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Importance: High

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FAO Local Plan Team at City of York Council

Please find attached a response to various Main Modifications submitted by Avison Young on behalf of DIO (Ref PM SID 345).

I would be grateful if you could confirm receipt of these representations.

Any queries please let me know.

Many thanks,

Tim

Tim Collard

Associate

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Defence Infrastructure Organisation

Response to Draft Local Plan Proposed Main Modifications Consultation

PM SID 345

24 March 2023

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For and on behalf of Avison Young (UK) Limited

1. Introduction and Purpose

- 1.1 Avison Young are instructed by Defence Infrastructure Organisation (DIO) to respond to the York Local Plan Proposed Main Modifications Consultation. The purpose of this consultation, concluding on 27 March 2023, is to enable any key stakeholders to comment on whether the Schedule of Proposed Main Modifications and Policy Map Modifications from the submission version of the Plan (CD001, CD004A and B) are required to make the Local Plan 'Legally Compliant' and 'Sound'.
- 1.2 DIO's response focuses on these proposed modifications and evidence-based documents included alongside this consultation. The exception to this are the EX/CYC/117 documents, which are not on this list, published since the Phase 4 hearing sessions and which has also informed the Council's current position. The Inspectors have confirmed to DIO that reference can be made to this evidence in response to this consultation.
- 1.3 Although it is not anticipated that further hearing sessions will be necessary, should the Inspector's consider them required, then DIO wish to reserve the right to attend, and would confirm whether it is necessary to attend, subject to the matters being considered. We also request that we are notified when the publication of the recommendations of the Inspectors appointed to carry out the independent examination is made.
- 1.4 These Proposed Modifications are to be assessed against the National Planning Policy Framework (NPPF) 2012 given the timing of the submission of the Local Plan and this is the version of the NPPF referred to throughout, unless otherwise stated.
- 1.5 As the Inspectors are aware, MOD has identified Queen Elizabeth Barracks, Towthorpe Lines and Imphal Barracks¹ as surplus to Defence requirements and will be disposed of in accordance with Treasury guidelines. The MOD is committed to achieving best value for money for the taxpayer through the sale of its sites.
- 1.6 DIO's responses in Section 2 of this document are provided alongside completed forms for each Proposed Modification and provide DIO's response to question 24 on the forms. The modifications are listed in the order they appear within the consultation document.

¹ QEB and Towthorpe Lines are to be disposed of by 2024 and Imphal Barracks by 2030.

2. Response to Main Modifications

Consolidated Main Modifications – January 2023

MM3.3 Key Diagram

- 2.1 In line with DIO comments to MM3.70, DIO object in principle to the proposed changes to delete proposed allocation “ST35”, as it is not considered necessary to remove the housing allocation to make the plan sound (for reasons identified at MM3.70) and so the proposed key diagram in its modified form is not fully justified.
- 2.2 DIO also note an error in that “ST35 – Queen Elizabeth Barracks” is shown on the key, but the site has been removed.
- 2.3 In relation to PMM11, DIO also request that, the Green Belt boundary around Strensall is made clearer on the key diagram. The built-up area currently appears to only go as far as Ox Carr Lane/ Strensall Road. Queen Elizabeth Barracks and Strensall Park to the south/east of Strensall should be clearly shown in the “York’s Main Urban Area” built-up part of Strensall (see below for approx. area) and not within the Green Belt on the Key Diagram.



MM3.6 Policy SS2: The Role of York’s Green Belt

- 2.4 DIO suggest re-wording this modification to “The York Green Belt and its boundaries are shown on the policies map” for clarity, but otherwise support the proposed amendments to this policy.

MM3.70 Policy SS19: Queen Elizabeth Barracks, Strensall

- 2.5 The singular reason why CYC are proposing the deletion of SS19/ST35 is as follows:

“Site removed following Habitat Regulations Assessment (Feb 2019) which did not rule out adverse effects on the integrity of Strensall Common Special Area of Conservation (SAC).”

- 2.6 We note that 2 further versions of the HRA have been published dated 19 February 2019 (EX/CYC/14c), October 2020 (EX/CYC/45) and January 2023 (‘HRA Addendum’).
- 2.7 DIO understands that CYC has concerns about the potential for the development of ST35 to have an adverse impact as a consequence of increased recreational pressure and urban edge effects.
- 2.8 DIO has made detailed and compelling written and oral submissions on CYCs assessment of ST35. It remains firmly of the view that it is not necessary to delete the allocation in order to make the plan sound. DIOs submissions can be summarised as follows:

Baseline Position

- 2.9 DIO addressed the current SAC baseline position in its representations of July 2022. A number of baseline related matters are also addressed in EX/SOCG/16 (the SoCG between CYC, DIO and Natural England [NE]). The SoCG confirms that:
- *the qualifying features of the SAC are its North Atlantic Wet Heaths and its European Dry Heaths;*
 - *the SAC is predominantly owned by the Secretary of State for Defence;*
 - *the Footprint and PCP surveys, are the only data sources available showing usage of the SAC and these suggest c.22-34 people enter the SAC per hour;*
 - *there is no official log/ exhaustive list of inappropriate behaviours that have occurred within the SAC, but includes a list of events that are known to have occurred, including livestock worrying (albeit 10 years ago) and the occasional fire;*
 - *NE has carried out two Condition Assessments of the SAC in 2011 and 2021. The 2021 Assessment shows all units in favourable condition;*
 - *the HRA (2020) does not take account of the 2021 Condition Assessment; and,*
 - *there is no evidence that indicates that the way in which the SAC is currently being used is having an adverse effect on its integrity.*

Law and Policy

- 2.10 The issue for the Inspectors is whether the existing allocation of QEB SS19/ST35 (and H59) is unsound. The allocation will only be unsound if they conclude that the adoption of the Plan would contravene Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (“the Habitats Regs”).
- 2.11 Reg 105(1) requires that, if it is likely that a land use plan will have a significant effect on a European Site, such as the SAC, the plan-making authority (CYC) must carry out an appropriate assessment of the implications of the Plan for that site. In the present case an appropriate assessment has been carried out, so that does not, in itself, provide any barrier to the adoption of the Plan including SS19 and H59. However, reg 105(4) provides that the Plan may only be adopted where:
- “it has ascertained that [the Plan, or the policies in issue] will not adversely affect the integrity of the European site”.*
- 2.12 Thus, the fundamental issue for the inspectors is whether they are satisfied that the adoption of the Plan, with sites ST35 and H59 allocated for housing, will not affect the integrity of the SAC.
- 2.13 In considering this fundamental issue:
- a) as to what is meant by an adverse effect to the integrity of protected site, the CJEU in *Sweetman v An Bord Pleanála* (C-258/11) [2014] PTSR 1092 explained that:

