site, or re-provided off site."*

In our reading, this is not positively prepared and not effective, as it will not, as currently worded, enable the plan strategy to meet the development needs identified in the plan.

To give an example, under this proposed wording, the British Sugar Site (Strategic Site ST1) is identified as a site that contains existing open space (demarked as "**"). It is our understanding (although clarification would be welcomed given the extent of the proposed changes) that the policy as currently worded requires that this existing open space is retained or re-provided off site.

If this is the policy intent, this is inconsistent with the Strategic Site Policy for ST1 (Policy SS6) which allocates the British Sugar and Manor School sites together for the development of 1,200 dwellings, to be delivered through a masterplan, which includes the delivery of new and improved green infrastructure as one of the key principles. The retention or re-provision of existing open space as set out in the MM5.1 wording is therefore not necessary, as these matters are covered in Policy SS6. It is not effective in enabling the achievement of the objectives of Policy SS6 and allocation ST1. The wording identified above should therefore be DELETED.

1. Survey Information

Comments made during this consultation should relate to the proposed Main Modifications, Policy Map changes, associated Sustainability Assessment (SA) or Habitat Regulation Assessment (HRA) Addenda and new evidence documents. All representations made will be taken into account by the Inspectors in examining the Plan. Comments should relate to the Plan's legal and procedural compliance and the soundness of the modifications. The tests of soundness are set out in the National Planning Policy Framework.

Please read our guidance note for more information on taking part.

Our survey asks for some personal information which you may choose not to give. We do not publish or share any information which can identify you. Please read our privacy notice to find out more about how we protect your personal information. We will ask for your consent to this at the start of the survey.

You can withdraw your consent at any time by contacting localplan@york.gov.uk.

* 1. Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes No

2. Register for consultation

* 2. Your name:

Neil Jones

* 3. Contact details:

Please provide email and/or address

Organisation (optional) Rapleys on behalf of British Sugar

Address York House

Address 2 York Street

City/town Manchester

Post code M2 3BB

Email address

* 4. Do you wish to be notified when the City of York Local Plan is adopted by the Council?

If yes we will use contact details provided above

Yes No

3. Your response

This formal stage of consultation is about the proposed Main Modifications, Policy Map changes, associated SA and HRA Addenda and new evidence documents. Modifications are put forward without prejudice to the Inspectors' final conclusions, and all representations made will be taken into account by the Inspectors. Therefore please note:

- Comments can only be made on the proposed Main Modifications, Policy Map Modifications, Sustainability Appraisal Addendum or Habitats Regulation Assessment Addendum
- **You may only comment on one modification or document at a time. To record multiple comments please repeat the survey. Further instructions for making additional comments will be given at the end of the survey.**
- This is not the opportunity to make comments on other aspects of the Plan.
- If you submitted comments during the pre-submission Regulation 19 consultation undertaken between 21st February and 4th April 2018, Proposed Modifications Consultation 10th July to 22nd July 2019 or Proposed Modifications Consultation 25th May to 7th July 2021, the Inspector has considered these during the examination and there is no need to repeat these comments again.

* 5. To which consultation document does this response relate?

Please note, links shown beside each option are for associated documents.

- Proposed Main Modifications - [link](#)
- Proposed Policy Map Modifications - [link](#)
- Sustainability Assessment Addendum - [link](#)
- Habitat Regulations Assessment Addendum - [link](#)
- New evidence documents
- Sustainability Appraisal Technical Note (ST15a) - [link](#)
- Habitat Regulations Assessment Addendum (ST15a) - [link](#)

4. Proposed Main Modifications

* 6. To which section does this response relate?

- Section 2: Vision
- Section 3: Spatial Strategy
- Section 4: Economy and Retail
- Section 5: Housing
- Section 6: Health and Wellbeing
- Section 7: Education
- Section 8: Placemaking, Heritage, Design and Culture
- Section 9: Green Infrastructure
- Section 10: Managing Development in the Green Belt
- Section 11: Climate Change
- Section 12: Environmental Quality and Flood Risk
- Section 14: Transport and Communications
- Section 15: Delivery and Monitoring

5. Section 2: Vision

* 7. To which modification does this response relate?

- MM2.1 Paragraph 2.5
- MM2.2 Policy DP2: Sustainable Development
- MM2.3 Policy DP2: Sustainable Development
- MM2.4 Policy DP2 explanation – paragraphs 2.19a and 2.19b
- MM2.5 Policy DP4: Approach to Development Management

6. Section 3: Spatial Strategy

* 8. To which modification does this response relate?

- | | |
|--|--|
| <input type="radio"/> MM3.1 Policy SS1: Delivering Sustainable Growth for York | <input type="radio"/> MM3.41 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.2 Policy SS1 explanation – new paragraphs | <input type="radio"/> MM3.42 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.3 Key Diagram | <input type="radio"/> MM3.43 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.4 Table 1a and 1b (housing supply and distribution) | <input type="radio"/> MM3.44 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.5 Policy SS1 Explanation – paragraph 3.3 | <input type="radio"/> MM3.45 Policy SS12: Land West of Wigginton Road 28 |
| <input type="radio"/> MM3.6 Policy SS2: The Role of York’s Green Belt | <input type="radio"/> MM3.46 Policy SS12 explanation – paragraph 3.61 |
| <input type="radio"/> MM3.7 Policy SS3: York City Centre | <input type="radio"/> MM3.47 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.8 Policy SS4: York Central | <input type="radio"/> MM3.48 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.9 Policy SS4: York Central | <input type="radio"/> MM3.49 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.10 Policy SS4: York Central | <input type="radio"/> MM3.50 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.11 Policy SS5: Castle Gateway | <input type="radio"/> MM3.51 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.12 Policy SS5: Castle Gateway | <input type="radio"/> MM3.52 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.13 Policy SS5: Castle Gateway | <input type="radio"/> MM3.53 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.14 Policy SS5 explanation – new paragraph | <input type="radio"/> MM3.54 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.15 Policy SS6: British Sugar/Manor School | <input type="radio"/> MM3.55 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.16 Policy SS7: Civil Service Sports Ground | <input type="radio"/> MM3.56 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.17 Policy SS8: Land Adjacent to Hull Road | <input type="radio"/> MM3.57 Policy SS13 explanation – paragraph 3.64 |
| <input type="radio"/> MM3.18 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.58 Policy SS13 explanation – paragraph 3.67 |
| <input type="radio"/> MM3.19 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.59 Policy SS14: Terrys Extension Sites |
| <input type="radio"/> MM3.20 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.60 Policy SS15: Nestle South |
| <input type="radio"/> MM3.21 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.22 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.23 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.24 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.25 Policy SS9 explanation – paragraph 3.48 | |
| <input type="radio"/> MM3.26 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.27 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.28 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.29 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> | |

- MM3.30 Policy SS10: Land North of Monks Cross
- MM3.31 Policy SS11: Land North of Haxby
- MM3.32 Policy SS11: Land North of Haxby
- MM3.33 Policy SS11: Land North of Haxby
- MM3.34 Policy SS11: Land North of Haxby
- MM3.35 Policy SS11: Land North of Haxby
- MM3.36 Policy SS11 explanation – paragraph 3-56
- MM3.37 Policy SS12: Land West of Wigginton Road
- MM3.38 Policy SS12: Land West of Wigginton Road
- MM3.39 Policy SS12: Land West of Wigginton Road
- MM3.40 Policy SS12: Land West of Wigginton Road
- MM3.61 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.62 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.63 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.64 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.65 Policy SS17: Hungate
- MM3.66 Policy SS18: Station yard, Wheldrake
- MM3.67 Policy SS18: Station yard, Wheldrake
- MM3.68 Policy SS18: Station yard, Wheldrake
- MM3.69 Policy SS18: Station yard, Wheldrake
- MM3.70 Policy SS19: Queen Elizabeth Barracks, Strensall
- MM3.71 Policy SS20: Imphal Barracks, Fulford Road
- MM3.72 Policy SS20: Imphal Barracks, Fulford Road
- MM3.73 Policy SS20: Imphal Barracks, Fulford Road
- MM3.74 Policy SS20: Imphal Barracks, Fulford Road
- MM3.75 Policy SS20: Imphal Barracks, Fulford Road
- MM3.76 Policy SS21: Land South of Airfield Business Park, Elvington
- MM3.77 Policy SS22: University of York Expansion
- MM3.78 Policy SS22 Explanation
- MM3.79 Policy SS23: Land at Northminster Business Park
- MM3.80 Policy SS24: Whitehall Grange, Wigginton Road

7. Section 4: Economy and Retail

* 9. To which modification does this response relate?

- MM4.1 Policy EC1: Provision of Employment Land
- MM4.2 Policy EC1 Provision of Employment Land
- MM4.3 Policy EC1 explanation
- MM4.4 Policy EC1 explanation – table 4.1
- MM4.5 Policy EC1 Explanation paragraph 4.8a
- MM4.6 Policy EC2 Explanation paragraph 4.9
- MM4.7 Policy EC5: Rural Economy
- MM4.8 Policy EC5 Explanation – paragraph 4.17
- MM4.9 Policy R1: Retail Hierarchy and Sequential Approach
- MM4.10 Policy R2: District and Local Centres and Neighbourhood Parades
- MM4.11 Policy R3: York City Centre Retail

8. Section 5: Housing

* 10. To which modification does this response relate?

- | | |
|---|---|
| <input type="radio"/> MM5.1 Policy H1: Housing Allocations | <input type="radio"/> MM5.12 Policy H5: Gypsies and Travellers |
| <input type="radio"/> MM5.2 Policy H1, table 5.1 | <input type="radio"/> MM5.13 Policy H6: Travelling Showpeople |
| <input type="radio"/> MM5.3 Policy H1 Explanation – paragraphs 5.4 to 5.16 | <input type="radio"/> MM5.14 Policy H6: Travelling Showpeople |
| <input type="radio"/> MM5.4 Policy H1 Explanation | <input type="radio"/> MM5.15 Policy H5 and H6 Explanation Para 5.38 and Table 5.3 |
| <input type="radio"/> MM5.5 Table 5.2 | <input type="radio"/> MM5.16 Policy H5 and H6 Explanation – paragraph 5.42 |
| <input type="radio"/> MM5.6 Policy H2: Density of Residential Development | <input type="radio"/> MM5.17 Policy H7: Student Housing |
| <input type="radio"/> MM5.7 Policy H2 explanation | <input type="radio"/> MM5.18 Policy H7 Explanation – paragraph 5.47 |
| <input type="radio"/> MM5.8 Policy H3: Balancing the Housing Market | <input type="radio"/> MM5.19 Policy H9: Older Persons Specialist Housing |
| <input type="radio"/> MM5.9 Policy H3: Balancing the Housing Market | <input type="radio"/> MM5.20 Policy H9 explanation – paragraph 5.59 |
| <input type="radio"/> MM5.10 Policy H4: Promoting and Custom House Building | <input checked="" type="radio"/> MM5.21 Policy H10: Affordable Housing |
| <input type="radio"/> MM5.11 Policy H5: Gypsies and Travellers | <input type="radio"/> MM5.22 Policy H10 explanation |

9. Section 6: Health and Wellbeing

* 11. To which modification does this response relate?

- | | |
|--|--|
| <input type="radio"/> MM6.1 Policy HW1: Protecting Existing Facilities | <input type="radio"/> MM6.8 Policy HW3 explanation – Paragraph 6.20 |
| <input type="radio"/> MM6.2 Policy HW1 explanation – paragraph 9.5 | <input type="radio"/> MM6.9 Policy HW4: Childcare provision |
| <input type="radio"/> MM6.3 Policy HW1 explanation – paragraph 6.9 | <input type="radio"/> MM6.10 Policy HW5: Healthcare services |
| <input type="radio"/> MM6.4 Policy HW1 explanation – paragraph 6.10 | <input type="radio"/> MM6.11 Policy HW5: Healthcare services |
| <input type="radio"/> MM6.5 Policy HW2: New Community Facilities | <input type="radio"/> MM6.12 Policy HW5 explanation – Paragraph 6.36 |
| <input type="radio"/> MM6.6 Paragraph 6.12a | <input type="radio"/> MM6.13 Policy HW6: Emergency Services |
| <input type="radio"/> MM6.7 Policy HW3: Built Sport Facilities | <input type="radio"/> MM6.14 Policy HW7: Healthy Places |
| <input type="radio"/> | |

10. Section 7: Education

* 12. To which modification does this response relate?

- MM7.1 Policy ED1; University of York
- MM7.2 Policy ED1 explanation - paragraphs 7.1a (new) to 7.2
- MM7.3 Policy ED1 explanation - paragraphs 7.2a, 7.2b, 7.2c, 7.2d and 7.2e
- MM7.4 Policy ED2: Campus West
- MM7.5 Policy ED2 explanation – paragraphs 7.4, 7.4b and 7.5
- MM7.6 Figure 7.1
- MM7.7 Policy ED3: Campus East
- MM7.8 Policy ED3 explanation – paragraphs 7.6 to 7.12
- MM7.9 Policy ED5: York St. John University Further Expansion
- MM7.10 Policy ED5 explanation – paragraph 7.16
- MM7.11 Policy ED5 explanation – paragraph 7.18a

11. Section 8: Placemaking, Heritage, Design and Culture

* 13. To which modification does this response relate?

