

Local Plan Publication Draft - Proposed Modifications Schedule - 19th February 2019

Plan location	Proposed minor modification	Reason												
Index of Policies, Figures and Tables														
6 Pages in from Title Page	<table border="1"> <thead> <tr> <th data-bbox="521 363 846 403">Policy Number</th> <th data-bbox="846 363 1171 403">Policy Name</th> <th data-bbox="1171 363 1424 403">Page Number</th> </tr> </thead> <tbody> <tr> <td data-bbox="521 403 846 480">Policy SS18</td> <td data-bbox="846 403 1171 480">Station Yard, Wheldrake</td> <td data-bbox="1171 403 1424 480">62</td> </tr> <tr> <td data-bbox="521 480 846 557">Policy SS19</td> <td data-bbox="846 480 1171 557">Queen Elizabeth Barracks Strensall</td> <td data-bbox="1171 480 1424 557">63</td> </tr> <tr> <td data-bbox="521 557 846 632">Policy SS20</td> <td data-bbox="846 557 1171 632">Imphal Barracks, Fulford Road</td> <td data-bbox="1171 557 1424 632">67</td> </tr> </tbody> </table>	Policy Number	Policy Name	Page Number	Policy SS18	Station Yard, Wheldrake	62	Policy SS19	Queen Elizabeth Barracks Strensall	63	Policy SS20	Imphal Barracks, Fulford Road	67	Reference to ST35 removed following removal of policy SS19/ Site Allocation ST35.
Policy Number	Policy Name	Page Number												
Policy SS18	Station Yard, Wheldrake	62												
Policy SS19	Queen Elizabeth Barracks Strensall	63												
Policy SS20	Imphal Barracks, Fulford Road	67												
Section 3: Spatial Strategy														
Policy SS10: Land North of Monks Cross Item No. X Page 49	x. Demonstrate that all transport issues have been addressed, in consultation with the Council and Highways England, as necessary, to ensure sustainable transport provision at the site is achievable. The site will exacerbate congestion in the area, particularly at peak times given its scale and the capacity of the existing road network. The impacts of the site individually and cumulatively with sites ST7, ST9, and ST14 and ST35 should be addressed.	Reference to ST35 removed following removal of policy SS19/ Site Allocation ST35 from the plan.												
Policy SS12: Land West of Wigginton Road Item No. VII Page 53	vii. Demonstrate that all transport issues have been addressed, in consultation with the Council as necessary, to ensure sustainable transport provision at the site is achievable. The impacts of the site individually and cumulatively with site's ST7, ST8, ST9, and ST15 and ST35 should be addressed.	Reference to ST35 removed following removal of policy SS19/ Site Allocation ST35 from the plan.												
Policy SS13: Land West of Elvington Lane	xi. Demonstrate that all transport issues have been addressed, in consultation with the Council and Highways England as necessary, to ensure sustainable transport provision at the	Reference to ST35 removed following removal of policy SS19/ Site Allocation ST35 from the plan.												

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<p>Item No. XI</p>	<p>site is achievable. The impacts of the site individually and cumulatively with site’s ST7, ST8, ST9, ST14, ST27, ST35 and ST36 should be addressed.</p>										
<p>Policy SS19: Queen Elizabeth Barracks, Strensall</p> <p>Pages 63-65</p>	<p>Remove entire policy</p>	<p>Site removed following the outcomes of the Habitat Regulations Assessment (Feb 2019), which has not been able to rule out adverse effects on the integrity of Strensall Common Special Area of Conservation (SAC).</p>									
<p>Policy SS19: Queen Elizabeth Barracks, Strensall</p> <p>Explanation</p> <p>Pages 65-67</p>	<p>Remove entire explanatory justification.</p>										
<p>Section 4: Economy and Retail</p>											
<p>Policy EC1: Employment Allocations</p> <p>Allocation E18 and associated footnote</p> <p>Page 76</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: black; color: white;"> <th style="text-align: center;">Site</th> <th style="text-align: center;">Floorspace</th> <th style="text-align: center;">Suitable Employment uses</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">E18: Towthorpe Lines, Strensall (4ha)*</td> <td style="padding: 5px; text-align: center;">13,200sqm</td> <td style="padding: 5px;">B1c, B2 and B8 uses.</td> </tr> <tr> <td colspan="3" style="padding: 5px;"> <p>* Policy SS19 points i. – ii. apply to this allocation in relation to assessing and mitigating impacts on Strensall Common SAC and Given the site’s proximity to Strensall Common SAC (see explanatory text), this site must also take account of Policy GI2.</p> </td> </tr> </tbody> </table>	Site	Floorspace	Suitable Employment uses	E18: Towthorpe Lines, Strensall (4ha)*	13,200sqm	B1c, B2 and B8 uses.	<p>* Policy SS19 points i. – ii. apply to this allocation in relation to assessing and mitigating impacts on Strensall Common SAC and Given the site’s proximity to Strensall Common SAC (see explanatory text), this site must also take account of Policy GI2.</p>			<p>Modification to associated footnote to refer to Policy GI2 (set out in CD003 - Modifications schedule to 25th May 2018) following removal of policy SS19/ Site Allocation ST35.</p>
Site	Floorspace	Suitable Employment uses									
E18: Towthorpe Lines, Strensall (4ha)*	13,200sqm	B1c, B2 and B8 uses.									
<p>* Policy SS19 points i. – ii. apply to this allocation in relation to assessing and mitigating impacts on Strensall Common SAC and Given the site’s proximity to Strensall Common SAC (see explanatory text), this site must also take account of Policy GI2.</p>											