39. ... in order for the integrity of a site as a natural habitat not to be adversely affected ... the site needs to be preserved at a favourable conservation status; this entails ... the lasting preservation of the constitutive characteristics of the site concerned that are connected to the presence of a natural habitat type whose preservation was the objective justifying the designation of that site

- b) in considering whether harm of this kind might occur (i.e. whether there is a risk to the site being preserved at a favourable conservation status, and / or whether there is a risk to the lasting preservation of the elements justifying the designation), the Inspectors should adopt the precautionary principle, which requires that the absence of harm must be demonstrated to a "high degree of certainty", and that there should "no reasonable scientific doubt" as to the absence of such harm²;
- c) on the other hand, "absolute certainty" is not required. As the Court of Appeal observed in *R (Mynnyd y Gwynt Ltd) v SSBEIS* [2018] PTSR 1274:

(6) Absolute certainty is not required. If no certainty can be established, having exhausted all scientific means and sources it will be necessary to work with probabilities and estimates, which must be identified and reasoned ...

- d) the level of assessment required at the plan stage is of course less than would be required for a planning application. Thus it was said by the Advocate-General in Case C-6/04 **Commission v UK** at para. 49 that:

... an assessment of the implications of the preceding plans cannot take account of all the effects of a measure. Many details are regularly not settled until the time of the final permission. It would also hardly be proper to require a greater level of detail in preceding plans or the abolition of multi-stage planning and approval procedures so that the assessment of implications can be concentrated on one point in the procedure. Rather, adverse effects on areas of conservation must be assessed at every relevant stage of the procedure to the extent possible on the basis of the precision of the plan. This assessment is to be updated with increasing specificity in subsequent stages of the procedure.

- e) finally, and with this point in mind, it must be remembered that the implementation of the plan, by the conversion of the site allocation into a planning permission, will only occur on the basis of a further assessment process, where the planning authority will be both entitled and obliged to refuse permission (notwithstanding the allocation) if is not satisfied that the detailed proposal before it will not offend the precautionary principle. Thus, the issue for the inspectors is not whether some form of development in accordance with the site allocation will cause harm to the integrity of the SAC. It is whether the allocation commits the planning authority to a development which will cause such harm. Where the inspectors are satisfied that the relevant development (here, housing development at the scale contemplated in policies ST35 and H59) can be implemented without such harm, reg 105 of the Habitats Regulations does not constitute a bar to the adoption of the Plan with those policies (and there can be no other reason to reject the allocation).

- 2.14 In light of planning law and policy, DIO remain of the view that ST35 (and H59) can be allocated and that, regulation 105 of the Habitats Regulations does not constitute a bar to the adoption of the Plan with those policies (and there can be no other reason to reject the allocation).

Anticipated Use of SAC as a result of Allocations

- 2.15 Redeveloping QEB with housing is likely to result in there being more visits to the SAC for recreation than currently occur.

² See *Holohan v An Bord Pleanala* (C-461/17) [2019] PTSR 1054, paragraphs 33-4.

- 2.16 The Footprint and PCP visitor surveys indicate that the development of ST35 and H59 could result in there being between 3 and 5 additional visitors to the SAC per hour, which according to the combined Footprint/ PCP data would equate to a 14.6% increase.
- 2.17 DIO considers this to be de minimis. Moreover, given the level of current use of the SAC and the fact that this is having no impact on the integrity of the SAC (indeed, its condition is improving), DIO considers that it poses no measurable threat to the integrity of the SAC.

Potential Effects of ST35

- 2.18 CYC asserts that the development of ST35 could have a number of potential effects, namely:
- *"The increase in recreational pressure and urban-edge effects would inter alia lead to trampling, erosion and eutrophication of the fragile heathland communities, an increase in the effects of urbanisation (such as fire, vandalism and fly-tipping) and interfere with the management of the site by the disturbance of grazing stock especially by dogs"* (EX/CYC/45, HRA 2020, page 65, para 4.2.1);
 - *"increased fire incidents, contamination of ponds, flytipping, littering and damage to infrastructure (gates etc.) whether through wear and tear or vandalism"* (EX/CYC/45a, Appendix D, Footprint Survey, page 58), and;
 - *scrub encroachment, grazing management, recreational disturbance and accidental fire* (EX/SoCG/16).
- 2.19 Mitigation measures proposed by DIO have been specifically designed to deal with these potential effects.

Proposed Mitigation Measures

- 2.20 Whilst only a very small number of additional visits are forecast to be made to the SAC by the residents of ST35 (and H59), DIO is proposing a comprehensive suite of mitigation measures, all designed to ensure that the proposals do not impact adversely on the integrity of the SAC. These are described in full in DIO's response to the York Additional Consultation (July 2021) and its submissions of July 2022.
- 2.21 DIO is proposing 13 different mitigation measures, 7 to be delivered on the SAC, 5 within ST35, and another (an area of alternative greenspace) on land lying between ST35 and the SAC. At least four of the proposed measures would directly address the concerns that CYC has about urban-edge effects.
- 2.22 DIO is able to deliver all of the proposed mitigation measures and the provision / retention, of each, may be controlled by planning condition and / or obligation. Because the Secretary of State for Defence owns the vast majority of the SAC, he is the only party that can deliver on-SAC mitigation measures, including measures such as wardening. None of the developers of the other allocations that are forecast to increase use of the SAC for recreation is able to deliver on-SAC mitigation measures.
- 2.23 DIO maintains that the Council's assessment of the likely efficacy of its proposed mitigation measures is flawed, and at odds with what we know and to be effective common practice employed at other European Sites and endorsed by NE in those locations. In particular, its assessment of the likely effect of the 13 mitigation measures operating in combination is almost entirely absent.

2.24 It is DIO's view that, on any reasonable analysis, the mitigation measures that are proposed are more than sufficient to ensure that the additional 3 to 5 people per hour that would visit the SAC as a consequence of developing ST35 would be appropriately controlled and would not pose a threat to its integrity. Moreover, and importantly, the mitigation measures proposed by DIO would result in the existing users of the SAC being far better controlled / managed, further protecting the SAC from adverse effects.