- | | |
|---|--|
| <input type="radio"/> MM8.1 Policy D1: Placemaking | <input type="radio"/> MM8.9 Policy D6: Archaeology |
| <input type="radio"/> MM8.2 Policy D1: Placemaking | <input type="radio"/> MM8.10 Policy D6 Explanation |
| <input type="radio"/> MM8.3 Policy D2; Landscape Setting | <input type="radio"/> MM8.11 Policy D7: The Significance of Non-Designated heritage Assets |
| <input type="radio"/> MM8.4 Policy D3: Cultural Provision | <input type="radio"/> MM8.12 Policy D7 Explanation – paragraphs 8.35 to 8.37 |
| <input type="radio"/> MM8.5 Policy D4: Conservation Areas | <input type="radio"/> MM8.13 Policy D8: Historic Parks and Gardens |
| <input type="radio"/> MM8.6 Policy D4 Explanation – new paragraph 8.26a | <input type="radio"/> MM8.14 Policy D8 Explanation – new paragraph |
| <input type="radio"/> MM8.7 Policy D5: Listed Buildings | <input type="radio"/> MM8.15 Policy D10: York City Walls and St Marys Abbey Walls (York Walls) |
| <input type="radio"/> MM8.8 Policy D5 Explanation – new paragraphs | <input type="radio"/> MM8.16 Policy D13: Advertisements |

12. Section 9: Green Infrastructure

* 14. To which modification does this response relate?

- MM9.1 Policy GI1 Green Infrastructure
- MM9.2 Policy GI2: Biodiversity and Access to Nature
- MM9.3 Policy GI2: Biodiversity and Access to Nature
- MM9.4 Policy GI2 explanation – paragraph 9.5
- MM9.5 Policy GI2 explanation – paragraph 9.6
- MM9.6 Policy GI2a: Strensall Common Special Area of Conservation (SAC)
- MM9.7 Policy GI4: Trees and Hedgerows
- MM9.8 Policy GI5: Protection of Open Space and Playing Fields
- MM9.9 Policy GI5 explanation – paragraph 9.17
- MM9.10 Policy GI6: New Open Space provision
- MM9.11 Policy GI6: New Open Space provision
- MM9.12 Policy GI6: New Open Space provision

13. Section 10: Managing Development in the Green Belt

* 15. To which modification does this response relate?

- MM10.1 Policy GB1: Development in the Green Belt
- MM10.2 Policy GB1 Explanation – paragraph 10.8
- MM10.3 Policy GB1 Explanation – new paragraph
- MM10.4 Policy GB2: Development in Settlements within the Green Belt
- MM10.5 Policy GB3: Reuse of Buildings
- MM10.6 Policy GB4: 'Exception' Sites for Affordable Housing in the Green Belt
- MM10.7 Policy GB4

14. Section 11: Climate Change

* 16. To which modification does this response relate?

- MM11.1 Policy CC1: Renewable and Low Carbon Energy Generation Storage
- MM11.2 Policy CC1: Renewable and Low Carbon Energy Generation Storage
- MM11.3 Policy CC1 explanation – paragraph 11.8 – 11.11
- MM11.4 Policy CC2: Sustainable Design and Construction of New Development
- MM11.5 Policy CC2: Sustainable Design and Construction of New Development
- MM11.6 Policy CC2: Sustainable Design and Construction of New Development
- MM11.7 Policy CC2: Sustainable Design and Construction of New Development
- MM11.8 Policy CC2: Sustainable Design and Construction of New Development
- MM11.9 Policy CC2 explanation – paragraph 11.5
- MM11.10 Policy CC2 Explanation
- MM11.11 Policy CC2 Explanation
- MM11.12 Policy CC2 explanation – paragraph 11.18 – 11.23
- MM11.13 Policy CC3: District Heating and Combined Heat and Power Networks
- MM11.14 Policy CC3 explanation – paragraph 11.28 – 11.34

15. Section 12: Environmental Quality and Flood Risk

* 17. To which modification does this response relate?

- MM12.1 Policy ENV1: Air Quality
- MM12.2 Policy ENV1 Explanation
- MM12.3 Policy ENV2: Managing Environmental Quality
- MM12.4 Policy ENV3: Land Contamination
- MM12.5 Policy ENV4: Flood Risk

16. Section 14: Transport and Communications

* 18. To which modification does this response relate?

- MM14.1 Section 14 Introduction – paragraphs 14.2-14.3
- MM14.2 Policy T1: Sustainable Access
- MM14.3 Policy T1 explanation – paragraph 14.4
- MM14.4 Policy T2: Strategic Public Transport Improvements
- MM14.5 Policy T2 Explanation – paragraphs 14.15 to 14.23
- MM14.6 Policy T3: York Railway Station and Associated Operational Facilities
- MM14.7 Policy T4: Strategic Highway Network Capacity Improvements
- MM14.8 Policy T5: Strategic Cycle and Pedestrian Network Links and Improvements
- MM14.9 Policy T6: Development at or Near Public Transport Corridors, Interchanges and Facilities
- MM14.10 Policy T7 Explanation – paragraph 14.49
- MM14.11 Policy T8: Demand Management

17. Section 15: Delivery and Monitoring

* 19. To which modification does this response relate?

- MM15.1 Policy DM1: Infrastructure and Developer Contributions
- MM15.2 Policy DM1 explanation – paragraph 15.13
- MM15.3 Policy DM1 explanation – paragraph 15.15 and Table 15.1
- MM15.4 Policy DM1 explanation – paragraph 15.21

18. Proposed Policy Map Modifications

Please note: Links shown beside the modifications are for the interactive modification maps on the City of York Council website.

* 20. To which modification does this response relate?

- PMM1 - ST15 (Policies Map South) [link](#)
- PMM2 - ST16 (Policies Map South) [link](#)
- PMM3 - ST32 (Policies Map City Centre) [link](#)
- PMM4 - ST35 (Policies Map North) [link](#)
- PMM5 - H22 (Policies Map North) [link](#)
- PMM6 - H23 (Policies Map North) [link](#)
- PMM7 - H56 (Policies Map North) [link](#)
- PMM8 - H59 (Policies Map North) [link](#)
- PMM9 - Strensall Common Special Area of Conservation (SAC) 400m Buffer (Policies Map North) [link](#)
- PMM10 - Strensall Common Special Area of Conservation (SAC) 550m Buffer (Policies Map North) [link](#)
- PMM11 - Strensall (Policies Map North) [link](#)
- PMM12 - Windy Ridge, Huntington (Policies Map North) [link](#)
- PMM13 - Jockey Lane (Policies Map North) [link](#)
- PMM14 - Land to the rear of Osbaldwick Village (Policies Map North) [link](#)
- PMM15 - Land at Hull Road, north of Grimston Bar (Policies Map North) [link](#)
- PMM16 - Acomb Water Works (Policies Map North) [link](#)
- PMM17 - Knapton Village (Policies Map North) [link](#)
- PMM18 - St. Peter's School (Policies Map North) [link](#)
- PMM19 - Homestead Park (Policies Map North) [link](#)
- PMM20 - Clifton Park Hospital (Policies Map North) [link](#)
- PMM21 - Burton Green Primary School (Policies Map North) [link](#)
- PMM22 - Nestle Factory (Policies Map North) [link](#)
- PMM23 - The Poppleton Centre (Policies Map North) [link](#)
- PMM24 - Edge of Monks Cross/Vanguard Car parks (Policies Map North) [link](#)
- PMM25 - Pottery Lane (Policies Map North) [link](#)
- PMM26 - Osbaldwick Gypsy and Traveller Site (Policies Map North) [link](#)
- PMM27 - Derwent Valley Industrial Estate (Policies Map North) [link](#)
- PMM28 - Stockton on the Forest (Policies Map North) [link](#)
- PMM29 - York Cricket Club Boundary (Policies Map North) [link](#)

- PMM30 - Imphal Barracks (Policies Map South) [link](#)
- PMM31 - Askham Bryan (Policies Map South) [link](#)
- PMM32 - Moor Lane, Woodthorpe (Policies Map South) [link](#)
- PMM33 - Little Hob Moor (Policies Map South) [link](#)
- PMM34 - Campleshon Road Open Space (Policies Map South) [link](#)
- PMM35 - Elvington Industrial Estate, Elvington (Policies Map South) [link](#)
- PMM36 - South of Askham Bar Park and Ride (Policies Map South) [link](#)
- PMM37 - University of York Campus East Western Boundary (Policies Map South) [link](#)
- PMM38 - Heslington (Policies Map South) [link](#)
- PMM39 - Heslington, Lane south of University of York Campus West (Policies Map South) [link](#)
- PMM40 - Heslington Road and the Retreat (Policies Map South) [link](#)
- PMM41 - Germany Beck and Fordlands Road (Policies Map South) [link](#)
- PMM42 - Rowntree Park (Policies Map South) [link](#)
- PMM43 - Scarcroft Allotments (Policies Map South) [link](#)
- PMM44 - York College (Policies Map South) [link](#)
- PMM45 - Lord Deramores School, Heslington (Policies Map South) [link](#)
- PMM46 - Elvington Airfield Industrial Estate (Policies Map South) [link](#)
- PMM47 - Vale of York Academy and Bootham Junior School (Policies Map North) [link](#)
- PMM48 - Haxby Road Primary Academy and Greenfields Community Garden (Policies Map North) [link](#)
- PMM49 - Robert Wilkinson Primary Academy, Strensall (Policies Map North) [link](#)
- PMM50 - St Peters School (Policies Map North) [link](#)
- PMM51 - Poppleton Ousebank Primary School (Policies Map North) [link](#)
- PMM52 - Haxby Proposed Train Station (Policies Map North) [link](#)
- PMM53 - Scarborough Bridge (Policies Map City Centre) [link](#)
- PMM54 - The Minster School (Policies Map City Centre) [link](#)
- PMM55 - Millfield Industrial Estate, Wheldrake (Policies Map South) [link](#)
- PMM56 - St. Leonard's Hospice, Dringhouses (Policies Map South) [link](#)
- PMM57 - New Walk Orchard Park (Policies Map South) [link](#)
- PMM58 - Nelson's Lane Nursing Home, Dringhouses (Policies Map South) [link](#)
- PMM59 - Acomb Primary School (Policies Map South) [link](#)
- PMM60 - Hob Stone Court, Hob Moor (Policies Map South) [link](#)
- PMM61 - Westfield School (Policies Map South) [link](#)
- PMM62 - Westfield Marsh Open Space (Policies Map South) [link](#)
- PMM63 - York High School (Policies Map South) [link](#)
- PMM64 - The Mount School (Policies Map South) [link](#)
- PMM65 - Conservation Areas [link](#)
- PMM66 - Areas of Archaeological Interest [link](#)

- PMM67 - Strensall Common Special Area of Conservation (400m buffer) [link](#)
- PMM68 - Strensall Common Special Area of Conservation (5500m buffer) [link](#)

19. New evidence documents

* 21. To which evidence document does this response relate?

- EX/CYC/76 – Housing Supply Update 16 May 2022
- EX/CYC/76a - Housing Land Supply Update Addendum Responses to representations made to EX/CYC/76 21 June 2022
- EX/CYC/76b - Appendix 4 Part 1 - Major Sites with Consent
- EX/CYC/76c - Appendix 4 Part 2 - Major Sites (Allocations) Consent
- EX/CYC/76d - Appendix 4 Part 3 - Approved Communal Est Sites
- EX/CYC/76e - Appendix 4 Part 4 - Allocations No Consent - Non-strategic
- EX/CYC/76f - Appendix 4 Part 5 - Allocations No Consent - Strategic Sites
- EX/CYC/76g - Appendix 4 Part 6 - Resolution to Grant
- EX/CYC/76h - Appendix 4 Part 7 - Communal Estabs No Consent
- EX/CYC/77 - Windfall Update Technical Paper 2022
- EX/CYC/79 - Phase 2 Infrastructure Note May 2022
- EX/CYC/86 - Green Belt Topic Paper 1 Annex 7 update 23 June 2022
- EX/CYC/87 - Local Plan Forecasting Report
- EX/CYC/87a - Local Plan Modelling Report
- EX/CYC/88 - Gypsy and Traveller Accommodation Assessment
- EX/CYC/89 - Sustainable Transport Study By Wood July 2022
- EX/CYC/91 - Comparative Effects Of Different Spatial Distributions
- EX/CYC/92 - Local Housing Needs Assessment By Icenl July 2022
- EX/CYC/99a - Viability Assessment of ST7 - July 2022
- EX/CYC/99b - Viability Assessment of ST14 - July 2022
- EX/CYC/99c - Viability Assessment of ST15 - July 2022
- EX/CYC/104 - Draft Climate Change Strategy June 2022
- EX/CYC/105 - Draft Economic Strategy June 2022
- EX/CYC/106 - Air Quality Annual Status Report June 2022
- EX/CYC/107/1 - Housing Trajectory Note August 2022
- EX/CYC/107/2 - Affordable Housing Note August 2022
- EX/CYC/107/3 - Student Housing Policy H7 Note August 2022
- EX/CYC/107/4 - SH1 Land at Heworth Croft Capacity Note August 2022
- EX/CYC/107/8 - Infrastructure Gantt Chart May 2022 Revised August 2022
- EX/CYC/119 - Retail Strategic Sites Briefing Note Nov 2022

20. Comment Form

22. Do you support or object to the proposed modification(s)?

- Support Object

The Examination Inspectors are required to consider whether the Local Plans have been properly prepared against tests set out in the Government’s National Planning Policy Framework (paragraph 182).

23. If you object, please select your reason from the list below (select all that apply):

- Not positively prepared - i.e. strategy will not meet development needs
- Not justified - i.e. there is no evidence to justify the modification
- Not effective - i.e. it won't work
- Not consistent with national policy - i.e. doesn't comply with the law

24. Please set out the reasoning behind your support or objection:

Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

Proposed modification MM5.21 includes the following revised wording in relation to Part (v) of Policy H10: Affordable Housing:

"v. The affordable housing is fully integrated by pepper potting throughout the development and is visually indistinguishable from the open market dwellings."