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<p>Policy EC1: Employment Allocations</p> <p>Explanatory text</p> <p>Page 77</p>	<p><u>The location of allocation E18 adjacent to Strensall Common SAC means that a comprehensive evidence base to understand the potential impacts on biodiversity from further development is required. Strensall Common is designated for it's heathland habitats but also has biodiversity value above its listed features in the SSSI/SAC designations that will need to be fully considered. Although the common is already under intense recreational pressure, there are birds of conservation concern amongst other species and habitats which could be harmed by the intensification of disturbance. In addition, the heathland habitat is vulnerable to changes in the hydrological regime and air quality, which needs to be explored in detail. The mitigation hierarchy should be used to identify the measures required to first avoid impacts, then to mitigate unavoidable impacts or compensate for any unavoidable residual impacts, and be implemented in the masterplanning approach. Potential access points into the planned development also need to consider impacts on Strensall Common.</u></p>	<p>New explanatory text to ensure that allocation E18 is considered in relation to Strensall Common SAC.</p>										
<p>Section 5: Housing</p>												
<p>Policy H1: Housing Allocations</p> <p>Allocation H59 and associated footnote</p> <p>Page 93</p>	<table border="1"> <thead> <tr> <th data-bbox="521 1035 719 1145">Allocation Reference</th> <th data-bbox="719 1035 920 1145">Site Name</th> <th data-bbox="920 1035 1025 1145">Site Size (ha)</th> <th data-bbox="1025 1035 1227 1145">Estimated Yield (Dwellings)</th> <th data-bbox="1227 1035 1424 1145">Estimated Phasing</th> </tr> </thead> <tbody> <tr> <td data-bbox="521 1145 719 1366">H59**/**</td> <td data-bbox="719 1145 920 1366">Queen Elizabeth Barracks – Howard Road, Strensall</td> <td data-bbox="920 1145 1025 1366">1.34</td> <td data-bbox="1025 1145 1227 1366">45</td> <td data-bbox="1227 1145 1424 1366">Medium to Long Term (Years 6-15)</td> </tr> </tbody> </table>	Allocation Reference	Site Name	Site Size (ha)	Estimated Yield (Dwellings)	Estimated Phasing	H59**/**	Queen Elizabeth Barracks – Howard Road, Strensall	1.34	45	Medium to Long Term (Years 6-15)	<p>Site removed following the outcomes of the Habitat Regulations Assessment (Feb 2019), which has not been able to rule out adverse effects on the integrity of Strensall Common Special Area of Conservation (SAC).</p> <p>Removal of associated footnote (set out in CD003 - Modifications schedule to 25th May 2018) following removal of policy</p>
Allocation Reference	Site Name	Site Size (ha)	Estimated Yield (Dwellings)	Estimated Phasing								
H59**/**	Queen Elizabeth Barracks – Howard Road, Strensall	1.34	45	Medium to Long Term (Years 6-15)								

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	<p>*** Policy SS19 points i. – ii. apply to this allocation in relation to assessing and mitigating impacts on Strensall Common SAC and must also take account of Policy G12.</p>	<p>SS19/ Site Allocation ST35.</p>										
<p>Policy H1: Housing Allocations Allocation ST35 Page 94</p>	<table border="1"> <thead> <tr> <th>Allocation Reference</th> <th>Site Name</th> <th>Site Size (ha)</th> <th>Estimated Yield (Dwellings)</th> <th>Estimated Phasing</th> </tr> </thead> <tbody> <tr> <td>ST35** Queen Elizabeth</td> <td>Barracks, Strensall</td> <td>28.8</td> <td>500</td> <td>Medium to Long Term (Years 6-15)</td> </tr> </tbody> </table>	Allocation Reference	Site Name	Site Size (ha)	Estimated Yield (Dwellings)	Estimated Phasing	ST35** Queen Elizabeth	Barracks, Strensall	28.8	500	Medium to Long Term (Years 6-15)	<p>Site removed following the outcomes of the Habitat Regulations Assessment (Feb 2019), which has not been able to rule out adverse effects on the integrity of Strensall Common Special Area of Conservation (SAC).</p>
Allocation Reference	Site Name	Site Size (ha)	Estimated Yield (Dwellings)	Estimated Phasing								
ST35** Queen Elizabeth	Barracks, Strensall	28.8	500	Medium to Long Term (Years 6-15)								
<p>Section 9: Green Infrastructure</p>												
<p>Policy G12: Biodiversity and Access to Nature Page 166</p>	<p>In order to conserve and enhance York’s biodiversity, any development should where appropriate:</p> <p><u>i. determine if they are likely to have a significant effect on an International Site in the context of the statutory protection which is afforded to the site.</u></p> <p><u>ii. demonstrate that proposals will not have an adverse effect on a National Site (alone or in combination). Where adverse impacts occur, development will not normally be permitted, except where the benefits of development in that location clearly outweigh both the impact on the site and any broader impacts on the wider network of National Sites.</u></p> <p><u>iii. demonstrate that where loss or harm to a National site cannot be prevented or adequately mitigated,</u></p>	<p>Policy amended to include reference to internationally and nationally designated nature conservation sites and how they will be considered through the planning process following Natural England’s response to the Regulation 19 consultation.</p>										