Consistency of Approach to Proposed Allocations

2.25 DIO contends that the Council has not adopted a consistent and reasonable approach when it has assessed the likely effects of all relevant proposed housing allocations (i.e. all allocations that are forecast to generate additional person visits to the SAC). DIO sets out its concerns in this respect in its representations of July 2022 to Matter 5. At HRA Screening stage, 20 sites including ST35 and H59 were assessed for their potential to impact adversely on the integrity of the SAC. Six were quickly excluded as a consequence of already benefiting from planning permissions. The remaining allocations, save ST35 and H59, were then projected to generate an 8.6% increase in use of Strensall Common SAC.³

2.26 In order to mitigate the potential for these other allocations to impact adversely on the SAC, the Council is proposing that these sites be required to provide:

- a. *"a detailed site wide recreation and open space strategy and demonstrate its application in site Masterplanning"*;
- b. *"secure access to areas of suitable natural greenspace secured by way of mitigation prior to any occupation of new dwellings and secured in perpetuity"*⁴;
- c. *"mitigation in the form of suitable natural greenspace and such other measures as may be considered necessary to prevent an adverse effect on the integrity of the SAC"*⁵; and,
- d. open space identified on the policies map (specific to SS9/ST7, SS10/ST8; SS11/ST9).

2.27 CYC (and NE) must therefore either be content that these measures will reduce the forecast increase in use of the SAC to less than 1% (i.e. less than 1.2% at H59) or, alternatively, accept that even with a greater than 1% increase in the use of the SAC, the risk posed to its integrity is de minimis. As the Council cannot possibly rule out residents of these other developments wanting to use the SAC for recreation (it is close enough to be a significant attractor), DIO considers it more likely that the Council is simply prepared to accept that it can rule out the possibility of adverse effects arising from a circa 8.6% increase in its use. This, DIO considers, is the correct conclusion for it to have reached.

2.28 However, the approach it has taken in respect of other allocations stands in marked contrast to the approach it has taken to QEB, where a significant and targeted range of mitigation measures are proposed (including highly effective on-SAC measures), and where it now accepts there is already residential accommodation to be netted off the 545 proposed homes (for assessment purposes) but it has apparently taken a zero tolerance approach to the analysis of adverse effects. Any reasonable assessment of ST35 would conclude that, with the mitigation measures that are proposed, the threat it poses to the integrity of the SAC is de minimis and likely less or certainly no greater than that posed

³ including MM3.23 Policy SS9/ST7 [part of +1.6%]: Land East of Metcalfe Lane; MM3.28 Policy SS10/ST8: Land North of Monks Cross +3%; MM3.33 Policy SS11/ST9: Land North of Haxby [+3%]; MM3.45 Policy SS12/ST14: Land West of Wiggington Road [+1%].

⁴ see policy GI2A criterion b)i)

⁵ see policy GI2a paragraph 9.8h

by the other allocations that are forecast to increase the use of the SAC but have been deemed acceptable.

Conclusions on MM3.70

- 2.29 The Inspectors should refer to DIO's response to MM9.6, which would enable a quantum of residential development on the "ST35 site". When considering whether ST35 is included in the plan the Inspectors need only consider 'net' additional impacts of retaining ST35 on the SAC, in the context of the extensive mitigation measures being put forward by DIO.
- 2.30 DIO would refer the Inspectors to our suggested amendments to Policy SS19 put forward through DIO's response to York Additional Consultation (July 2021, paragraph 6.1) which would be sufficient to ensure the plan is sound.
- 2.31 DIO remains firmly of the view that the deletion of ST35/SS19 is not necessary to make the Plan sound, and therefore, is not a Main Modification that can lawfully be made to the Plan.

MM3.71 Policy SS20: Imphal Barracks, Fulford Road

- 2.32 DIO support this proposed modification, and confirm the ongoing commitment to the 2030 site disposal date.

MM3.72 Policy SS20: Imphal Barracks, Fulford Road

- 2.33 DIO support this proposed modification, and agree that if mitigation is required it should be proportionate and related to mitigating any impacts of the proposed development.

MM3.73 Policy SS20: Imphal Barracks, Fulford Road

- 2.34 DIO support the deletion of this modification as there is no need to duplicate a requirement that is addressed elsewhere in the plan, in this instance proposed policy H3.

MM3.74 Policy SS20: Imphal Barracks, Fulford Road

- 2.35 DIO object to this proposed modification in its current form. Whilst a simplification of the criteria is welcomed, it creates ambiguity as to the timing of preparing a masterplan for the site. DIO consider that it would not be unreasonable for the policy to require "a planning application to be accompanied by a masterplan" that does certain things specified by this modification.

MM3.75 Policy SS20: Imphal Barracks, Fulford Road

- 2.36 DIO object to this proposed Modification. The proposed change in this policy from "considered" to "assessed, and where necessary, mitigated" is not required to make the plan sound. It is also not necessary to duplicate any policy with respect of protection of SSSI and we have seen no evidence put forward to demonstrate there is a need for any assessment in this regard. "Tillmire SSSI" is also c.3.2km from Imphal Barracks and separated by several roads and the A64 so appears sufficiently distant not to be affected by the development of Imphal Barracks and the reference to this designation appears to be in error. It is unclear to us how the Heslington Tillmire SSSI is at risk of effects from the Imphal Barracks allocation.
- 2.37 In addition, we note an error regarding supporting paragraph 3.93 which states "*Walmgate Stray is a UK priority habitat for semi-improved grassland.*" If Walmgate Stray habitat is of the quality to classify it

as Lowland Acid Grassland or Lowland Meadows, it would be a Priority Habitat or Habitat of Principal Importance as listed under Section 40 of the NERC Act 2006. However, to our knowledge it is not and should be amended.

MM4.2 Policy EC1: Provision of Employment Land

- 2.38 DIO is generally supportive of the proposed amendments to EC1 specifically with respect of E18 Towthorpe Lines and consider it necessary to update the Use Class references. However, DIO remains of the view that there is no evidence-based rationale for restricting the development of the City's employment sites in the manner that is proposed. In its representations in respect of Site E18 Towthorpe Lines, DIO argued for the inclusion of:

"B1(a) and B1(b) uses in addition to B1(c), B2 and B8 uses to diversify market attractiveness and demand and hence enhance the viability and deliverability of the proposed development."