This proposed modified wording removes the requirement that no more than two affordable dwellings can be placed next to each other, in response to Ripleys previous representations on this matter, and this proposed modified wording of Part (v) of Policy H10 is therefore supported.

1. Survey Information

Comments made during this consultation should relate to the proposed Main Modifications, Policy Map changes, associated Sustainability Assessment (SA) or Habitat Regulation Assessment (HRA) Addenda and new evidence documents. All representations made will be taken into account by the Inspectors in examining the Plan. Comments should relate to the Plan's legal and procedural compliance and the soundness of the modifications. The tests of soundness are set out in the National Planning Policy Framework.

Please read our guidance note for more information on taking part.

Our survey asks for some personal information which you may choose not to give. We do not publish or share any information which can identify you. Please read our privacy notice to find out more about how we protect your personal information. We will ask for your consent to this at the start of the survey.

You can withdraw your consent at any time by contacting localplan@york.gov.uk.

* 1. Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes No

2. Register for consultation

*** 2. Your name:**

Neil Jones

*** 3. Contact details:**

Please provide email and/or address

Organisation (optional)	Rapleys on behalf of British Sugar
Address	York House
Address 2	York Street
City/town	Manchester
Post code	M2 3BB
Email address	[REDACTED]

*** 4. Do you wish to be notified when the City of York Local Plan is adopted by the Council?**

If yes we will use contact details provided above

Yes No

3. Your response

This formal stage of consultation is about the proposed Main Modifications, Policy Map changes, associated SA and HRA Addenda and new evidence documents. Modifications are put forward without prejudice to the Inspectors' final conclusions, and all representations made will be taken into account by the Inspectors. Therefore please note:

- Comments can only be made on the proposed Main Modifications, Policy Map Modifications, Sustainability Appraisal Addendum or Habitats Regulation Assessment Addendum
- **You may only comment on one modification or document at a time. To record multiple comments please repeat the survey. Further instructions for making additional comments will be given at the end of the survey.**
- This is not the opportunity to make comments on other aspects of the Plan.
- If you submitted comments during the pre-submission Regulation 19 consultation undertaken between 21st February and 4th April 2018, Proposed Modifications Consultation 10th July to 22nd July 2019 or Proposed Modifications Consultation 25th May to 7th July 2021, the Inspector has considered these during the examination and there is no need to repeat these comments again.

* 5. To which consultation document does this response relate?

Please note, links shown beside each option are for associated documents.

- Proposed Main Modifications - [link](#)
- Proposed Policy Map Modifications - [link](#)
- Sustainability Assessment Addendum - [link](#)
- Habitat Regulations Assessment Addendum - [link](#)
- New evidence documents
- Sustainability Appraisal Technical Note (ST15a) - [link](#)
- Habitat Regulations Assessment Addendum (ST15a) - [link](#)

4. Proposed Main Modifications

* 6. To which section does this response relate?

- Section 2: Vision
- Section 3: Spatial Strategy
- Section 4: Economy and Retail
- Section 5: Housing
- Section 6: Health and Wellbeing
- Section 7: Education
- Section 8: Placemaking, Heritage, Design and Culture
- Section 9: Green Infrastructure
- Section 10: Managing Development in the Green Belt
- Section 11: Climate Change
- Section 12: Environmental Quality and Flood Risk
- Section 14: Transport and Communications
- Section 15: Delivery and Monitoring

5. Section 2: Vision

* 7. To which modification does this response relate?

- MM2.1 Paragraph 2.5
- MM2.2 Policy DP2: Sustainable Development
- MM2.3 Policy DP2: Sustainable Development
- MM2.4 Policy DP2 explanation – paragraphs 2.19a and 2.19b
- MM2.5 Policy DP4: Approach to Development Management

6. Section 3: Spatial Strategy

* 8. To which modification does this response relate?

- | | |
|--|--|
| <input type="radio"/> MM3.1 Policy SS1: Delivering Sustainable Growth for York | <input type="radio"/> MM3.41 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.2 Policy SS1 explanation – new paragraphs | <input type="radio"/> MM3.42 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.3 Key Diagram | <input type="radio"/> MM3.43 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.4 Table 1a and 1b (housing supply and distribution) | <input type="radio"/> MM3.44 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.5 Policy SS1 Explanation – paragraph 3.3 | <input type="radio"/> MM3.45 Policy SS12: Land West of Wigginton Road 28 |
| <input type="radio"/> MM3.6 Policy SS2: The Role of York’s Green Belt | <input type="radio"/> MM3.46 Policy SS12 explanation – paragraph 3.61 |
| <input type="radio"/> MM3.7 Policy SS3: York City Centre | <input type="radio"/> MM3.47 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.8 Policy SS4: York Central | <input type="radio"/> MM3.48 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.9 Policy SS4: York Central | <input type="radio"/> MM3.49 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.10 Policy SS4: York Central | <input type="radio"/> MM3.50 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.11 Policy SS5: Castle Gateway | <input type="radio"/> MM3.51 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.12 Policy SS5: Castle Gateway | <input type="radio"/> MM3.52 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.13 Policy SS5: Castle Gateway | <input type="radio"/> MM3.53 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.14 Policy SS5 explanation – new paragraph | <input type="radio"/> MM3.54 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.15 Policy SS6: British Sugar/Manor School | <input type="radio"/> MM3.55 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.16 Policy SS7: Civil Service Sports Ground | <input type="radio"/> MM3.56 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.17 Policy SS8: Land Adjacent to Hull Road | <input type="radio"/> MM3.57 Policy SS13 explanation – paragraph 3.64 |
| <input type="radio"/> MM3.18 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.58 Policy SS13 explanation – paragraph 3.67 |
| <input type="radio"/> MM3.19 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.59 Policy SS14: Terrys Extension Sites |
| <input type="radio"/> MM3.20 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.60 Policy SS15: Nestle South |
| <input type="radio"/> MM3.21 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.22 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.23 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.24 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.25 Policy SS9 explanation – paragraph 3.48 | |
| <input type="radio"/> MM3.26 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.27 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.28 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.29 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> | |

- MM3.30 Policy SS10: Land North of Monks Cross
- MM3.31 Policy SS11: Land North of Haxby
- MM3.32 Policy SS11: Land North of Haxby
- MM3.33 Policy SS11: Land North of Haxby
- MM3.34 Policy SS11: Land North of Haxby
- MM3.35 Policy SS11: Land North of Haxby
- MM3.36 Policy SS11 explanation – paragraph 3-56
- MM3.37 Policy SS12: Land West of Wigginton Road
- MM3.38 Policy SS12: Land West of Wigginton Road
- MM3.39 Policy SS12: Land West of Wigginton Road
- MM3.40 Policy SS12: Land West of Wigginton Road
- MM3.61 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.62 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.63 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.64 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.65 Policy SS17: Hungate
- MM3.66 Policy SS18: Station yard, Wheldrake
- MM3.67 Policy SS18: Station yard, Wheldrake
- MM3.68 Policy SS18: Station yard, Wheldrake
- MM3.69 Policy SS18: Station yard, Wheldrake
- MM3.70 Policy SS19: Queen Elizabeth Barracks, Strensall
- MM3.71 Policy SS20: Imphal Barracks, Fulford Road
- MM3.72 Policy SS20: Imphal Barracks, Fulford Road
- MM3.73 Policy SS20: Imphal Barracks, Fulford Road
- MM3.74 Policy SS20: Imphal Barracks, Fulford Road
- MM3.75 Policy SS20: Imphal Barracks, Fulford Road
- MM3.76 Policy SS21: Land South of Airfield Business Park, Elvington
- MM3.77 Policy SS22: University of York Expansion
- MM3.78 Policy SS22 Explanation
- MM3.79 Policy SS23: Land at Northminster Business Park
- MM3.80 Policy SS24: Whitehall Grange, Wigginton Road

7. Section 4: Economy and Retail

* 9. To which modification does this response relate?

- MM4.1 Policy EC1: Provision of Employment Land
- MM4.2 Policy EC1 Provision of Employment Land
- MM4.3 Policy EC1 explanation
- MM4.4 Policy EC1 explanation – table 4.1
- MM4.5 Policy EC1 Explanation paragraph 4.8a
- MM4.6 Policy EC2 Explanation paragraph 4.9
- MM4.7 Policy EC5: Rural Economy
- MM4.8 Policy EC5 Explanation – paragraph 4.17
- MM4.9 Policy R1: Retail Hierarchy and Sequential Approach
- MM4.10 Policy R2: District and Local Centres and Neighbourhood Parades
- MM4.11 Policy R3: York City Centre Retail

8. Section 5: Housing

* 10. To which modification does this response relate?

- | | |
|--|---|
| <input type="radio"/> MM5.1 Policy H1: Housing Allocations | <input type="radio"/> MM5.12 Policy H5: Gypsies and Travellers |
| <input type="radio"/> MM5.2 Policy H1, table 5.1 | <input type="radio"/> MM5.13 Policy H6: Travelling Showpeople |
| <input type="radio"/> MM5.3 Policy H1 Explanation – paragraphs 5.4 to 5.16 | <input type="radio"/> MM5.14 Policy H6: Travelling Showpeople |
| <input type="radio"/> MM5.4 Policy H1 Explanation | <input type="radio"/> MM5.15 Policy H5 and H6 Explanation Para 5.38 and Table 5.3 |
| <input type="radio"/> MM5.5 Table 5.2 | <input type="radio"/> MM5.16 Policy H5 and H6 Explanation – paragraph 5.42 |
| <input type="radio"/> MM5.6 Policy H2: Density of Residential Development | <input type="radio"/> MM5.17 Policy H7: Student Housing |
| <input type="radio"/> MM5.7 Policy H2 explanation | <input type="radio"/> MM5.18 Policy H7 Explanation – paragraph 5.47 |
| <input type="radio"/> MM5.8 Policy H3: Balancing the Housing Market | <input type="radio"/> MM5.19 Policy H9: Older Persons Specialist Housing |
| <input type="radio"/> MM5.9 Policy H3: Balancing the Housing Market | <input type="radio"/> MM5.20 Policy H9 explanation – paragraph 5.59 |
| <input checked="" type="radio"/> MM5.10 Policy H4: Promoting and Custom House Building | <input type="radio"/> MM5.21 Policy H10: Affordable Housing |
| <input type="radio"/> MM5.11 Policy H5: Gypsies and Travellers | <input type="radio"/> MM5.22 Policy H10 explanation |

9. Section 6: Health and Wellbeing

* 11. To which modification does this response relate?

- | | |
|--|--|
| <input type="radio"/> MM6.1 Policy HW1: Protecting Existing Facilities | <input type="radio"/> MM6.8 Policy HW3 explanation – Paragraph 6.20 |
| <input type="radio"/> MM6.2 Policy HW1 explanation – paragraph 9.5 | <input type="radio"/> MM6.9 Policy HW4: Childcare provision |
| <input type="radio"/> MM6.3 Policy HW1 explanation – paragraph 6.9 | <input type="radio"/> MM6.10 Policy HW5: Healthcare services |
| <input type="radio"/> MM6.4 Policy HW1 explanation – paragraph 6.10 | <input type="radio"/> MM6.11 Policy HW5: Healthcare services |
| <input type="radio"/> MM6.5 Policy HW2: New Community Facilities | <input type="radio"/> MM6.12 Policy HW5 explanation – Paragraph 6.36 |
| <input type="radio"/> MM6.6 Paragraph 6.12a | <input type="radio"/> MM6.13 Policy HW6: Emergency Services |
| <input type="radio"/> MM6.7 Policy HW3: Built Sport Facilities | <input type="radio"/> MM6.14 Policy HW7: Healthy Places |
| <input type="radio"/> | |

10. Section 7: Education

* 12. To which modification does this response relate?

- MM7.1 Policy ED1; University of York
- MM7.2 Policy ED1 explanation - paragraphs 7.1a (new) to 7.2
- MM7.3 Policy ED1 explanation - paragraphs 7.2a, 7.2b, 7.2c, 7.2d and 7.2e
- MM7.4 Policy ED2: Campus West
- MM7.5 Policy ED2 explanation – paragraphs 7.4, 7.4b and 7.5
- MM7.6 Figure 7.1
- MM7.7 Policy ED3: Campus East
- MM7.8 Policy ED3 explanation – paragraphs 7.6 to 7.12
- MM7.9 Policy ED5: York St. John University Further Expansion
- MM7.10 Policy ED5 explanation – paragraph 7.16
- MM7.11 Policy ED5 explanation – paragraph 7.18a

11. Section 8: Placemaking, Heritage, Design and Culture

* 13. To which modification does this response relate?

- | | |
|---|--|
| <input type="radio"/> MM8.1 Policy D1: Placemaking | <input type="radio"/> MM8.9 Policy D6: Archaeology |
| <input type="radio"/> MM8.2 Policy D1: Placemaking | <input type="radio"/> MM8.10 Policy D6 Explanation |
| <input type="radio"/> MM8.3 Policy D2; Landscape Setting | <input type="radio"/> MM8.11 Policy D7: The Significance of Non-Designated heritage Assets |
| <input type="radio"/> MM8.4 Policy D3: Cultural Provision | <input type="radio"/> MM8.12 Policy D7 Explanation – paragraphs 8.35 to 8.37 |
| <input type="radio"/> MM8.5 Policy D4: Conservation Areas | <input type="radio"/> MM8.13 Policy D8: Historic Parks and Gardens |
| <input type="radio"/> MM8.6 Policy D4 Explanation – new paragraph 8.26a | <input type="radio"/> MM8.14 Policy D8 Explanation – new paragraph |
| <input type="radio"/> MM8.7 Policy D5: Listed Buildings | <input type="radio"/> MM8.15 Policy D10: York City Walls and St Marys Abbey Walls (York Walls) |
| <input type="radio"/> MM8.8 Policy D5 Explanation – new paragraphs | <input type="radio"/> MM8.16 Policy D13: Advertisements |

12. Section 9: Green Infrastructure

* 14. To which modification does this response relate?

