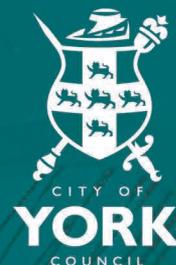


Annex 7



CITY OF YORK

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

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

Key to the Modifications:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy/Paragraph	Modification proposed	Reason																				
	<p><u>Travellers are the most marginalised and disadvantaged of all minority groups nationally, suffering the greatest inequalities across a range of indicators.</u></p> <p><u>Planning Policy for Traveller Sites (2015) introduced a revised definition for Travellers which states that households that do not travel for work purposes fall outside the planning definition of a Traveller. In light of the revised definition, the Council commissioned consultants to undertake an update of the Gypsy, Traveller, and Showpeople Accommodation Assessment (2013). As part of this update, Gypsy, Traveller and Showpeople households completed a revised survey which could be used to analyse their travel patterns and to conclude whether or not they fall into the revised definition of Travellers.</u></p> <p><u>Table 5.3 below is taken from the Gypsy, Travellers and Showpeople Accommodation Assessment Update (2017) and summarises the number of households in York which do/do not meet the definition.</u></p> <p><u>Table 5.3</u></p> <table border="1" data-bbox="488 895 1709 1161"> <thead> <tr> <th data-bbox="488 895 1106 938">Households in York</th> <th data-bbox="1106 895 1240 938">GTAA²</th> <th data-bbox="1240 895 1485 938">SHMA³</th> <th data-bbox="1485 895 1709 938">Total</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 938 1106 1011">Households that meet the Planning definition (incl. 10% of unknown need)</td> <td data-bbox="1106 938 1240 1011">3</td> <td data-bbox="1240 938 1485 1011">0</td> <td data-bbox="1485 938 1709 1011">3</td> </tr> <tr> <td data-bbox="488 1011 1106 1123">Households that do not meet the Planning Definition (incl. 90% of unknown need)</td> <td data-bbox="1106 1011 1240 1123">0</td> <td data-bbox="1240 1011 1485 1123">44</td> <td data-bbox="1485 1011 1709 1123">44</td> </tr> <tr> <td data-bbox="488 1123 1106 1161">Total</td> <td data-bbox="1106 1123 1240 1161">3</td> <td data-bbox="1240 1123 1485 1161">44</td> <td data-bbox="1485 1123 1709 1161">47</td> </tr> </tbody> </table> <table border="1" data-bbox="488 1198 1709 1273"> <tbody> <tr> <td data-bbox="488 1198 1106 1273">Showpeople households that meet the Planning definition</td> <td data-bbox="1106 1198 1240 1273">3</td> <td data-bbox="1240 1198 1485 1273">0</td> <td data-bbox="1485 1198 1709 1273">3</td> </tr> </tbody> </table>	Households in York	GTAA ²	SHMA ³	Total	Households that meet the Planning definition (incl. 10% of unknown need)	3	0	3	Households that do not meet the Planning Definition (incl. 90% of unknown need)	0	44	44	Total	3	44	47	Showpeople households that meet the Planning definition	3	0	3	
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² GTAA – Gypsy and Traveller Accommodation Assessment

³ SHMA – Strategic Housing Market Assessment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy/Paragraph	Modification proposed	Reason
<p>New paragraphs</p>	<ul style="list-style-type: none"> • Encouragement of diversity <p>Explanation <u>Culture can and does contribute positively to York's local character by responding to the underlying structure, distinctive patterns and forms of development and local culture. Development should deliver a multi-functional public realm comprising streets and spaces that can accommodate a range of appropriate arts and cultural uses and activities both now and in the future, providing animation, vitality and inclusion. Major development schemes and significant schemes at whatever scale should also enable the delivery of permanent and temporary public arts, promoting a multi-disciplinary approach to commissioning artists in the design process itself. Facilities and resources, including funding, for arts and cultural activity both within and beyond the development period itself (for example via a legacy trust), will also be supported.</u></p> <p><u>Cultural facilities add value and support to community participation, wellbeing and development. The City of York's residents demonstrate pride in their cultural diversity. The City of York is keen to protect these capacities to engender community cohesion and civic pride. As part of good place-making, cultural quality, assets, and opportunities can also add to the attractiveness and value of development schemes.</u></p> <p><u>When a new cultural facility or programme is required, it should be accessible for local residents as well as visitors, and be a place where cultural diversity can be explored and enjoyed. Furthermore, to build on existing opportunities, proposed developments which have a significant impact, at whatever scale and those directly related to the cultural industries, will be required to contribute towards enhancing public realm through the promotion of the public arts, cultural diversity and provision of additional facilities and activities where appropriate.</u></p> <p><u>Where needed to manage and promote cultural wellbeing, the council will seek to work with stakeholders as appropriate in the preparation of sustaining, enhancing and adding value to cultural wellbeing in York.</u></p>	<p>To support new policy D3: Cultural Provision.</p>
<p>Policy D3:</p>	<p>Policy D113: Extensions and Alterations to Existing buildings</p>	<p>Renumbered to</p>