- 2.39 DIO considers it appropriate to include "B2 and B8" uses and welcomes the reference to use "Class E". However, it is not necessary for E Class uses to be restricted to Class E(g)(iii) "Industrial Processes". There is no evidence justifying such a restriction. The Modification should be amended to allow for developments within Use Classes E(g)(ii) R&D; E(g)(iii) and an element of office Use Class E(g)(i). This part of the policy would be more appropriately amended from "Light Industrial (Use Class E)" to "E(g) class uses" to facilitate future redevelopment opportunities.

MM4.5 Policy EC1: Explanatory paragraph 4.8a

- 2.40 DIO has no objection to the proposed allocation of Towthorpe Lines, but wishes to query the soundness of the statement included in proposed new para 4.8a (which also applies to paragraph 9.8d⁶):

"Although the common is already under intense recreational pressure..., there are birds of conservation concern amongst other species and habitats which could be harmed by the intensification of disturbance..."

- 2.41 DIO does not accept that there is evidence of the Common being under "intense recreational pressure". This should be deleted.

MM5.2 Policy H1: Table 5.1: Housing Allocations

- 2.42 DIO objects to the proposed deletion of H59 and ST35 within Table 5.1. These modifications are not required to make the plan sound.
- 2.43 DIO's position as regards ST35 is summarised above (at MM3.70). As far as H59 is concerned, DIO notes as follows:
- 2.44 The Council's HRA does not assess the likely effect of the development of H59 on the integrity of the SAC, but notes that it is likely to result in a 1.2% increase in the use of it for recreation. This is significantly below the level of increase expected from the allocations that have been deemed by the Council to be acceptable.

⁶ We have not replicated the point at MM9.6, but ask the Inspectors to consider this point together.

- 2.45 To address the gap in its evidence base, the Council was asked by the Inspectors, during the Phase 4, Matter 5 Hearing Session, to provide a standalone HRA of H59. It has not done that, but instead has produced EX/CYC/117a which is entitled “*Review of HRA implications of H59*”.
- 2.46 EX/CYC/117a is a narrative as opposed to an HRA. The analysis provided in the Appendix 1 document is very thin and ultimately falls back on the conclusions reached in the HRA (October 2020). There has been no attempt to properly assess the likely effects of this modest development proposal individually. As regards the content of EX/CYC/117a, DIO notes as follows:
- 1) In relation to ‘recreational pressure’ there is no interrogation or analysis of the anticipated increase of 1.2%, what this actually means and how it compares to the 8.6% that the Council is allowing from other sites. The Council’s own evidence indicates that H59 would generate fewer visitors than ST35 and / or the other allocations examined, but CYC has not had any regard to this and conflates the issue of increased recreational visits with its concerns about urban edge effects (which are separate and can be addressed through design and targeted mitigation). If the Council took a consistent approach to its assessment of the risks posed by increases in the use of the SAC for recreation, it would have found H59 to be acceptable on a simple number / % basis. DIO invites the Inspectors to reach such a conclusion;
 - 2) The Council argues that the urban edge effects associated with H59 will simply be worse given its proximity to the SAC, but there is no assessment of the mitigation measures that DIO is proposing in this respect and, in particular, the ways and means that it has of controlling access to the SAC, the depositing of waste over boundary fences and other behaviours. There are measures that can be incorporated within the development and deployed in association with it to mitigate the threat (if there is a threat) that the development poses to the integrity of the SAC;
 - 3) There is no assessment of existing housing that lies adjacent to the SAC and no suggestion from the Council (or evidence in the HRA) to suggest that this existing housing is causing urban edge effects; and,
 - 4) The Council’s reference to H59 being “relocated beyond 400m” is irrelevant and not a matter for consideration in this Plan.
- 2.47 DIO remains firmly of the view that this MM is not evidence based and H59 need not be deleted to make the Plan sound.

MM9.2 Policy GI2: Biodiversity and Access to Nature

- 2.48 The terminology relating to International and National sites is not consistent with changes in referring to the national protected sites network since the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 made European law operable in the UK post-Brexit. These are more often referred to as the “national site network” for designated sites comprising the protected sites already designated under the Nature Directives, and any further sites designated under these Regulations. The terminology should at least be “International Designated” Or “Protected Site” and “National Designated” Or “Protected Site.”

MM9.6 Policy GI2a: Strensall Common Special Area of Conservation (SAC)

- 2.49 DIO maintains a fundamental objection to the addition of this policy at this stage of the plan making process (or at least that part of it which would create a 400m exclusion zone around Strensall

Common). This Modification is not required to make the plan sound, and the evidence presented in support of this change is flawed. We would refer the Inspectors to DIO's previous representations on this matter (Phase 4 Matter 5: August 2022) and state our key reasons why this proposed modification is not required for the soundness of the plan:

- Modifications may only be brought forward at this stage on the basis that they are required to make the Plan sound. That in turn could only be so here if the additional protection that is proposed by way of an exclusion zone were required to avoid a breach of the Habitats Regulations.
- DIO disagrees with CYC's in principle concerns over development within 400m of Strensall Common. For the reasons given at previous stages of engagement (see our Phase 4 Matter 5 representations and sections 3 and 4 of Appendix 1).
- However, even assuming that the Inspectors were to agree with the Council's concerns, and were to approve the deletion of site allocations ST35 and H59 accordingly, it could not arguably be required to go further than this and include policy GI2a (criterion a). Such a policy could only be needed for this purpose if, without it, the adoption of the plan breached the Habitats Regulations. If site allocations ST35 and H59 are deleted, then the Plan will not contain any commitment or authorisation for development within 400m of Strensall Common such as would engage the obligation for appropriate assessment or the prohibition on the authorisation of such development. Accordingly, the obligations under the Habitats Regulations in relation to such development are not arguably engaged by the Plan.

2.50 There are further problems with this policy as follows:

- a) the Policy derives from a recommendation made by Waterman in the HRA, but the HRA does not examine whether it is necessary to prohibit all housing development within 400m of the SAC boundary and neither does it contain an analysis that justifies such a conclusion;
- b) there is no Strensall specific evidence, either within the HRA or elsewhere, which demonstrates that any and all housing developments proposed within 400 linear metres of the boundary of the HRA would cause harm to the integrity of the SAC and that such harmful effects could not be prevented or mitigated;
- c) there is no evidence because, in spite of what Waterman says, the 400m buffer has its origins in analysis of cat predation and intense development in areas with large populations which are not a concern at Strensall, and although Waterman argues that a 400m rule has been introduced elsewhere to tackle urban edge effects also, these can be ruled out through design and the control / management of behaviours;
- d) there is also no evidence because, so far as we are aware, there is not a single example of either an urban edge effect or other inappropriate behaviour being caused / committed by any of the existing residents that live within 400m and no data which demonstrates that those living within 400m of a protected site are more likely than anyone else to behave inappropriately towards it; and,
- e) on the available evidence in respect of current and forecast levels of use, part (b) of the Policy is simply not justified.