- MM9.1 Policy GI1 Green Infrastructure
- MM9.2 Policy GI2: Biodiversity and Access to Nature
- MM9.3 Policy GI2: Biodiversity and Access to Nature
- MM9.4 Policy GI2 explanation – paragraph 9.5
- MM9.5 Policy GI2 explanation – paragraph 9.6
- MM9.6 Policy GI2a: Strensall Common Special Area of Conservation (SAC)
- MM9.7 Policy GI4: Trees and Hedgerows
- MM9.8 Policy GI5: Protection of Open Space and Playing Fields
- MM9.9 Policy GI5 explanation – paragraph 9.17
- MM9.10 Policy GI6: New Open Space provision
- MM9.11 Policy GI6: New Open Space provision
- MM9.12 Policy GI6: New Open Space provision

13. Section 10: Managing Development in the Green Belt

* 15. To which modification does this response relate?

- MM10.1 Policy GB1: Development in the Green Belt
- MM10.2 Policy GB1 Explanation – paragraph 10.8
- MM10.3 Policy GB1 Explanation – new paragraph
- MM10.4 Policy GB2: Development in Settlements within the Green Belt
- MM10.5 Policy GB3: Reuse of Buildings
- MM10.6 Policy GB4: 'Exception' Sites for Affordable Housing in the Green Belt
- MM10.7 Policy GB4

14. Section 11: Climate Change

* 16. To which modification does this response relate?

- MM11.1 Policy CC1: Renewable and Low Carbon Energy Generation Storage
- MM11.2 Policy CC1: Renewable and Low Carbon Energy Generation Storage
- MM11.3 Policy CC1 explanation – paragraph 11.8 – 11.11
- MM11.4 Policy CC2: Sustainable Design and Construction of New Development
- MM11.5 Policy CC2: Sustainable Design and Construction of New Development
- MM11.6 Policy CC2: Sustainable Design and Construction of New Development
- MM11.7 Policy CC2: Sustainable Design and Construction of New Development
- MM11.8 Policy CC2: Sustainable Design and Construction of New Development
- MM11.9 Policy CC2 explanation – paragraph 11.5
- MM11.10 Policy CC2 Explanation
- MM11.11 Policy CC2 Explanation
- MM11.12 Policy CC2 explanation – paragraph 11.18 – 11.23
- MM11.13 Policy CC3: District Heating and Combined Heat and Power Networks
- MM11.14 Policy CC3 explanation – paragraph 11.28 – 11.34

15. Section 12: Environmental Quality and Flood Risk

* 17. To which modification does this response relate?

- MM12.1 Policy ENV1: Air Quality
- MM12.2 Policy ENV1 Explanation
- MM12.3 Policy ENV2: Managing Environmental Quality
- MM12.4 Policy ENV3: Land Contamination
- MM12.5 Policy ENV4: Flood Risk

16. Section 14: Transport and Communications

* 18. To which modification does this response relate?

- MM14.1 Section 14 Introduction – paragraphs 14.2-14.3
- MM14.2 Policy T1: Sustainable Access
- MM14.3 Policy T1 explanation – paragraph 14.4
- MM14.4 Policy T2: Strategic Public Transport Improvements
- MM14.5 Policy T2 Explanation – paragraphs 14.15 to 14.23
- MM14.6 Policy T3: York Railway Station and Associated Operational Facilities
- MM14.7 Policy T4: Strategic Highway Network Capacity Improvements
- MM14.8 Policy T5: Strategic Cycle and Pedestrian Network Links and Improvements
- MM14.9 Policy T6: Development at or Near Public Transport Corridors, Interchanges and Facilities
- MM14.10 Policy T7 Explanation – paragraph 14.49
- MM14.11 Policy T8: Demand Management

17. Section 15: Delivery and Monitoring

* 19. To which modification does this response relate?

- MM15.1 Policy DM1: Infrastructure and Developer Contributions
- MM15.2 Policy DM1 explanation – paragraph 15.13
- MM15.3 Policy DM1 explanation – paragraph 15.15 and Table 15.1
- MM15.4 Policy DM1 explanation – paragraph 15.21

18. Proposed Policy Map Modifications

Please note: Links shown beside the modifications are for the interactive modification maps on the City of York Council website.

* 20. To which modification does this response relate?

- PMM1 - ST15 (Policies Map South) [link](#)
- PMM2 - ST16 (Policies Map South) [link](#)
- PMM3 - ST32 (Policies Map City Centre) [link](#)
- PMM4 - ST35 (Policies Map North) [link](#)
- PMM5 - H22 (Policies Map North) [link](#)
- PMM6 - H23 (Policies Map North) [link](#)
- PMM7 - H56 (Policies Map North) [link](#)
- PMM8 - H59 (Policies Map North) [link](#)
- PMM9 - Strensall Common Special Area of Conservation (SAC) 400m Buffer (Policies Map North) [link](#)
- PMM10 - Strensall Common Special Area of Conservation (SAC) 550m Buffer (Policies Map North) [link](#)
- PMM11 - Strensall (Policies Map North) [link](#)
- PMM12 - Windy Ridge, Huntington (Policies Map North) [link](#)
- PMM13 - Jockey Lane (Policies Map North) [link](#)
- PMM14 - Land to the rear of Osbaldwick Village (Policies Map North) [link](#)
- PMM15 - Land at Hull Road, north of Grimston Bar (Policies Map North) [link](#)
- PMM16 - Acomb Water Works (Policies Map North) [link](#)
- PMM17 - Knapton Village (Policies Map North) [link](#)
- PMM18 - St. Peter's School (Policies Map North) [link](#)
- PMM19 - Homestead Park (Policies Map North) [link](#)
- PMM20 - Clifton Park Hospital (Policies Map North) [link](#)
- PMM21 - Burton Green Primary School (Policies Map North) [link](#)
- PMM22 - Nestle Factory (Policies Map North) [link](#)
- PMM23 - The Poppleton Centre (Policies Map North) [link](#)
- PMM24 - Edge of Monks Cross/Vanguard Car parks (Policies Map North) [link](#)
- PMM25 - Pottery Lane (Policies Map North) [link](#)
- PMM26 - Osbaldwick Gypsy and Traveller Site (Policies Map North) [link](#)
- PMM27 - Derwent Valley Industrial Estate (Policies Map North) [link](#)
- PMM28 - Stockton on the Forest (Policies Map North) [link](#)
- PMM29 - York Cricket Club Boundary (Policies Map North) [link](#)

- PMM30 - Imphal Barracks (Policies Map South) [link](#)
- PMM31 - Askham Bryan (Policies Map South) [link](#)
- PMM32 - Moor Lane, Woodthorpe (Policies Map South) [link](#)
- PMM33 - Little Hob Moor (Policies Map South) [link](#)
- PMM34 - Campleshon Road Open Space (Policies Map South) [link](#)
- PMM35 - Elvington Industrial Estate, Elvington (Policies Map South) [link](#)
- PMM36 - South of Askham Bar Park and Ride (Policies Map South) [link](#)
- PMM37 - University of York Campus East Western Boundary (Policies Map South) [link](#)
- PMM38 - Heslington (Policies Map South) [link](#)
- PMM39 - Heslington, Lane south of University of York Campus West (Policies Map South) [link](#)
- PMM40 - Heslington Road and the Retreat (Policies Map South) [link](#)
- PMM41 - Germany Beck and Fordlands Road (Policies Map South) [link](#)
- PMM42 - Rowntree Park (Policies Map South) [link](#)
- PMM43 - Scarcroft Allotments (Policies Map South) [link](#)
- PMM44 - York College (Policies Map South) [link](#)
- PMM45 - Lord Deramores School, Heslington (Policies Map South) [link](#)
- PMM46 - Elvington Airfield Industrial Estate (Policies Map South) [link](#)
- PMM47 - Vale of York Academy and Bootham Junior School (Policies Map North) [link](#)
- PMM48 - Haxby Road Primary Academy and Greenfields Community Garden (Policies Map North) [link](#)
- PMM49 - Robert Wilkinson Primary Academy, Strensall (Policies Map North) [link](#)
- PMM50 - St Peters School (Policies Map North) [link](#)
- PMM51 - Poppleton Ousebank Primary School (Policies Map North) [link](#)
- PMM52 - Haxby Proposed Train Station (Policies Map North) [link](#)
- PMM53 - Scarborough Bridge (Policies Map City Centre) [link](#)
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- PMM57 - New Walk Orchard Park (Policies Map South) [link](#)
- PMM58 - Nelson's Lane Nursing Home, Dringhouses (Policies Map South) [link](#)
- PMM59 - Acomb Primary School (Policies Map South) [link](#)
- PMM60 - Hob Stone Court, Hob Moor (Policies Map South) [link](#)
- PMM61 - Westfield School (Policies Map South) [link](#)
- PMM62 - Westfield Marsh Open Space (Policies Map South) [link](#)
- PMM63 - York High School (Policies Map South) [link](#)
- PMM64 - The Mount School (Policies Map South) [link](#)
- PMM65 - Conservation Areas [link](#)
- PMM66 - Areas of Archaeological Interest [link](#)

- PMM67 - Strensall Common Special Area of Conservation (400m buffer) [link](#)
- PMM68 - Strensall Common Special Area of Conservation (5500m buffer) [link](#)

19. New evidence documents

* 21. To which evidence document does this response relate?

- EX/CYC/76 – Housing Supply Update 16 May 2022
- EX/CYC/76a - Housing Land Supply Update Addendum Responses to representations made to EX/CYC/76 21 June 2022
- EX/CYC/76b - Appendix 4 Part 1 - Major Sites with Consent
- EX/CYC/76c - Appendix 4 Part 2 - Major Sites (Allocations) Consent
- EX/CYC/76d - Appendix 4 Part 3 - Approved Communal Est Sites
- EX/CYC/76e - Appendix 4 Part 4 - Allocations No Consent - Non-strategic
- EX/CYC/76f - Appendix 4 Part 5 - Allocations No Consent - Strategic Sites
- EX/CYC/76g - Appendix 4 Part 6 - Resolution to Grant
- EX/CYC/76h - Appendix 4 Part 7 - Communal Estabs No Consent
- EX/CYC/77 - Windfall Update Technical Paper 2022
- EX/CYC/79 - Phase 2 Infrastructure Note May 2022
- EX/CYC/86 - Green Belt Topic Paper 1 Annex 7 update 23 June 2022
- EX/CYC/87 - Local Plan Forecasting Report
- EX/CYC/87a - Local Plan Modelling Report
- EX/CYC/88 - Gypsy and Traveller Accommodation Assessment
- EX/CYC/89 - Sustainable Transport Study By Wood July 2022
- EX/CYC/91 - Comparative Effects Of Different Spatial Distributions
- EX/CYC/92 - Local Housing Needs Assessment By Icenl July 2022
- EX/CYC/99a - Viability Assessment of ST7 - July 2022
- EX/CYC/99b - Viability Assessment of ST14 - July 2022
- EX/CYC/99c - Viability Assessment of ST15 - July 2022
- EX/CYC/104 - Draft Climate Change Strategy June 2022
- EX/CYC/105 - Draft Economic Strategy June 2022
- EX/CYC/106 - Air Quality Annual Status Report June 2022
- EX/CYC/107/1 - Housing Trajectory Note August 2022
- EX/CYC/107/2 - Affordable Housing Note August 2022
- EX/CYC/107/3 - Student Housing Policy H7 Note August 2022
- EX/CYC/107/4 - SH1 Land at Heworth Croft Capacity Note August 2022
- EX/CYC/107/8 - Infrastructure Gantt Chart May 2022 Revised August 2022
- EX/CYC/119 - Retail Strategic Sites Briefing Note Nov 2022

20. Comment Form

22. Do you support or object to the proposed modification(s)?

Support Object

The Examination Inspectors are required to consider whether the Local Plans have been properly prepared against tests set out in the Government's National Planning Policy Framework (paragraph 182).

23. If you object, please select your reason from the list below (select all that apply):

- Not positively prepared - i.e. strategy will not meet development needs
- Not justified - i.e. there is no evidence to justify the modification
- Not effective - i.e. it won't work
- Not consistent with national policy - i.e. doesn't comply with the law

24. Please set out the reasoning behind your support or objection:

Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

Proposed wording for MM5.10 for Policy H4 -Promoting Self and Custom House Building sets out the following:

"Proposals for residential development on strategic sites (sites 5ha and above) will be required to supply at least 5% of dwelling plots for sale to self-builders or to small/custom house builders subject to appropriate demand being identified by the Council."

It is considered that the approach set out in Policy H5 as now proposed is not positively prepared in that it requires a minimum proportion of such homes on strategic site, rather than supporting the provision of such homes where this is appropriate and meets market demand.

The provision of such specialist housing has not been identified as a requirement at the British Sugar site as part of the approved planning permissions for the development on that site. British Sugar does not object in principle to a policy which supports the provision of self-build homes on strategic sites, but this should be worded in a positive manner to support such provision where it meets market demand.

British Sugar considers that the following revised wording of the policy (in line with that suggested by the HBF in their representations on the draft Policy) represents a positively prepared, justified and effective policy approach to ensuring that Policy H4 can cater adequately for demand for self and custom building:

"On strategic sites (5a and above) applications which include dwelling plots for sale to self-builders or to small / custom house builders will be supported. Plots should be made available at market rates, to be agreed through section 106 agreements, which are fairly related to the associated site / plot costs. In considering the nature and scale of provision the Council will have regard to viability considerations and site-specific circumstances."