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	<p><u>as a last resort, provide compensation for the loss/harm. Development will be refused if loss or significant harm cannot be prevented, adequately mitigated against or compensated for.</u></p> <p><u>i- iv.</u> avoid loss or significant harm to Sites of Importance for Nature Conservation (SINCs) <u>and Local Nature Reserves (LNRs)</u>, whether directly or indirectly. Where it can be demonstrated that there is a need for the development in that location and the benefit outweighs the loss or harm the impacts must be adequately mitigated against, or compensated for as a last resort;</p> <p><u>ii- v.</u> ensure the retention, enhancement and appropriate management of features of geological, or biological interest, and further the aims of the current Biodiversity Audit and Local Biodiversity Action Plan;</p> <p><u>iii- vi.</u> 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;</p> <p><u>iv- vii.</u> result in net gain to, and help to improve, biodiversity;</p> <p><u>v- viii.</u> enhance accessibility to York's biodiversity resource where this would not compromise their ecological value, affect sensitive sites or be detrimental to drainage systems;</p> <p><u>vi- ix.</u> 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;</p> <p><u>vii- x.</u> maintain water quality in the River Ouse, River Foss and River Derwent to protect the aquatic environment, the interface between land and river, and continue to</p>	
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	<p>provide a viable route for migrating fish. New development within the catchments of these rivers will be permitted only where sufficient capacity is available at the appropriate wastewater treatment works. Where no wastewater disposal capacity exists, development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the River Derwent, Lower Derwent Valley and Humber Estuary European Sites;</p> <p>viii.xi. maintain and enhance the diversity of York's Strays for wildlife; and</p> <p>ix. xii. ensure there is no detrimental impact to the environmental sensitivity and significant Lower Derwent Valley and its adjacent functionally connected land which whilst not designated, are ultimately important to the function of this important site.</p>	
<p>Policy GI6: New Open Space Provision</p> <p>Page 172</p>	<p>Indicative new significant areas of open space have been identified in connection with the following strategic sites, as shown on the proposals map:</p> <ul style="list-style-type: none"> • OS7: Land at Minster Way at ST7 • OS8: New Parkland to the East of ST8 • OS9: New Recreation and Sports Provision to the south of ST9 • OS10: New Area for Nature Conservation on land to the South of A64 in association with ST15 • OS11: Land to the East of ST31 • OS12: Land to the East of ST35 	<p>Removal of indicative open space associated with Policy SS19 and allocations ST35/H59, which are removed following the outcomes of the Habitat Regulations Assessment (Feb 2019), which has not been able to rule out adverse effects on the integrity of Strensall Common Special Area of Conservation (SAC).</p>

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Section 14: Transport		
Policy T7: Minimising and Accommodating Generated Trips Page 225	See also Policy T1, SS4, SS9 to SS13, SS15, SS17, SS19 , SS20, SS22 and ENV1	Reference to SS19 removed following removal of policy SS19/ Site Allocation ST35 from the plan..
Section 15: Delivery and Monitoring		
Table 15.2: Delivery and Monitoring Section 3: Spatial Strategy Page 243	<ul style="list-style-type: none"> - SS17: Hungate - SS18: Station Yard, Wheldrake - SS19: Queen Elizabeth Barracks, Strensall - SS20: Imphal Barracks, Fulford Road 	Reference to SS19 removed following removal of policy SS19/ Site Allocation ST35 from the plan.
Table 15.2: Delivery and Monitoring Section 9: Green Infrastructure Page 255	<p>New Target:</p> <ul style="list-style-type: none"> • <u>No adverse increase in recreational pressure on Strensall Common SAC, Lower Derwent Valley SPA and Skipwith Common SAC.</u> <p>New indicator:</p> <ul style="list-style-type: none"> • <u>Change in visitor numbers at and condition of Strensall Common SAC, Lower Derwent Valley SAC and Skipwith Common SAC</u> 	Additional target and indicator to respond to requirements for monitoring and review of recreational pressure at European designated nature conservation sites as a result of development in the plan.