2.51 In short, this additional policy could only be considered necessary if the Inspectors have already agreed with CYC's position on the deletion of ST35 and H59. But, in that case, the Plan will contain no commitment to development of the kind referred to in G12a(a) (within 400m of Strensall Common), and hence such a policy is not arguably required for compliance with the Habitats Regulations.

2.52 It follows, not only that GI2a is not necessary for soundness, but that it would be positively unlawful for policy GI2a to be adopted by way of a main modification (and to do so would render the plan as a whole unlawful).

- 2.53 There is arguably no evidential basis to support so sweeping a policy. An exclusion zone, such as that proposed in GI2a, goes well beyond what is required to make the Plan sound and all other modifications that refer to this proposed new policy (including PMM9; PMM10; PMM67 and PMM68) should be rejected.

Residential development acceptable under GI2A

- 2.54 CYC now accepts that there is an amount of existing and long-established residential accommodation on QEB and that the occupiers of this, whilst fluctuating in numbers, use the SAC for recreation or have the potential to use it for recreation. It accepts, therefore, that some housing development would be permissible on a quid pro quo basis when QEB closes⁷.
- 2.55 The Footprint Ecology Survey and the Council's HRA(s) appears to take no account of use by military residents of QEB using the common for recreational purposes who, contrary to the assumption made in EX/CYC/117a, are permitted to have dogs on site. No attempt has been made by CYC to quantify this, notwithstanding the information put forward to the Examination by DIO, and as such the HRA does not provide any 'discount' in terms of recreational impact for this figure and this is a flawed starting point as the proposed mitigation package, and its efficacy, should primarily be dealing with any increases beyond the existing baseline.
- 2.56 There is no agreement yet as to how much new development would be appropriate on this basis (i.e how much development would have a neutral effect on the SAC) but as noted at during the hearing sessions in respect of Phase 4 Matter 5, DIO has undertaken some analysis of how one might calculate the number of homes that could be delivered at QEB as replacements for the existing accommodation on site and has calculated that the average levels of residential occupancy since 2009 at QEB is the equivalent of around 179-289 family homes.
- 2.57 This has significant implications for the Council's assessment of ST35 which has no regard at all to the netting off of existing residential accommodation. On DIO's analysis, the development of ST35 and H59 would result in the delivery of just 256-366 net new homes.
- 2.58 On the basis of the Footprint work, these net new homes would likely result in only a 6.86-9.81% increase in the use of the common. This is below the level of increase, forecast from the proposed allocations of both ST35 and H59 combined (13.4%⁸) and when you compare this to the other allocations that have been deemed acceptable with an 8.6% increase in terms of additional recreational pressure visits to the common, this is comparable.
- 2.59 Natural England and CYC in its SoCG 2019 (EX/CYC/5) were accepting of a 7% increase in recreational impact arising from other Strategic site allocations and that this level of impact could be mitigated through site specific policies. Additionally, ST35 (and H59) would be supported by all of the mitigation measures that we have referred to above and in DIO's various representations.
- 2.60 With the Council's admissions as regards netting off, this is a critical factor that must be considered by the Inspectors when determining whether the deletion of ST35 is necessary for soundness.

Residential development beyond the 400 metre zone

- 2.61 In relation to estimating a quantum of new residential development beyond 400 metres, CYC has attempted to quantify what an 'indicative capacity' of this might be. They say:

⁷ see EX/CYC/117a para 8.9

⁸ see EX/SOCCG/16 para 2.37 h)

"Applying the same density assumptions to ST35 to just this part of the site would suggest an indicative capacity of up to 80 homes." Para 7 EX/CYC/117a.

2.62 DIO's assessment is that there is some c.4.14ha of land within QEB that lies beyond the 400m buffer referred to in Policy GI2A. At 40dph, this land has the capacity to accommodate approx. 166 dwellings. A development of 166 dwellings would increase the use of the SAC by 4.4%.⁹

Summary

- 2.63 For the reasons above, DIO disagrees that this MM is required to make the plan sound and notes:
- the Council has failed to take into account any "netting off" of the impact of the existing military base, this is a critical factor that must be considered by the Inspectors when determining whether the deletion of ST35 is necessary for soundness.
 - in relation to DIO's calculations around 345-455 homes could be delivered at QEB in line with Policy GI2A.
 - the quantum of development at b) is not too dissimilar to the Submission Plan CD001 and, on DIO's estimation, is c.90-200 homes less than the 545 homes originally proposed for allocation.
 - coupled with the mitigation measures being put forward by DIO, which are disproportionately greater than that required by other housing allocations, this is an important factor why it is not necessary to delete the proposed housing allocations ST35/H59.
- 2.64 DIO would also like to make clear:
- It's objection to the statement in para 9.8g that *"a net increase in residential uses may be acceptable"*. If this policy is accepted by the Inspectors, then there should be an explicit reference in this policy to the effect that there will be an amount of housing within the 400 metre buffer within QEB when the base closes as a trade-off of existing residential occupation for new homes and the part of QEB outside of 400 metres should be allocated for housing purposes.
 - there is a factual error at paragraph 9.8g within the explanation to Policy GI2A. This should state *"QEB in Strensall, currently occupied by the British Army..."* and not *"the Defence Infrastructure Organisation."*

Proposed Policy Map Modifications

PMM4 ST35 (Policies Map North)

2.65 With respect of the proposed deletion of ST35, DIO strongly objects on the basis of our comments at MM3.70 and this allocation should be reinstated, as per the submission version of the plan. The plan as submitted is sound without the need for this change.

PMM8 H59 (Policies Map North)

2.66 DIO object to the proposed change as per our response to MM3.70 and MM5.2 and object to the proposed deletion of H59. DIO also object to the re-drawing of the Green Belt boundaries in this location as this is not considered consistent with national policy.