1. Survey Information

Comments made during this consultation should relate to the proposed Main Modifications, Policy Map changes, associated Sustainability Assessment (SA) or Habitat Regulation Assessment (HRA) Addenda and new evidence documents. All representations made will be taken into account by the Inspectors in examining the Plan. Comments should relate to the Plan's legal and procedural compliance and the soundness of the modifications. The tests of soundness are set out in the National Planning Policy Framework.

Please read our guidance note for more information on taking part.

Our survey asks for some personal information which you may choose not to give. We do not publish or share any information which can identify you. Please read our privacy notice to find out more about how we protect your personal information. We will ask for your consent to this at the start of the survey.

You can withdraw your consent at any time by contacting localplan@york.gov.uk.

* 1. Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes No

2. Register for consultation

* 2. Your name:

Neil Jones

* 3. Contact details:

Please provide email and/or address

Organisation (optional)	Rapleys on behalf of British Sugar
Address	York House
Address 2	York Street
City/town	Manchester
Post code	M2 3BB
Email address	[REDACTED]

* 4. Do you wish to be notified when the City of York Local Plan is adopted by the Council?

If yes we will use contact details provided above

Yes No

3. Your response

This formal stage of consultation is about the proposed Main Modifications, Policy Map changes, associated SA and HRA Addenda and new evidence documents. Modifications are put forward without prejudice to the Inspectors' final conclusions, and all representations made will be taken into account by the Inspectors. Therefore please note:

- Comments can only be made on the proposed Main Modifications, Policy Map Modifications, Sustainability Appraisal Addendum or Habitats Regulation Assessment Addendum
- **You may only comment on one modification or document at a time. To record multiple comments please repeat the survey. Further instructions for making additional comments will be given at the end of the survey.**
- This is not the opportunity to make comments on other aspects of the Plan.
- If you submitted comments during the pre-submission Regulation 19 consultation undertaken between 21st February and 4th April 2018, Proposed Modifications Consultation 10th July to 22nd July 2019 or Proposed Modifications Consultation 25th May to 7th July 2021, the Inspector has considered these during the examination and there is no need to repeat these comments again.

* 5. To which consultation document does this response relate?

Please note, links shown beside each option are for associated documents.

- Proposed Main Modifications - [link](#)
- Proposed Policy Map Modifications - [link](#)
- Sustainability Assessment Addendum - [link](#)
- Habitat Regulations Assessment Addendum - [link](#)
- New evidence documents
- Sustainability Appraisal Technical Note (ST15a) - [link](#)
- Habitat Regulations Assessment Addendum (ST15a) - [link](#)

4. Proposed Main Modifications

* 6. To which section does this response relate?

- Section 2: Vision
- Section 3: Spatial Strategy
- Section 4: Economy and Retail
- Section 5: Housing
- Section 6: Health and Wellbeing
- Section 7: Education
- Section 8: Placemaking, Heritage, Design and Culture
- Section 9: Green Infrastructure
- Section 10: Managing Development in the Green Belt
- Section 11: Climate Change
- Section 12: Environmental Quality and Flood Risk
- Section 14: Transport and Communications
- Section 15: Delivery and Monitoring

5. Section 2: Vision

* 7. To which modification does this response relate?

- MM2.1 Paragraph 2.5
- MM2.2 Policy DP2: Sustainable Development
- MM2.3 Policy DP2: Sustainable Development
- MM2.4 Policy DP2 explanation – paragraphs 2.19a and 2.19b
- MM2.5 Policy DP4: Approach to Development Management

6. Section 3: Spatial Strategy

* 8. To which modification does this response relate?

- | | |
|--|--|
| <input type="radio"/> MM3.1 Policy SS1: Delivering Sustainable Growth for York | <input type="radio"/> MM3.41 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.2 Policy SS1 explanation – new paragraphs | <input type="radio"/> MM3.42 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.3 Key Diagram | <input type="radio"/> MM3.43 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.4 Table 1a and 1b (housing supply and distribution) | <input type="radio"/> MM3.44 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.5 Policy SS1 Explanation – paragraph 3.3 | <input type="radio"/> MM3.45 Policy SS12: Land West of Wigginton Road 28 |
| <input type="radio"/> MM3.6 Policy SS2: The Role of York’s Green Belt | <input type="radio"/> MM3.46 Policy SS12 explanation – paragraph 3.61 |
| <input type="radio"/> MM3.7 Policy SS3: York City Centre | <input type="radio"/> MM3.47 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.8 Policy SS4: York Central | <input type="radio"/> MM3.48 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.9 Policy SS4: York Central | <input type="radio"/> MM3.49 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.10 Policy SS4: York Central | <input type="radio"/> MM3.50 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.11 Policy SS5: Castle Gateway | <input type="radio"/> MM3.51 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.12 Policy SS5: Castle Gateway | <input type="radio"/> MM3.52 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.13 Policy SS5: Castle Gateway | <input type="radio"/> MM3.53 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.14 Policy SS5 explanation – new paragraph | <input type="radio"/> MM3.54 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.15 Policy SS6: British Sugar/Manor School | <input type="radio"/> MM3.55 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.16 Policy SS7: Civil Service Sports Ground | <input type="radio"/> MM3.56 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.17 Policy SS8: Land Adjacent to Hull Road | <input type="radio"/> MM3.57 Policy SS13 explanation – paragraph 3.64 |
| <input type="radio"/> MM3.18 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.58 Policy SS13 explanation – paragraph 3.67 |
| <input type="radio"/> MM3.19 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.59 Policy SS14: Terrys Extension Sites |
| <input type="radio"/> MM3.20 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.60 Policy SS15: Nestle South |
| <input type="radio"/> MM3.21 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.22 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.23 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.24 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.25 Policy SS9 explanation – paragraph 3.48 | |
| <input type="radio"/> MM3.26 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.27 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.28 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.29 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> | |

- MM3.30 Policy SS10: Land North of Monks Cross
- MM3.31 Policy SS11: Land North of Haxby
- MM3.32 Policy SS11: Land North of Haxby
- MM3.33 Policy SS11: Land North of Haxby
- MM3.34 Policy SS11: Land North of Haxby
- MM3.35 Policy SS11: Land North of Haxby
- MM3.36 Policy SS11 explanation – paragraph 3-56
- MM3.37 Policy SS12: Land West of Wigginton Road
- MM3.38 Policy SS12: Land West of Wigginton Road
- MM3.39 Policy SS12: Land West of Wigginton Road
- MM3.40 Policy SS12: Land West of Wigginton Road
- MM3.61 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.62 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.63 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.64 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.65 Policy SS17: Hungate
- MM3.66 Policy SS18: Station yard, Wheldrake
- MM3.67 Policy SS18: Station yard, Wheldrake
- MM3.68 Policy SS18: Station yard, Wheldrake
- MM3.69 Policy SS18: Station yard, Wheldrake
- MM3.70 Policy SS19: Queen Elizabeth Barracks, Strensall
- MM3.71 Policy SS20: Imphal Barracks, Fulford Road
- MM3.72 Policy SS20: Imphal Barracks, Fulford Road
- MM3.73 Policy SS20: Imphal Barracks, Fulford Road
- MM3.74 Policy SS20: Imphal Barracks, Fulford Road
- MM3.75 Policy SS20: Imphal Barracks, Fulford Road
- MM3.76 Policy SS21: Land South of Airfield Business Park, Elvington
- MM3.77 Policy SS22: University of York Expansion
- MM3.78 Policy SS22 Explanation
- MM3.79 Policy SS23: Land at Northminster Business Park
- MM3.80 Policy SS24: Whitehall Grange, Wigginton Road

7. Section 4: Economy and Retail

* 9. To which modification does this response relate?

- MM4.1 Policy EC1: Provision of Employment Land
- MM4.2 Policy EC1 Provision of Employment Land
- MM4.3 Policy EC1 explanation
- MM4.4 Policy EC1 explanation – table 4.1
- MM4.5 Policy EC1 Explanation paragraph 4.8a
- MM4.6 Policy EC2 Explanation paragraph 4.9
- MM4.7 Policy EC5: Rural Economy
- MM4.8 Policy EC5 Explanation – paragraph 4.17
- MM4.9 Policy R1: Retail Hierarchy and Sequential Approach
- MM4.10 Policy R2: District and Local Centres and Neighbourhood Parades
- MM4.11 Policy R3: York City Centre Retail

8. Section 5: Housing

* 10. To which modification does this response relate?

- | | |
|---|---|
| <input type="radio"/> MM5.1 Policy H1: Housing Allocations | <input type="radio"/> MM5.12 Policy H5: Gypsies and Travellers |
| <input type="radio"/> MM5.2 Policy H1, table 5.1 | <input type="radio"/> MM5.13 Policy H6: Travelling Showpeople |
| <input type="radio"/> MM5.3 Policy H1 Explanation – paragraphs 5.4 to 5.16 | <input type="radio"/> MM5.14 Policy H6: Travelling Showpeople |
| <input type="radio"/> MM5.4 Policy H1 Explanation | <input type="radio"/> MM5.15 Policy H5 and H6 Explanation Para 5.38 and Table 5.3 |
| <input type="radio"/> MM5.5 Table 5.2 | <input type="radio"/> MM5.16 Policy H5 and H6 Explanation – paragraph 5.42 |
| <input type="radio"/> MM5.6 Policy H2: Density of Residential Development | <input type="radio"/> MM5.17 Policy H7: Student Housing |
| <input type="radio"/> MM5.7 Policy H2 explanation | <input type="radio"/> MM5.18 Policy H7 Explanation – paragraph 5.47 |
| <input type="radio"/> MM5.8 Policy H3: Balancing the Housing Market | <input type="radio"/> MM5.19 Policy H9: Older Persons Specialist Housing |
| <input type="radio"/> MM5.9 Policy H3: Balancing the Housing Market | <input type="radio"/> MM5.20 Policy H9 explanation – paragraph 5.59 |
| <input type="radio"/> MM5.10 Policy H4: Promoting and Custom House Building | <input type="radio"/> MM5.21 Policy H10: Affordable Housing |
| <input checked="" type="radio"/> MM5.11 Policy H5: Gypsies and Travellers | <input type="radio"/> MM5.22 Policy H10 explanation |

9. Section 6: Health and Wellbeing

* 11. To which modification does this response relate?

- | | |
|--|--|
| <input type="radio"/> MM6.1 Policy HW1: Protecting Existing Facilities | <input type="radio"/> MM6.8 Policy HW3 explanation – Paragraph 6.20 |
| <input type="radio"/> MM6.2 Policy HW1 explanation – paragraph 9.5 | <input type="radio"/> MM6.9 Policy HW4: Childcare provision |
| <input type="radio"/> MM6.3 Policy HW1 explanation – paragraph 6.9 | <input type="radio"/> MM6.10 Policy HW5: Healthcare services |
| <input type="radio"/> MM6.4 Policy HW1 explanation – paragraph 6.10 | <input type="radio"/> MM6.11 Policy HW5: Healthcare services |
| <input type="radio"/> MM6.5 Policy HW2: New Community Facilities | <input type="radio"/> MM6.12 Policy HW5 explanation – Paragraph 6.36 |
| <input type="radio"/> MM6.6 Paragraph 6.12a | <input type="radio"/> MM6.13 Policy HW6: Emergency Services |
| <input type="radio"/> MM6.7 Policy HW3: Built Sport Facilities | <input type="radio"/> MM6.14 Policy HW7: Healthy Places |
| <input type="radio"/> | |

10. Section 7: Education

* 12. To which modification does this response relate?

- MM7.1 Policy ED1; University of York
- MM7.2 Policy ED1 explanation - paragraphs 7.1a (new) to 7.2
- MM7.3 Policy ED1 explanation - paragraphs 7.2a, 7.2b, 7.2c, 7.2d and 7.2e
- MM7.4 Policy ED2: Campus West
- MM7.5 Policy ED2 explanation – paragraphs 7.4, 7.4b and 7.5
- MM7.6 Figure 7.1
- MM7.7 Policy ED3: Campus East
- MM7.8 Policy ED3 explanation – paragraphs 7.6 to 7.12
- MM7.9 Policy ED5: York St. John University Further Expansion
- MM7.10 Policy ED5 explanation – paragraph 7.16
- MM7.11 Policy ED5 explanation – paragraph 7.18a

11. Section 8: Placemaking, Heritage, Design and Culture

* 13. To which modification does this response relate?

- | | |
|---|--|
| <input type="radio"/> MM8.1 Policy D1: Placemaking | <input type="radio"/> MM8.9 Policy D6: Archaeology |
| <input type="radio"/> MM8.2 Policy D1: Placemaking | <input type="radio"/> MM8.10 Policy D6 Explanation |
| <input type="radio"/> MM8.3 Policy D2; Landscape Setting | <input type="radio"/> MM8.11 Policy D7: The Significance of Non-Designated heritage Assets |
| <input type="radio"/> MM8.4 Policy D3: Cultural Provision | <input type="radio"/> MM8.12 Policy D7 Explanation – paragraphs 8.35 to 8.37 |
| <input type="radio"/> MM8.5 Policy D4: Conservation Areas | <input type="radio"/> MM8.13 Policy D8: Historic Parks and Gardens |
| <input type="radio"/> MM8.6 Policy D4 Explanation – new paragraph 8.26a | <input type="radio"/> MM8.14 Policy D8 Explanation – new paragraph |
| <input type="radio"/> MM8.7 Policy D5: Listed Buildings | <input type="radio"/> MM8.15 Policy D10: York City Walls and St Marys Abbey Walls (York Walls) |
| <input type="radio"/> MM8.8 Policy D5 Explanation – new paragraphs | <input type="radio"/> MM8.16 Policy D13: Advertisements |

12. Section 9: Green Infrastructure

* 14. To which modification does this response relate?