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

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

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

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

Policy/Paragraph	Modification proposed	Reason
	<ul style="list-style-type: none"> • <u>an explanation of why the proposed works are desirable or necessary; and</u> • <u>where proposals appear to cause harm to significant aspects of the park or garden, why less harmful ways of achieving desired outcomes have been discounted or are undeliverable. The greater the harm the stronger the justification should be.</u> 	
Para 8.39	<p>The City of York Historic Environment Record (HER) is a database of designated and undesignated heritage assets in the City of York. It includes over 6,000 records of archaeological monuments features and deposits, historic buildings, parks and gardens, and finds in York. The HER contains over 1,400 reports (“grey literature”) on archaeological interventions and building recording; it includes historic maps, an extensive library of aerial photographs, photographs of buildings, national and local publications, including dissertations, conservation management plans, historic buildings assessments and other sources. It also includes Historic Landscape Characterisation data and an emerging, detailed Historic Character Assessment of the area within the outer ring road. Elements of the HER are accessible through the Heritage Gateway website and online mapping of City of York Council.</p>	To provide an update.
Policy D10: The Significance of Non-Designated Heritage Assets	<p>Policy D740: The Significance of Non-Designated Heritage Assets</p> <p>Development proposals will be encouraged and supported where they are designed to sustain and enhance, and add value to the special qualities and <u>the</u> significance of York’s historic environment, including non-designated heritage assets.</p> <p>The significance of non-designated heritage assets and their settings should be assessed in development proposals against the following criteria, namely the:</p> <ul style="list-style-type: none"> • special architectural or vernacular interest; and/or • townscape and landscape significance; and/or • historic interest; and/or • artistic significance; and/or • archaeological significance; and/or • age and rarity; and/or 	<p>Renumbered to ensure consistency of scale throughout the section.</p> <p>To add clarity.</p>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

⁴ Carbon Descent 2010: Carbon modeling study for York.

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

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

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

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

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

Policy/Paragraph	Modification proposed	Reason															
	<ul style="list-style-type: none"> <u>residential only developments of at least 50 dwellings per hectare and/or at least 300 dwellings;</u> <u>residential only developments of 35 dwellings or more that are located near a significant source of heat; and</u> <u>mixed developments of 50 dwellings or more that include either two or more uses or a single use that would consume significant amounts of energy, such as a swimming pool.</u> <p><u>It would be expected that the most appropriate solution for minor residential developments would be to incorporate future proofing measures to allow for the subsequent connection of the building to larger heat networks as they are constructed. Developments will be 'connection-ready' if they use a centralised communal wet heating system rather than individual gas boilers or electric heating and safeguard the appropriate pipe routes and plant room space for the installation of Heat Interface Units (see Table 3). Proposals must comply with the minimum requirements outlined in the Chartered Institute of Building Services Engineers (CIBSE) Code of Practice for Heat Networks.</u></p> <p><u>Table 1: Indicative space requirements for heat exchange substation equipment within building plant rooms</u></p> <table border="1" data-bbox="524 938 1711 1204"> <thead> <tr> <th data-bbox="524 938 902 1054">Heating Capacity, kW (space heating + ventilation)</th> <th data-bbox="902 938 1261 1054">Approximate building size, m3</th> <th data-bbox="1261 938 1711 1054">Space required by the heating equipment, m2</th> </tr> </thead> <tbody> <tr> <td data-bbox="524 1054 902 1094">30</td> <td data-bbox="902 1054 1261 1094">1,000-1,500</td> <td data-bbox="1261 1054 1711 1094">2</td> </tr> <tr> <td data-bbox="524 1094 902 1134">200</td> <td data-bbox="902 1094 1261 1134">10,000-15,000</td> <td data-bbox="1261 1094 1711 1134">4</td> </tr> <tr> <td data-bbox="524 1134 902 1174">400</td> <td data-bbox="902 1134 1261 1174">20,000-30,000</td> <td data-bbox="1261 1134 1711 1174">5</td> </tr> <tr> <td data-bbox="524 1174 902 1204">800</td> <td data-bbox="902 1174 1261 1204">40,000-60,000</td> <td data-bbox="1261 1174 1711 1204">6</td> </tr> </tbody> </table>	Heating Capacity, kW (space heating + ventilation)	Approximate building size, m3	Space required by the heating equipment, m2	30	1,000-1,500	2	200	10,000-15,000	4	400	20,000-30,000	5	800	40,000-60,000	6	
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800	40,000-60,000	6															
Section 12: Environmental Quality and Flood Risk																	
Para 12.2	<p>There are a number of areas within York where the Council is failing to meet its legal requirement to comply with national health based air quality objectives are being exceeded. Despite the introduction of two <u>three</u> Air Quality Action Plans (AQAPs) the health based annual average NO₂ objective continues to be exceeded at many</p>	<p>To add clarity and to provide an update.</p>															

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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