2.67 The land in dispute contains:

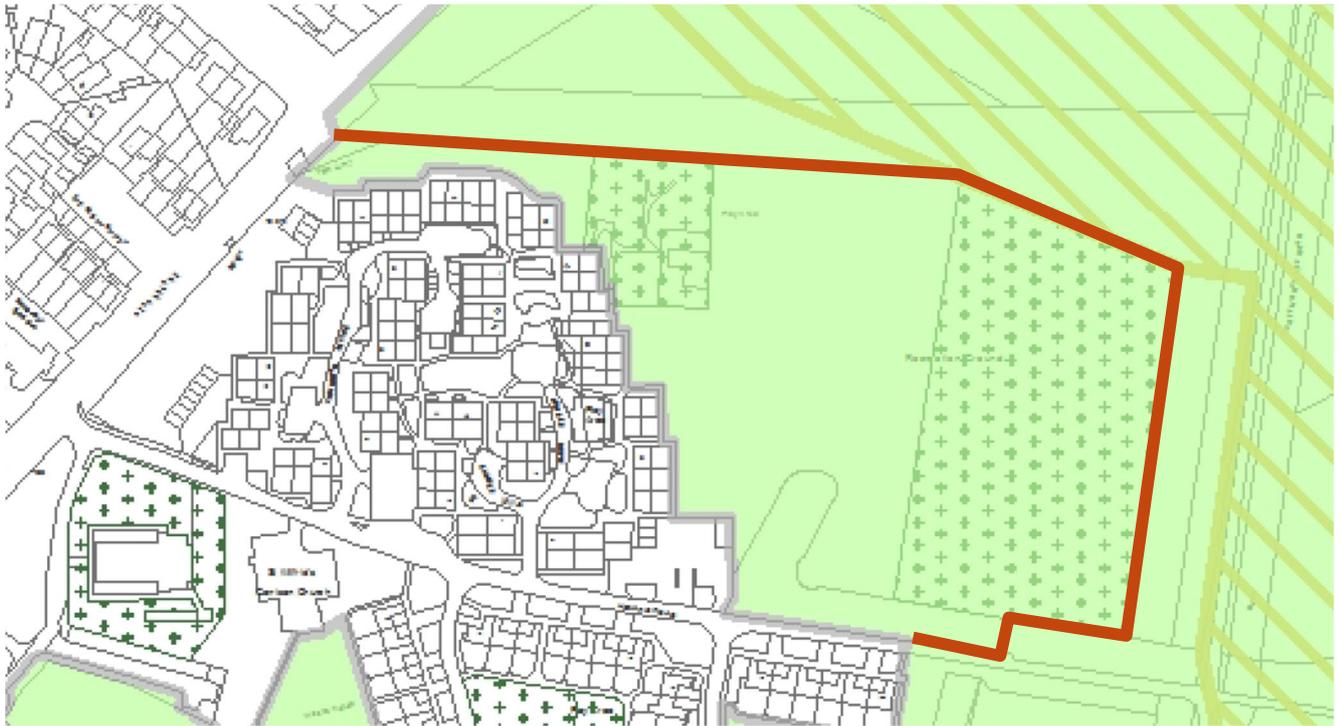
⁹ Calculated as a proportion of the increase that CYC has attributed to the main QEB allocation.

- a full size grass football pitch comprising some 8,050 sqm;
- a children's play area which totalling some 1,980 sqm with multiple structures including x3 groups of swings and other play equipment and non-grass play surfaces.
- an area of grassland including some mature trees;

2.68 It is necessary for the Green Belt in York to have "*boundaries clearly, using physical features that are readily recognisable and likely to be permanent*" as per NPPF para 85. The submission plan was more in alignment. DIO note that there is no strong and defensible boundary between Ox Carr Lane and the residential properties on Cumbrian Avenue, the boundary highlighted below is simply non-existent:



2.69 The submitted plan boundary is considered consistent with the NPPF and the Green Belt boundary should remain as previously drawn:



- 2.70 The western boundary is the residential properties and areas around Cumbrian Avenue, Humber Drive and Cumberland Close and a small part of Ox Carr Lane at the north western corner. The southern boundary includes Howard Road and a clearly marked fence line comprising wooden post and wire fencing. It is also worth noting that the area in question has a sense of enclosure with a number of trees of varying sizes and maturity forming a belt beyond this fence line to the east of which is Scott Moncrieff Road.
- 2.71 Furthermore, we do not consider the land in dispute to serve any of the 5 purposes of the Green Belt as the submitted proposed boundary would:
- clearly check the unrestricted sprawl of the Green Belt;
 - not result in the merging of neighbouring towns;
 - serve as a clear safeguard to the countryside;
 - would not impact the setting or special character of a historic town; and
 - would clearly assist in urban regeneration of land within MOD ownership.
- 2.72 There is absolutely no need, for soundness, to revert to a completely different boundary that has not been fully justified and which is not consistent with national policy in terms of Green Belt policy, regardless of what happens to H59, the Green Belt boundary should reflect the boundary in the submitted plan.

PMM9 Strensall Common SAC 400m Buffer (Policies Map North)

- 2.73 Based on our response to MM9.6, this modification is not considered fully justified and should be deleted, the plan as submitted is sound without the need for this change.

PMM10 Strensall Common SAC 5500m Buffer (Policies Map North)

2.74 Based on our response to MM9.6, this modification is not considered fully justified and should be deleted, the plan as submitted is sound without the need for this change.

PMM11 Strensall (Policies Map North)