- MM9.1 Policy GI1 Green Infrastructure
- MM9.2 Policy GI2: Biodiversity and Access to Nature
- MM9.3 Policy GI2: Biodiversity and Access to Nature
- MM9.4 Policy GI2 explanation – paragraph 9.5
- MM9.5 Policy GI2 explanation – paragraph 9.6
- MM9.6 Policy GI2a: Strensall Common Special Area of Conservation (SAC)
- MM9.7 Policy GI4: Trees and Hedgerows
- MM9.8 Policy GI5: Protection of Open Space and Playing Fields
- MM9.9 Policy GI5 explanation – paragraph 9.17
- MM9.10 Policy GI6: New Open Space provision
- MM9.11 Policy GI6: New Open Space provision
- MM9.12 Policy GI6: New Open Space provision

13. Section 10: Managing Development in the Green Belt

* 15. To which modification does this response relate?

- MM10.1 Policy GB1: Development in the Green Belt
- MM10.2 Policy GB1 Explanation – paragraph 10.8
- MM10.3 Policy GB1 Explanation – new paragraph
- MM10.4 Policy GB2: Development in Settlements within the Green Belt
- MM10.5 Policy GB3: Reuse of Buildings
- MM10.6 Policy GB4: 'Exception' Sites for Affordable Housing in the Green Belt
- MM10.7 Policy GB4

14. Section 11: Climate Change

* 16. To which modification does this response relate?

- MM11.1 Policy CC1: Renewable and Low Carbon Energy Generation Storage
- MM11.2 Policy CC1: Renewable and Low Carbon Energy Generation Storage
- MM11.3 Policy CC1 explanation – paragraph 11.8 – 11.11
- MM11.4 Policy CC2: Sustainable Design and Construction of New Development
- MM11.5 Policy CC2: Sustainable Design and Construction of New Development
- MM11.6 Policy CC2: Sustainable Design and Construction of New Development
- MM11.7 Policy CC2: Sustainable Design and Construction of New Development
- MM11.8 Policy CC2: Sustainable Design and Construction of New Development
- MM11.9 Policy CC2 explanation – paragraph 11.5
- MM11.10 Policy CC2 Explanation
- MM11.11 Policy CC2 Explanation
- MM11.12 Policy CC2 explanation – paragraph 11.18 – 11.23
- MM11.13 Policy CC3: District Heating and Combined Heat and Power Networks
- MM11.14 Policy CC3 explanation – paragraph 11.28 – 11.34

15. Section 12: Environmental Quality and Flood Risk

* 17. To which modification does this response relate?

- MM12.1 Policy ENV1: Air Quality
- MM12.2 Policy ENV1 Explanation
- MM12.3 Policy ENV2: Managing Environmental Quality
- MM12.4 Policy ENV3: Land Contamination
- MM12.5 Policy ENV4: Flood Risk

16. Section 14: Transport and Communications

* 18. To which modification does this response relate?

- MM14.1 Section 14 Introduction – paragraphs 14.2-14.3
- MM14.2 Policy T1: Sustainable Access
- MM14.3 Policy T1 explanation – paragraph 14.4
- MM14.4 Policy T2: Strategic Public Transport Improvements
- MM14.5 Policy T2 Explanation – paragraphs 14.15 to 14.23
- MM14.6 Policy T3: York Railway Station and Associated Operational Facilities
- MM14.7 Policy T4: Strategic Highway Network Capacity Improvements
- MM14.8 Policy T5: Strategic Cycle and Pedestrian Network Links and Improvements
- MM14.9 Policy T6: Development at or Near Public Transport Corridors, Interchanges and Facilities
- MM14.10 Policy T7 Explanation – paragraph 14.49
- MM14.11 Policy T8: Demand Management

17. Section 15: Delivery and Monitoring

* 19. To which modification does this response relate?

- MM15.1 Policy DM1: Infrastructure and Developer Contributions
- MM15.2 Policy DM1 explanation – paragraph 15.13
- MM15.3 Policy DM1 explanation – paragraph 15.15 and Table 15.1
- MM15.4 Policy DM1 explanation – paragraph 15.21

18. Proposed Policy Map Modifications

Please note: Links shown beside the modifications are for the interactive modification maps on the City of York Council website.

* 20. To which modification does this response relate?

- PMM1 - ST15 (Policies Map South) [link](#)
- PMM2 - ST16 (Policies Map South) [link](#)
- PMM3 - ST32 (Policies Map City Centre) [link](#)
- PMM4 - ST35 (Policies Map North) [link](#)
- PMM5 - H22 (Policies Map North) [link](#)
- PMM6 - H23 (Policies Map North) [link](#)
- PMM7 - H56 (Policies Map North) [link](#)
- PMM8 - H59 (Policies Map North) [link](#)
- PMM9 - Strensall Common Special Area of Conservation (SAC) 400m Buffer (Policies Map North) [link](#)
- PMM10 - Strensall Common Special Area of Conservation (SAC) 550m Buffer (Policies Map North) [link](#)
- PMM11 - Strensall (Policies Map North) [link](#)
- PMM12 - Windy Ridge, Huntington (Policies Map North) [link](#)
- PMM13 - Jockey Lane (Policies Map North) [link](#)
- PMM14 - Land to the rear of Osbaldwick Village (Policies Map North) [link](#)
- PMM15 - Land at Hull Road, north of Grimston Bar (Policies Map North) [link](#)
- PMM16 - Acomb Water Works (Policies Map North) [link](#)
- PMM17 - Knapton Village (Policies Map North) [link](#)
- PMM18 - St. Peter's School (Policies Map North) [link](#)
- PMM19 - Homestead Park (Policies Map North) [link](#)
- PMM20 - Clifton Park Hospital (Policies Map North) [link](#)
- PMM21 - Burton Green Primary School (Policies Map North) [link](#)
- PMM22 - Nestle Factory (Policies Map North) [link](#)
- PMM23 - The Poppleton Centre (Policies Map North) [link](#)
- PMM24 - Edge of Monks Cross/Vanguard Car parks (Policies Map North) [link](#)
- PMM25 - Pottery Lane (Policies Map North) [link](#)
- PMM26 - Osbaldwick Gypsy and Traveller Site (Policies Map North) [link](#)
- PMM27 - Derwent Valley Industrial Estate (Policies Map North) [link](#)
- PMM28 - Stockton on the Forest (Policies Map North) [link](#)
- PMM29 - York Cricket Club Boundary (Policies Map North) [link](#)

- PMM30 - Imphal Barracks (Policies Map South) [link](#)
- PMM31 - Askham Bryan (Policies Map South) [link](#)
- PMM32 - Moor Lane, Woodthorpe (Policies Map South) [link](#)
- PMM33 - Little Hob Moor (Policies Map South) [link](#)
- PMM34 - Campleshon Road Open Space (Policies Map South) [link](#)
- PMM35 - Elvington Industrial Estate, Elvington (Policies Map South) [link](#)
- PMM36 - South of Askham Bar Park and Ride (Policies Map South) [link](#)
- PMM37 - University of York Campus East Western Boundary (Policies Map South) [link](#)
- PMM38 - Heslington (Policies Map South) [link](#)
- PMM39 - Heslington, Lane south of University of York Campus West (Policies Map South) [link](#)
- PMM40 - Heslington Road and the Retreat (Policies Map South) [link](#)
- PMM41 - Germany Beck and Fordlands Road (Policies Map South) [link](#)
- PMM42 - Rowntree Park (Policies Map South) [link](#)
- PMM43 - Scarcroft Allotments (Policies Map South) [link](#)
- PMM44 - York College (Policies Map South) [link](#)
- PMM45 - Lord Deramores School, Heslington (Policies Map South) [link](#)
- PMM46 - Elvington Airfield Industrial Estate (Policies Map South) [link](#)
- PMM47 - Vale of York Academy and Bootham Junior School (Policies Map North) [link](#)
- PMM48 - Haxby Road Primary Academy and Greenfields Community Garden (Policies Map North) [link](#)
- PMM49 - Robert Wilkinson Primary Academy, Strensall (Policies Map North) [link](#)
- PMM50 - St Peters School (Policies Map North) [link](#)
- PMM51 - Poppleton Ousebank Primary School (Policies Map North) [link](#)
- PMM52 - Haxby Proposed Train Station (Policies Map North) [link](#)
- PMM53 - Scarborough Bridge (Policies Map City Centre) [link](#)
- PMM54 - The Minster School (Policies Map City Centre) [link](#)
- PMM55 - Millfield Industrial Estate, Wheldrake (Policies Map South) [link](#)
- PMM56 - St. Leonard's Hospice, Dringhouses (Policies Map South) [link](#)
- PMM57 - New Walk Orchard Park (Policies Map South) [link](#)
- PMM58 - Nelson's Lane Nursing Home, Dringhouses (Policies Map South) [link](#)
- PMM59 - Acomb Primary School (Policies Map South) [link](#)
- PMM60 - Hob Stone Court, Hob Moor (Policies Map South) [link](#)
- PMM61 - Westfield School (Policies Map South) [link](#)
- PMM62 - Westfield Marsh Open Space (Policies Map South) [link](#)
- PMM63 - York High School (Policies Map South) [link](#)
- PMM64 - The Mount School (Policies Map South) [link](#)
- PMM65 - Conservation Areas [link](#)
- PMM66 - Areas of Archaeological Interest [link](#)

- PMM67 - Strensall Common Special Area of Conservation (400m buffer) [link](#)
- PMM68 - Strensall Common Special Area of Conservation (5500m buffer) [link](#)

19. New evidence documents

* 21. To which evidence document does this response relate?

- EX/CYC/76 – Housing Supply Update 16 May 2022
- EX/CYC/76a - Housing Land Supply Update Addendum Responses to representations made to EX/CYC/76 21 June 2022
- EX/CYC/76b - Appendix 4 Part 1 - Major Sites with Consent
- EX/CYC/76c - Appendix 4 Part 2 - Major Sites (Allocations) Consent
- EX/CYC/76d - Appendix 4 Part 3 - Approved Communal Est Sites
- EX/CYC/76e - Appendix 4 Part 4 - Allocations No Consent - Non-strategic
- EX/CYC/76f - Appendix 4 Part 5 - Allocations No Consent - Strategic Sites
- EX/CYC/76g - Appendix 4 Part 6 - Resolution to Grant
- EX/CYC/76h - Appendix 4 Part 7 - Communal Estabs No Consent
- EX/CYC/77 - Windfall Update Technical Paper 2022
- EX/CYC/79 - Phase 2 Infrastructure Note May 2022
- EX/CYC/86 - Green Belt Topic Paper 1 Annex 7 update 23 June 2022
- EX/CYC/87 - Local Plan Forecasting Report
- EX/CYC/87a - Local Plan Modelling Report
- EX/CYC/88 - Gypsy and Traveller Accommodation Assessment
- EX/CYC/89 - Sustainable Transport Study By Wood July 2022
- EX/CYC/91 - Comparative Effects Of Different Spatial Distributions
- EX/CYC/92 - Local Housing Needs Assessment By Icenl July 2022
- EX/CYC/99a - Viability Assessment of ST7 - July 2022
- EX/CYC/99b - Viability Assessment of ST14 - July 2022
- EX/CYC/99c - Viability Assessment of ST15 - July 2022
- EX/CYC/104 - Draft Climate Change Strategy June 2022
- EX/CYC/105 - Draft Economic Strategy June 2022
- EX/CYC/106 - Air Quality Annual Status Report June 2022
- EX/CYC/107/1 - Housing Trajectory Note August 2022
- EX/CYC/107/2 - Affordable Housing Note August 2022
- EX/CYC/107/3 - Student Housing Policy H7 Note August 2022
- EX/CYC/107/4 - SH1 Land at Heworth Croft Capacity Note August 2022
- EX/CYC/107/8 - Infrastructure Gantt Chart May 2022 Revised August 2022
- EX/CYC/119 - Retail Strategic Sites Briefing Note Nov 2022

20. Comment Form

22. Do you support or object to the proposed modification(s)?

Support Object

The Examination Inspectors are required to consider whether the Local Plans have been properly prepared against tests set out in the Government's National Planning Policy Framework (paragraph 182).

23. If you object, please select your reason from the list below (select all that apply):

- Not positively prepared - i.e. strategy will not meet development needs
- Not justified - i.e. there is no evidence to justify the modification
- Not effective - i.e. it won't work
- Not consistent with national policy - i.e. doesn't comply with the law

24. Please set out the reasoning behind your support or objection:

Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

Proposed wording for MM5.11 for Policy H5 -Gypsies & Travellers sets out the following:

"b) Within Strategic Allocations

In order to meet the need of those 30 Gypsies and Traveller households that do and do not meet the planning definition:

Residential development proposals on strategic sites will be required to 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 it is demonstrated that on site delivery is not achievable due to site constraints and that there are no suitable and available alternative sites for the required number of pitches that can be secured by the developer."

Whilst this proposed modified wording seeks to respond to the representations made at the Examination hearings on the effectiveness of the policy, including those made by Rapleys on behalf of British Sugar (HS/P3/M9/G&T/5) and in particular those made by York Travellers Trust (HS/P3/M9/G&T/6), it is considered that the revised policy wording as proposed in MM5.11 is not positively prepared and not effective.

There is no justification nor evidence provided that demonstrates that a pitch or pitches on a strategic allocation is an appropriate location that will meet the specific needs of the Gypsy and Traveller community. Rather the York Travellers Trust expressed concerns in their representations that such locations are in fact inappropriate. For these reasons the draft policy will not be effective in meeting the needs of the Gypsy and Traveller community.

Consequently, it is considered that in order to be effective, the policy should, instead of requiring on site provision, seek to secure contributions, where appropriate and subject to viability assessment, in the form of commuted sum payments from the development of strategic sites, which can provide for the creation of suitable pitches off site, on land identified by the Council.