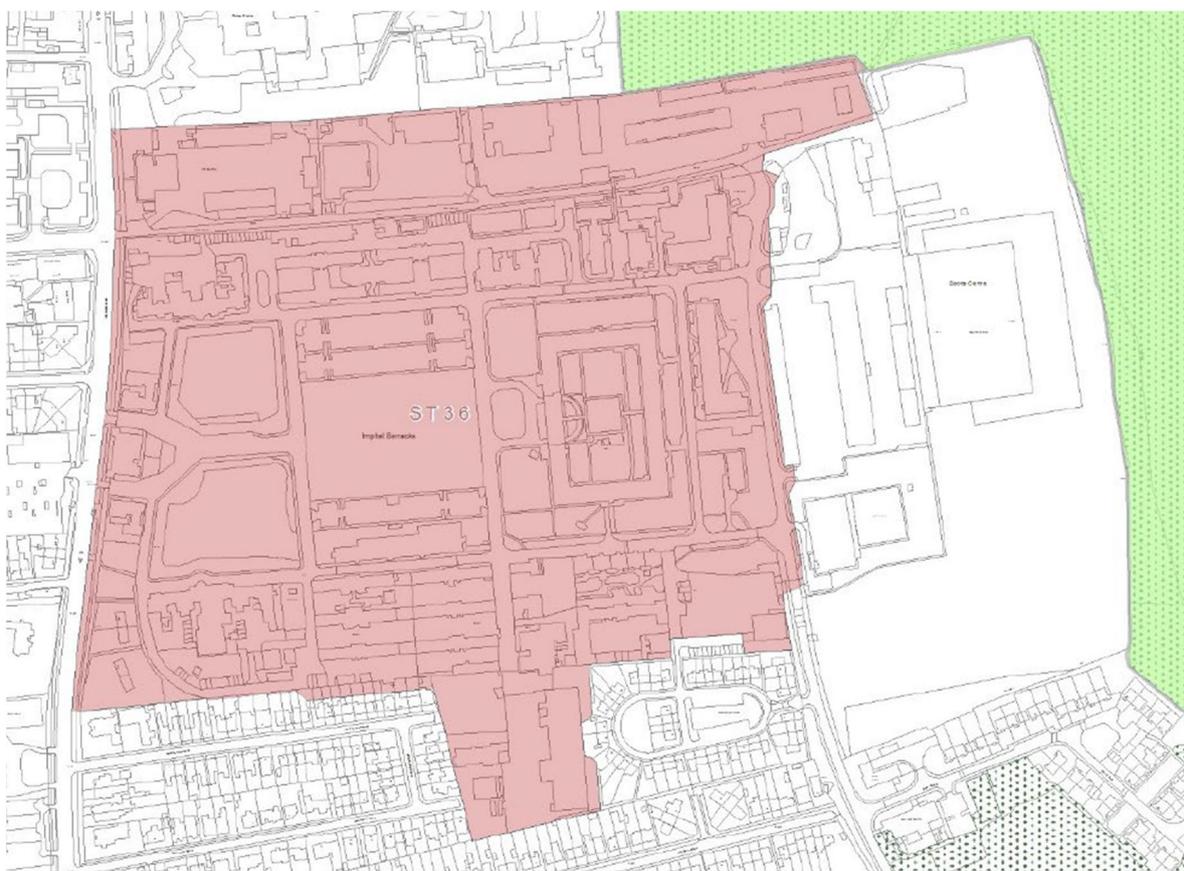
2.75 DIO support the proposed modification to the Green Belt boundary, which now excludes the Reserve Forces and Cadets Association, as this boundary is now considered consistent with national policy and fully justified.

PMM30 Imphal Barracks (Policies Map South)

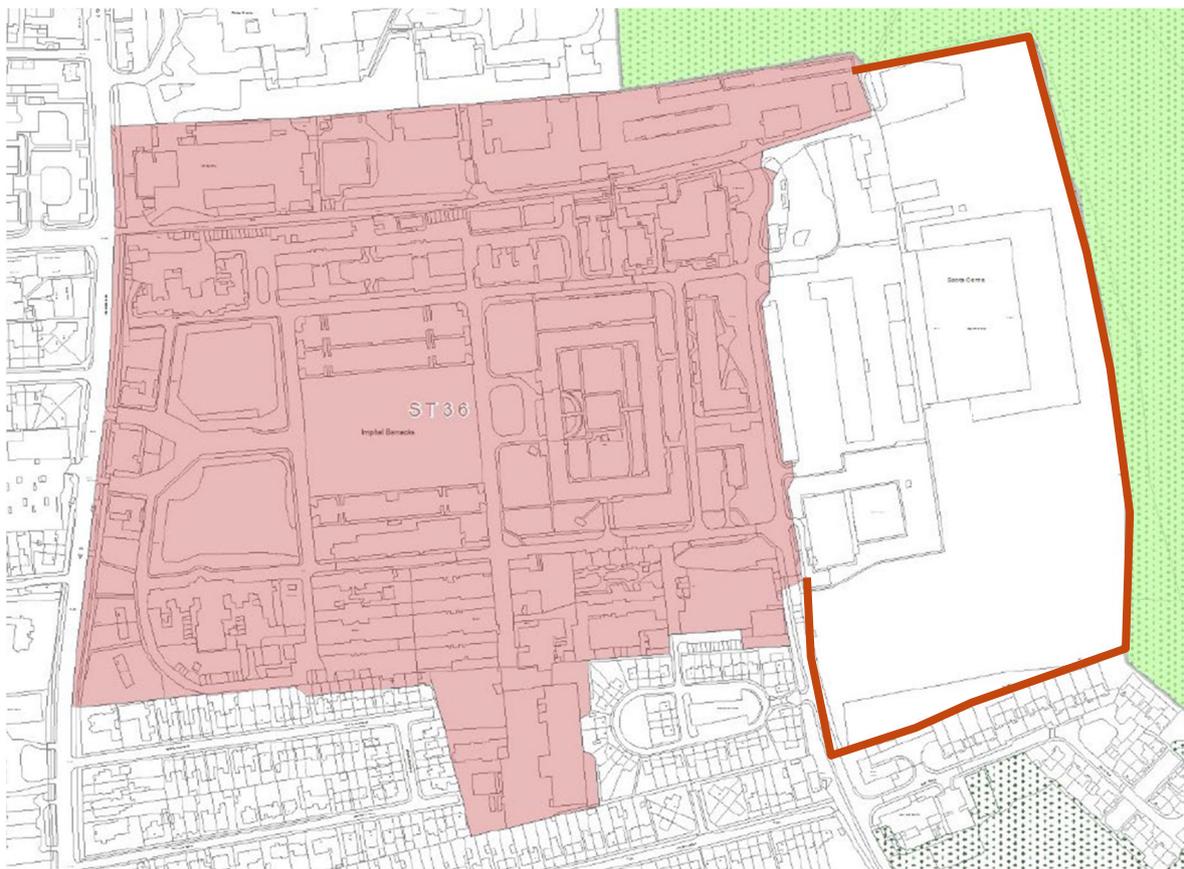
2.76 DIO support proposed modification to the Green Belt boundary, this is now considered consistent with national policy and fully justified.

2.77 To support comprehensive Masterplanning of the site, DIO request that the site allocation boundary for ST36 is also redrawn to include the land to the east, as this land forms part of DIO's masterplan area for the site. This would be a more logical and 'comprehensive' approach and ensure the plan allocation is fully effective.

2.78 If the Inspectors agree to this, the boundary of the site should be changed from this:



2.79 To this:



2.80 If our comments on the allocation boundary at ST36 are accepted by the Inspectors, policy H1 would require need a modification to reflect the total area of the site by a further 8.8ha; from 18ha to 26.8ha.

PMM67 Strensall Common Special Area of Conservation (400m buffer)

2.81 Based on our response to MM9.6 this modification is not considered fully justified and should be deleted, the plan as submitted is sound on this basis.

PMM68 Strensall Common Special Area of Conservation (5500m buffer)

2.82 Based on our response to MM9.6 this modification is not considered fully justified and should be deleted, the plan as submitted is sound on this basis.

Contact details

Enquiries

Tim Collard



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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:

Tim Collard

* 3. Contact details:

Please provide email and/or address

Organisation (optional) Avison Young (obo Defence Infrastructure Organisation)

Address

Address 2

City/town

Post code

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

N/A

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 checked="" 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 | |

- 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

N/A

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 |

N/A

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 |
- N/A

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

N/A

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 |
| <input type="radio"/> N/A | |

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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) 5500m 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](#)

N/A

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 Icenii 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

N/A

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.

"Please refer to our supporting statement for our objections to this proposed modification"

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:**

Tim Collard

*** 3. Contact details:**

Please provide email and/or address

Organisation (optional) Avison Young (obo Defence Infrastructure Organisation)

Address

Address 2

City/town

Post code

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

N/A

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 checked="" 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 checked="" 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 | |

- 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

N/A

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 |

N/A

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 |
| N/A | |

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

N/A

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 |
| <input type="radio"/> N/A | |

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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) 5500m 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](#)

N/A

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 Icenii 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

N/A

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

N/A

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.

“Please refer to our supporting statement for our Support with comment on this proposed modification”

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:**

Tim Collard

*** 3. Contact details:**

Please provide email and/or address

Organisation (optional) Avison Young (obo Defence Infrastructure Organisation)

Address [REDACTED]

Address 2

City/town [REDACTED]

Post code [REDACTED]

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

N/A

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 | |

- 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

N/A

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 |

N/A

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 |

N/A

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

N/A

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 |

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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 (Polices Map North) [link](#)
- PMM10 - Strensall Common Special Area of Conservation (SAC) 5500m Buffer (Polices 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 Icenii 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

N/A

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.

Please refer to our supporting statement for our objection to this proposed modification

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:

Tim Collard

* 3. Contact details:

Please provide email and/or address

Organisation (optional) Avison Young (obo Defence Infrastructure Organisation)

Address

Address 2

City/town

Post code

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

N/A

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 | |

- 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

N/A

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 |

N/A

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 |
| N/A | |



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

N/A

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 |
| <input type="radio"/> N/A | |

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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) 5500m 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 Icenii 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

N/A

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
- N/A

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.

“Please refer to our supporting statement for our Support with comment on this proposed modification”

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:**

Tim Collard

*** 3. Contact details:**

Please provide email and/or address

Organisation (optional) Avison Young (obo Defence Infrastructure Organisation)

Address

Address 2

City/town

Post code

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

N/A

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 | |

- 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

N/A

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 |

N/A

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 |
- N/A



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

N/A

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 |
| <input type="radio"/> N/A | |

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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) 5500m 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](#)

N/A

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 Icenii 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

N/A

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.

“Please refer to our supporting statement for our objection to this proposed modification”

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:**

Tim Collard

*** 3. Contact details:**

Please provide email and/or address

Organisation (optional) Avison Young (obo Defence Infrastructure Organisation)

Address

Address 2

City/town

Post code

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

N/A

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 | |

- 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

N/A

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 |

N/A

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 |
| N/A | |

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

N/A

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 |
| <input type="radio"/> N/A | |

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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) 5500m 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](#)

N/A

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 Icenii 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

N/A

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.

“Please refer to our supporting statement for our objection to this proposed modification”

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:

Tim Collard

* 3. Contact details:

Please provide email and/or address

Organisation (optional) Avison Young (obo Defence Infrastructure Organisation)

Address

Address 2

City/town

Post code

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

N/A

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 | |

- 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
- N/A
- 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

N/A

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 |

N/A

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 |
| N/A | |

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

N/A

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 |
| <input type="radio"/> N/A | |

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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) 5500m 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](#)

N/A

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 Icenii 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

N/A

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.

“Please refer to our supporting statement for our objection to this proposed modification”

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:

Tim Collard

* 3. Contact details:

Please provide email and/or address

Organisation (optional) Avison Young (obo Defence Infrastructure Organisation)

Address

Address 2

City/town

Post code

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

N/A

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 | |

- 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
- N/A
- 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 |

N/A

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 |
| N/A | |

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

N/A

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 |
| <input type="radio"/> N/A | |

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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) 5500m 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](#)

N/A

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 Icenii 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

N/A

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.

“Please refer to our supporting statement for our objection to this proposed modification”

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:**

Tim Collard

*** 3. Contact details:**

Please provide email and/or address

Organisation (optional) Avison Young (obo Defence Infrastructure Organisation)

Address

Address 2

City/town

Post code

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

N/A

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 | |

- 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
- N/A
- 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

N/A

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 checked="" 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 |
| N/A | |

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

N/A

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 |
| <input type="radio"/> N/A | |

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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 (Polices Map North) [link](#)
- PMM10 - Strensall Common Special Area of Conservation (SAC) 5500m Buffer (Polices 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 Icenii 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

N/A

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.

“Please refer to our supporting statement for our objection to this proposed modification”

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:

Tim Collard

* 3. Contact details:

Please provide email and/or address

Organisation (optional) Avison Young (obo Defence Infrastructure Organisation)

Address

Address 2

City/town

Post code

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

N/A

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 | |

- 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
- N/A
- 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

N/A

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 |

N/A

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 |
- N/A

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

N/A

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 |
| <input type="radio"/> N/A | |

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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) 5500m 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](#)

N/A

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 Icenii 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

N/A

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

N/A

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.

“Please refer to our supporting statement for our Support with comment on this proposed modification”

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:

Tim Collard

* 3. Contact details:

Please provide email and/or address

Organisation (optional) Avison Young (obo Defence Infrastructure Organisation)

Address

Address 2

City/town

Post code

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

N/A

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 | |

- 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
- N/A
- 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

N/A

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 |

N/A

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 |
| N/A | |

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

N/A

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 |
| <input type="radio"/> N/A | |

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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) 5500m 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 Icenii 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

N/A

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.

“Please refer to our supporting statement for our objection to this proposed modification”