Therefore in order to be effective, justified and positively prepared, the wording of the policy and this proposed modification must be amended to take into account the above representations.

1. Survey Information

Comments made during this consultation should relate to the proposed Main Modifications, Policy Map changes, associated Sustainability Assessment (SA) or Habitat Regulation Assessment (HRA) Addenda and new evidence documents. All representations made will be taken into account by the Inspectors in examining the Plan. Comments should relate to the Plan's legal and procedural compliance and the soundness of the modifications. The tests of soundness are set out in the National Planning Policy Framework.

Please read our guidance note for more information on taking part.

Our survey asks for some personal information which you may choose not to give. We do not publish or share any information which can identify you. Please read our privacy notice to find out more about how we protect your personal information. We will ask for your consent to this at the start of the survey.

You can withdraw your consent at any time by contacting localplan@york.gov.uk.

* 1. Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes No

2. Register for consultation

* 2. Your name:

Neil Jones

* 3. Contact details:

Please provide email and/or address

Organisation (optional)	Rapleys on behalf of British Sugar
Address	York House
Address 2	York Street
City/town	Manchester
Post code	M2 3BB
Email address	[REDACTED]

* 4. Do you wish to be notified when the City of York Local Plan is adopted by the Council?

If yes we will use contact details provided above

Yes No

3. Your response

This formal stage of consultation is about the proposed Main Modifications, Policy Map changes, associated SA and HRA Addenda and new evidence documents. Modifications are put forward without prejudice to the Inspectors' final conclusions, and all representations made will be taken into account by the Inspectors. Therefore please note:

- Comments can only be made on the proposed Main Modifications, Policy Map Modifications, Sustainability Appraisal Addendum or Habitats Regulation Assessment Addendum
- **You may only comment on one modification or document at a time. To record multiple comments please repeat the survey. Further instructions for making additional comments will be given at the end of the survey.**
- This is not the opportunity to make comments on other aspects of the Plan.
- If you submitted comments during the pre-submission Regulation 19 consultation undertaken between 21st February and 4th April 2018, Proposed Modifications Consultation 10th July to 22nd July 2019 or Proposed Modifications Consultation 25th May to 7th July 2021, the Inspector has considered these during the examination and there is no need to repeat these comments again.

* 5. To which consultation document does this response relate?

Please note, links shown beside each option are for associated documents.

- Proposed Main Modifications - [link](#)
- Proposed Policy Map Modifications - [link](#)
- Sustainability Assessment Addendum - [link](#)
- Habitat Regulations Assessment Addendum - [link](#)
- New evidence documents
- Sustainability Appraisal Technical Note (ST15a) - [link](#)
- Habitat Regulations Assessment Addendum (ST15a) - [link](#)

4. Proposed Main Modifications

* 6. To which section does this response relate?

- Section 2: Vision
- Section 3: Spatial Strategy
- Section 4: Economy and Retail
- Section 5: Housing
- Section 6: Health and Wellbeing
- Section 7: Education
- Section 8: Placemaking, Heritage, Design and Culture
- Section 9: Green Infrastructure
- Section 10: Managing Development in the Green Belt
- Section 11: Climate Change
- Section 12: Environmental Quality and Flood Risk
- Section 14: Transport and Communications
- Section 15: Delivery and Monitoring

5. Section 2: Vision

* 7. To which modification does this response relate?

- MM2.1 Paragraph 2.5
- MM2.2 Policy DP2: Sustainable Development
- MM2.3 Policy DP2: Sustainable Development
- MM2.4 Policy DP2 explanation – paragraphs 2.19a and 2.19b
- MM2.5 Policy DP4: Approach to Development Management

6. Section 3: Spatial Strategy

* 8. To which modification does this response relate?

- | | |
|--|--|
| <input type="radio"/> MM3.1 Policy SS1: Delivering Sustainable Growth for York | <input type="radio"/> MM3.41 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.2 Policy SS1 explanation – new paragraphs | <input type="radio"/> MM3.42 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.3 Key Diagram | <input type="radio"/> MM3.43 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.4 Table 1a and 1b (housing supply and distribution) | <input type="radio"/> MM3.44 Policy SS12: Land West of Wigginton Road |
| <input type="radio"/> MM3.5 Policy SS1 Explanation – paragraph 3.3 | <input type="radio"/> MM3.45 Policy SS12: Land West of Wigginton Road 28 |
| <input type="radio"/> MM3.6 Policy SS2: The Role of York’s Green Belt | <input type="radio"/> MM3.46 Policy SS12 explanation – paragraph 3.61 |
| <input type="radio"/> MM3.7 Policy SS3: York City Centre | <input type="radio"/> MM3.47 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.8 Policy SS4: York Central | <input type="radio"/> MM3.48 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.9 Policy SS4: York Central | <input type="radio"/> MM3.49 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.10 Policy SS4: York Central | <input type="radio"/> MM3.50 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.11 Policy SS5: Castle Gateway | <input type="radio"/> MM3.51 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.12 Policy SS5: Castle Gateway | <input type="radio"/> MM3.52 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.13 Policy SS5: Castle Gateway | <input type="radio"/> MM3.53 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.14 Policy SS5 explanation – new paragraph | <input type="radio"/> MM3.54 Policy SS13: Land West of Elvington Lane |
| <input checked="" type="radio"/> MM3.15 Policy SS6: British Sugar/Manor School | <input type="radio"/> MM3.55 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.16 Policy SS7: Civil Service Sports Ground | <input type="radio"/> MM3.56 Policy SS13: Land West of Elvington Lane |
| <input type="radio"/> MM3.17 Policy SS8: Land Adjacent to Hull Road | <input type="radio"/> MM3.57 Policy SS13 explanation – paragraph 3.64 |
| <input type="radio"/> MM3.18 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.58 Policy SS13 explanation – paragraph 3.67 |
| <input type="radio"/> MM3.19 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.59 Policy SS14: Terrys Extension Sites |
| <input type="radio"/> MM3.20 Policy SS9: Land East of Metcalfe Lane | <input type="radio"/> MM3.60 Policy SS15: Nestle South |
| <input type="radio"/> MM3.21 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.22 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.23 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.24 Policy SS9: Land East of Metcalfe Lane | |
| <input type="radio"/> MM3.25 Policy SS9 explanation – paragraph 3.48 | |
| <input type="radio"/> MM3.26 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.27 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.28 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> MM3.29 Policy SS10: Land North of Monks Cross | |
| <input type="radio"/> | |

- MM3.30 Policy SS10: Land North of Monks Cross
- MM3.31 Policy SS11: Land North of Haxby
- MM3.32 Policy SS11: Land North of Haxby
- MM3.33 Policy SS11: Land North of Haxby
- MM3.34 Policy SS11: Land North of Haxby
- MM3.35 Policy SS11: Land North of Haxby
- MM3.36 Policy SS11 explanation – paragraph 3-56
- MM3.37 Policy SS12: Land West of Wigginton Road
- MM3.38 Policy SS12: Land West of Wigginton Road
- MM3.39 Policy SS12: Land West of Wigginton Road
- MM3.40 Policy SS12: Land West of Wigginton Road
- MM3.61 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.62 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.63 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.64 Policy SS16: Land at Tadcaster Road, Copmanthorpe
- MM3.65 Policy SS17: Hungate
- MM3.66 Policy SS18: Station yard, Wheldrake
- MM3.67 Policy SS18: Station yard, Wheldrake
- MM3.68 Policy SS18: Station yard, Wheldrake
- MM3.69 Policy SS18: Station yard, Wheldrake
- MM3.70 Policy SS19: Queen Elizabeth Barracks, Strensall
- MM3.71 Policy SS20: Imphal Barracks, Fulford Road
- MM3.72 Policy SS20: Imphal Barracks, Fulford Road
- MM3.73 Policy SS20: Imphal Barracks, Fulford Road
- MM3.74 Policy SS20: Imphal Barracks, Fulford Road
- MM3.75 Policy SS20: Imphal Barracks, Fulford Road
- MM3.76 Policy SS21: Land South of Airfield Business Park, Elvington
- MM3.77 Policy SS22: University of York Expansion
- MM3.78 Policy SS22 Explanation
- MM3.79 Policy SS23: Land at Northminster Business Park
- MM3.80 Policy SS24: Whitehall Grange, Wigginton Road

7. Section 4: Economy and Retail

* 9. To which modification does this response relate?

- MM4.1 Policy EC1: Provision of Employment Land
- MM4.2 Policy EC1 Provision of Employment Land
- MM4.3 Policy EC1 explanation
- MM4.4 Policy EC1 explanation – table 4.1
- MM4.5 Policy EC1 Explanation paragraph 4.8a
- MM4.6 Policy EC2 Explanation paragraph 4.9
- MM4.7 Policy EC5: Rural Economy
- MM4.8 Policy EC5 Explanation – paragraph 4.17
- MM4.9 Policy R1: Retail Hierarchy and Sequential Approach
- MM4.10 Policy R2: District and Local Centres and Neighbourhood Parades
- MM4.11 Policy R3: York City Centre Retail

8. Section 5: Housing

* 10. To which modification does this response relate?

- | | |
|---|---|
| <input type="radio"/> MM5.1 Policy H1: Housing Allocations | <input type="radio"/> MM5.12 Policy H5: Gypsies and Travellers |
| <input type="radio"/> MM5.2 Policy H1, table 5.1 | <input type="radio"/> MM5.13 Policy H6: Travelling Showpeople |
| <input type="radio"/> MM5.3 Policy H1 Explanation – paragraphs 5.4 to 5.16 | <input type="radio"/> MM5.14 Policy H6: Travelling Showpeople |
| <input type="radio"/> MM5.4 Policy H1 Explanation | <input type="radio"/> MM5.15 Policy H5 and H6 Explanation Para 5.38 and Table 5.3 |
| <input type="radio"/> MM5.5 Table 5.2 | <input type="radio"/> MM5.16 Policy H5 and H6 Explanation – paragraph 5.42 |
| <input type="radio"/> MM5.6 Policy H2: Density of Residential Development | <input type="radio"/> MM5.17 Policy H7: Student Housing |
| <input type="radio"/> MM5.7 Policy H2 explanation | <input type="radio"/> MM5.18 Policy H7 Explanation – paragraph 5.47 |
| <input type="radio"/> MM5.8 Policy H3: Balancing the Housing Market | <input type="radio"/> MM5.19 Policy H9: Older Persons Specialist Housing |
| <input type="radio"/> MM5.9 Policy H3: Balancing the Housing Market | <input type="radio"/> MM5.20 Policy H9 explanation – paragraph 5.59 |
| <input type="radio"/> MM5.10 Policy H4: Promoting and Custom House Building | <input type="radio"/> MM5.21 Policy H10: Affordable Housing |
| <input type="radio"/> MM5.11 Policy H5: Gypsies and Travellers | <input type="radio"/> MM5.22 Policy H10 explanation |

9. Section 6: Health and Wellbeing

* 11. To which modification does this response relate?

- | | |
|--|--|
| <input type="radio"/> MM6.1 Policy HW1: Protecting Existing Facilities | <input type="radio"/> MM6.8 Policy HW3 explanation – Paragraph 6.20 |
| <input type="radio"/> MM6.2 Policy HW1 explanation – paragraph 9.5 | <input type="radio"/> MM6.9 Policy HW4: Childcare provision |
| <input type="radio"/> MM6.3 Policy HW1 explanation – paragraph 6.9 | <input type="radio"/> MM6.10 Policy HW5: Healthcare services |
| <input type="radio"/> MM6.4 Policy HW1 explanation – paragraph 6.10 | <input type="radio"/> MM6.11 Policy HW5: Healthcare services |
| <input type="radio"/> MM6.5 Policy HW2: New Community Facilities | <input type="radio"/> MM6.12 Policy HW5 explanation – Paragraph 6.36 |
| <input type="radio"/> MM6.6 Paragraph 6.12a | <input type="radio"/> MM6.13 Policy HW6: Emergency Services |
| <input type="radio"/> MM6.7 Policy HW3: Built Sport Facilities | <input type="radio"/> MM6.14 Policy HW7: Healthy Places |
| <input type="radio"/> | |

10. Section 7: Education

* 12. To which modification does this response relate?

- MM7.1 Policy ED1; University of York
- MM7.2 Policy ED1 explanation - paragraphs 7.1a (new) to 7.2
- MM7.3 Policy ED1 explanation - paragraphs 7.2a, 7.2b, 7.2c, 7.2d and 7.2e
- MM7.4 Policy ED2: Campus West
- MM7.5 Policy ED2 explanation – paragraphs 7.4, 7.4b and 7.5
- MM7.6 Figure 7.1
- MM7.7 Policy ED3: Campus East
- MM7.8 Policy ED3 explanation – paragraphs 7.6 to 7.12
- MM7.9 Policy ED5: York St. John University Further Expansion
- MM7.10 Policy ED5 explanation – paragraph 7.16
- MM7.11 Policy ED5 explanation – paragraph 7.18a

11. Section 8: Placemaking, Heritage, Design and Culture

* 13. To which modification does this response relate?

- | | |
|---|--|
| <input type="radio"/> MM8.1 Policy D1: Placemaking | <input type="radio"/> MM8.9 Policy D6: Archaeology |
| <input type="radio"/> MM8.2 Policy D1: Placemaking | <input type="radio"/> MM8.10 Policy D6 Explanation |
| <input type="radio"/> MM8.3 Policy D2; Landscape Setting | <input type="radio"/> MM8.11 Policy D7: The Significance of Non-Designated heritage Assets |
| <input type="radio"/> MM8.4 Policy D3: Cultural Provision | <input type="radio"/> MM8.12 Policy D7 Explanation – paragraphs 8.35 to 8.37 |
| <input type="radio"/> MM8.5 Policy D4: Conservation Areas | <input type="radio"/> MM8.13 Policy D8: Historic Parks and Gardens |
| <input type="radio"/> MM8.6 Policy D4 Explanation – new paragraph 8.26a | <input type="radio"/> MM8.14 Policy D8 Explanation – new paragraph |
| <input type="radio"/> MM8.7 Policy D5: Listed Buildings | <input type="radio"/> MM8.15 Policy D10: York City Walls and St Marys Abbey Walls (York Walls) |
| <input type="radio"/> MM8.8 Policy D5 Explanation – new paragraphs | <input type="radio"/> MM8.16 Policy D13: Advertisements |

12. Section 9: Green Infrastructure

* 14. To which modification does this response relate?

- MM9.1 Policy GI1 Green Infrastructure
- MM9.2 Policy GI2: Biodiversity and Access to Nature
- MM9.3 Policy GI2: Biodiversity and Access to Nature
- MM9.4 Policy GI2 explanation – paragraph 9.5
- MM9.5 Policy GI2 explanation – paragraph 9.6
- MM9.6 Policy GI2a: Strensall Common Special Area of Conservation (SAC)
- MM9.7 Policy GI4: Trees and Hedgerows
- MM9.8 Policy GI5: Protection of Open Space and Playing Fields
- MM9.9 Policy GI5 explanation – paragraph 9.17
- MM9.10 Policy GI6: New Open Space provision
- MM9.11 Policy GI6: New Open Space provision
- MM9.12 Policy GI6: New Open Space provision

13. Section 10: Managing Development in the Green Belt

* 15. To which modification does this response relate?

- MM10.1 Policy GB1: Development in the Green Belt
- MM10.2 Policy GB1 Explanation – paragraph 10.8
- MM10.3 Policy GB1 Explanation – new paragraph
- MM10.4 Policy GB2: Development in Settlements within the Green Belt
- MM10.5 Policy GB3: Reuse of Buildings
- MM10.6 Policy GB4: 'Exception' Sites for Affordable Housing in the Green Belt
- MM10.7 Policy GB4

14. Section 11: Climate Change

* 16. To which modification does this response relate?

- MM11.1 Policy CC1: Renewable and Low Carbon Energy Generation Storage
- MM11.2 Policy CC1: Renewable and Low Carbon Energy Generation Storage
- MM11.3 Policy CC1 explanation – paragraph 11.8 – 11.11
- MM11.4 Policy CC2: Sustainable Design and Construction of New Development
- MM11.5 Policy CC2: Sustainable Design and Construction of New Development
- MM11.6 Policy CC2: Sustainable Design and Construction of New Development
- MM11.7 Policy CC2: Sustainable Design and Construction of New Development
- MM11.8 Policy CC2: Sustainable Design and Construction of New Development
- MM11.9 Policy CC2 explanation – paragraph 11.5
- MM11.10 Policy CC2 Explanation
- MM11.11 Policy CC2 Explanation
- MM11.12 Policy CC2 explanation – paragraph 11.18 – 11.23
- MM11.13 Policy CC3: District Heating and Combined Heat and Power Networks
- MM11.14 Policy CC3 explanation – paragraph 11.28 – 11.34

15. Section 12: Environmental Quality and Flood Risk

* 17. To which modification does this response relate?

- MM12.1 Policy ENV1: Air Quality
- MM12.2 Policy ENV1 Explanation
- MM12.3 Policy ENV2: Managing Environmental Quality
- MM12.4 Policy ENV3: Land Contamination
- MM12.5 Policy ENV4: Flood Risk

16. Section 14: Transport and Communications

* 18. To which modification does this response relate?

- MM14.1 Section 14 Introduction – paragraphs 14.2-14.3
- MM14.2 Policy T1: Sustainable Access
- MM14.3 Policy T1 explanation – paragraph 14.4
- MM14.4 Policy T2: Strategic Public Transport Improvements
- MM14.5 Policy T2 Explanation – paragraphs 14.15 to 14.23
- MM14.6 Policy T3: York Railway Station and Associated Operational Facilities
- MM14.7 Policy T4: Strategic Highway Network Capacity Improvements
- MM14.8 Policy T5: Strategic Cycle and Pedestrian Network Links and Improvements
- MM14.9 Policy T6: Development at or Near Public Transport Corridors, Interchanges and Facilities
- MM14.10 Policy T7 Explanation – paragraph 14.49
- MM14.11 Policy T8: Demand Management

17. Section 15: Delivery and Monitoring

* 19. To which modification does this response relate?

- MM15.1 Policy DM1: Infrastructure and Developer Contributions
- MM15.2 Policy DM1 explanation – paragraph 15.13
- MM15.3 Policy DM1 explanation – paragraph 15.15 and Table 15.1
- MM15.4 Policy DM1 explanation – paragraph 15.21

18. Proposed Policy Map Modifications

Please note: Links shown beside the modifications are for the interactive modification maps on the City of York Council website.

* 20. To which modification does this response relate?

- PMM1 - ST15 (Policies Map South) [link](#)
- PMM2 - ST16 (Policies Map South) [link](#)
- PMM3 - ST32 (Policies Map City Centre) [link](#)
- PMM4 - ST35 (Policies Map North) [link](#)
- PMM5 - H22 (Policies Map North) [link](#)
- PMM6 - H23 (Policies Map North) [link](#)
- PMM7 - H56 (Policies Map North) [link](#)
- PMM8 - H59 (Policies Map North) [link](#)
- PMM9 - Strensall Common Special Area of Conservation (SAC) 400m Buffer (Policies Map North) [link](#)
- PMM10 - Strensall Common Special Area of Conservation (SAC) 550m Buffer (Policies Map North) [link](#)
- PMM11 - Strensall (Policies Map North) [link](#)
- PMM12 - Windy Ridge, Huntington (Policies Map North) [link](#)
- PMM13 - Jockey Lane (Policies Map North) [link](#)
- PMM14 - Land to the rear of Osbaldwick Village (Policies Map North) [link](#)
- PMM15 - Land at Hull Road, north of Grimston Bar (Policies Map North) [link](#)
- PMM16 - Acomb Water Works (Policies Map North) [link](#)
- PMM17 - Knapton Village (Policies Map North) [link](#)
- PMM18 - St. Peter's School (Policies Map North) [link](#)
- PMM19 - Homestead Park (Policies Map North) [link](#)
- PMM20 - Clifton Park Hospital (Policies Map North) [link](#)
- PMM21 - Burton Green Primary School (Policies Map North) [link](#)
- PMM22 - Nestle Factory (Policies Map North) [link](#)
- PMM23 - The Poppleton Centre (Policies Map North) [link](#)
- PMM24 - Edge of Monks Cross/Vanguard Car parks (Policies Map North) [link](#)
- PMM25 - Pottery Lane (Policies Map North) [link](#)
- PMM26 - Osbaldwick Gypsy and Traveller Site (Policies Map North) [link](#)
- PMM27 - Derwent Valley Industrial Estate (Policies Map North) [link](#)
- PMM28 - Stockton on the Forest (Policies Map North) [link](#)
- PMM29 - York Cricket Club Boundary (Policies Map North) [link](#)

- PMM30 - Imphal Barracks (Policies Map South) [link](#)
- PMM31 - Askham Bryan (Policies Map South) [link](#)
- PMM32 - Moor Lane, Woodthorpe (Policies Map South) [link](#)
- PMM33 - Little Hob Moor (Policies Map South) [link](#)
- PMM34 - Campleshon Road Open Space (Policies Map South) [link](#)
- PMM35 - Elvington Industrial Estate, Elvington (Policies Map South) [link](#)
- PMM36 - South of Askham Bar Park and Ride (Policies Map South) [link](#)
- PMM37 - University of York Campus East Western Boundary (Policies Map South) [link](#)
- PMM38 - Heslington (Policies Map South) [link](#)
- PMM39 - Heslington, Lane south of University of York Campus West (Policies Map South) [link](#)
- PMM40 - Heslington Road and the Retreat (Policies Map South) [link](#)
- PMM41 - Germany Beck and Fordlands Road (Policies Map South) [link](#)
- PMM42 - Rowntree Park (Policies Map South) [link](#)
- PMM43 - Scarcroft Allotments (Policies Map South) [link](#)
- PMM44 - York College (Policies Map South) [link](#)
- PMM45 - Lord Deramores School, Heslington (Policies Map South) [link](#)
- PMM46 - Elvington Airfield Industrial Estate (Policies Map South) [link](#)
- PMM47 - Vale of York Academy and Bootham Junior School (Policies Map North) [link](#)
- PMM48 - Haxby Road Primary Academy and Greenfields Community Garden (Policies Map North) [link](#)
- PMM49 - Robert Wilkinson Primary Academy, Strensall (Policies Map North) [link](#)
- PMM50 - St Peters School (Policies Map North) [link](#)
- PMM51 - Poppleton Ousebank Primary School (Policies Map North) [link](#)
- PMM52 - Haxby Proposed Train Station (Policies Map North) [link](#)
- PMM53 - Scarborough Bridge (Policies Map City Centre) [link](#)
- PMM54 - The Minster School (Policies Map City Centre) [link](#)
- PMM55 - Millfield Industrial Estate, Wheldrake (Policies Map South) [link](#)
- PMM56 - St. Leonard's Hospice, Dringhouses (Policies Map South) [link](#)
- PMM57 - New Walk Orchard Park (Policies Map South) [link](#)
- PMM58 - Nelson's Lane Nursing Home, Dringhouses (Policies Map South) [link](#)
- PMM59 - Acomb Primary School (Policies Map South) [link](#)
- PMM60 - Hob Stone Court, Hob Moor (Policies Map South) [link](#)
- PMM61 - Westfield School (Policies Map South) [link](#)
- PMM62 - Westfield Marsh Open Space (Policies Map South) [link](#)
- PMM63 - York High School (Policies Map South) [link](#)
- PMM64 - The Mount School (Policies Map South) [link](#)
- PMM65 - Conservation Areas [link](#)
- PMM66 - Areas of Archaeological Interest [link](#)

- PMM67 - Strensall Common Special Area of Conservation (400m buffer) [link](#)
- PMM68 - Strensall Common Special Area of Conservation (5500m buffer) [link](#)

19. New evidence documents

* 21. To which evidence document does this response relate?

- EX/CYC/76 – Housing Supply Update 16 May 2022
- EX/CYC/76a - Housing Land Supply Update Addendum Responses to representations made to EX/CYC/76 21 June 2022
- EX/CYC/76b - Appendix 4 Part 1 - Major Sites with Consent
- EX/CYC/76c - Appendix 4 Part 2 - Major Sites (Allocations) Consent
- EX/CYC/76d - Appendix 4 Part 3 - Approved Communal Est Sites
- EX/CYC/76e - Appendix 4 Part 4 - Allocations No Consent - Non-strategic
- EX/CYC/76f - Appendix 4 Part 5 - Allocations No Consent - Strategic Sites
- EX/CYC/76g - Appendix 4 Part 6 - Resolution to Grant
- EX/CYC/76h - Appendix 4 Part 7 - Communal Estabs No Consent
- EX/CYC/77 - Windfall Update Technical Paper 2022
- EX/CYC/79 - Phase 2 Infrastructure Note May 2022
- EX/CYC/86 - Green Belt Topic Paper 1 Annex 7 update 23 June 2022
- EX/CYC/87 - Local Plan Forecasting Report
- EX/CYC/87a - Local Plan Modelling Report
- EX/CYC/88 - Gypsy and Traveller Accommodation Assessment
- EX/CYC/89 - Sustainable Transport Study By Wood July 2022
- EX/CYC/91 - Comparative Effects Of Different Spatial Distributions
- EX/CYC/92 - Local Housing Needs Assessment By Icenl July 2022
- EX/CYC/99a - Viability Assessment of ST7 - July 2022
- EX/CYC/99b - Viability Assessment of ST14 - July 2022
- EX/CYC/99c - Viability Assessment of ST15 - July 2022
- EX/CYC/104 - Draft Climate Change Strategy June 2022
- EX/CYC/105 - Draft Economic Strategy June 2022
- EX/CYC/106 - Air Quality Annual Status Report June 2022
- EX/CYC/107/1 - Housing Trajectory Note August 2022
- EX/CYC/107/2 - Affordable Housing Note August 2022
- EX/CYC/107/3 - Student Housing Policy H7 Note August 2022
- EX/CYC/107/4 - SH1 Land at Heworth Croft Capacity Note August 2022
- EX/CYC/107/8 - Infrastructure Gantt Chart May 2022 Revised August 2022
- EX/CYC/119 - Retail Strategic Sites Briefing Note Nov 2022

20. Comment Form

22. Do you support or object to the proposed modification(s)?

Support Object

The Examination Inspectors are required to consider whether the Local Plans have been properly prepared against tests set out in the Government's National Planning Policy Framework (paragraph 182).

23. If you object, please select your reason from the list below (select all that apply):

- Not positively prepared - i.e. strategy will not meet development needs
- Not justified - i.e. there is no evidence to justify the modification
- Not effective - i.e. it won't work
- Not consistent with national policy - i.e. doesn't comply with the law

24. Please set out the reasoning behind your support or objection:

Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

The draft proposals map includes an annotation, to the north of site ST1 (British Sugar / Manor School) identifying a potential new bridge / enhancements across the Harrogate Rail Line, adjoining safeguarded land for potential future transport improvements.

Consistent with previous representations and Written Statements made by British Sugar, the provision of this identified improvement is not a requirement of the approved planning permissions for the redevelopment of the British Sugar site. There is no evidence of funding currently available for these potential future transport improvements.

Thus, the inclusion of this specific annotation on the draft proposals map is not justified and should be removed.