

Consultee	Comment	Response (See Appendix 2)
English Heritage	<p>Clarify the range of situations where a Heritage Statement would be required – particularly for unlisted historic buildings.</p> <p>Support the use of up-to-date Conservation Area Appraisals.</p> <p>Include a requirement for justification in support of proposals for demolition in a Conservation Area and for works to a Listed Building.</p> <p>Possibly include a more extensive checklist for the contents of a Heritage Statement in different circumstances.</p>	<p>Change made to requirements for Heritage Statements on Page 16 and definition on Page 47.</p> <p>Noted.</p> <p>Change made to requirements for Heritage Statements on Pages 22 and 25</p> <p>Not practical, but specific advice can be provided by the Development Management Team on a case-by-case basis.</p>
Environment Agency	<p>Require applicants to clearly identify where proposed changes have been made (para. 2.9).</p> <p>Location plans should be clearer and include identifying features/grid references.</p> <p>Reference should be made to the Agency’s Flood Maps and Standing Advice available from their website.</p> <p>Reference should be included to the need for non-mains drainage assessments as required by Circular 3/99.</p> <p>Include reference to requirements of PPS23 in relation to land contamination assessments.</p> <p>Include reference to “sustainability” in Planning</p>	<p>Change made to paragraph 2.10(page 4).</p> <p>This is already addressed – see definition on Page 39</p> <p>Changes made to requirements for Flood Risk Assessments on Pages 9 and15.</p> <p>Reference included at Page 16.</p> <p>Further explanation of requirements included at Page 17.</p> <p>References included at Pages 19 and 50.</p>

	<p>Statements.</p> <p>Include requirement for air quality assessments addressing risks posed by bio-aerosols where commercial composting proposed in agricultural notification applications.</p>	<p>This would not be a material consideration for a prior notification application. In any event, commercial composting is likely to require full planning permission.</p>
Yorkshire Water	<p>Include reference to possible need for Flood Risk Assessments in areas vulnerable to non-fluvial flooding.</p> <p>Support the requirements for Foul Sewerage and Utilities Statements</p>	<p>Reference included at Page 45</p> <p>Noted.</p>
Yorkshire and Humber Assembly	<p>Include requirement for grid references to be provided with location plans.</p> <p>Support the use of Affordable Housing Statements.</p> <p>Include requirement for minimum parking standards contained in the RSS.</p> <p>Include requirement for additional information about on-site generation of renewable energy; sustainable building codes; structural surveys and recording of housing exceptions sites.</p> <p>Include requirement for Site Waste Management Plan for large scale developments.</p>	<p>The location of major development sites should be clear without this requirement.</p> <p>Noted.</p> <p>Not appropriate for validation of applications, but may be a material consideration.</p> <p>Not appropriate requirements for validation of applications, but may be material considerations.</p> <p>The nature of developments in this area does not merit this requirement.</p>
Natural England	<p>Expand the information about the need for Biodiversity and Geological Surveys to meet statutory and legal requirements with improved explanations about the scale and standard of information needed.</p>	<p>Changes made to Pages 7/8 and 13/14.</p>

<p>Yorkshire Wildlife Trust</p>	<p>Expand the information about the need for Biodiversity and Geological Surveys to meet statutory and legal requirements with improved explanations about the scale and standard of information needed.</p> <p>Omit reference to Yorkshire Wildlife Trust in requirements for Hedgerow Removal Notices – the Trust does not have the capacity to comment on each individual case.</p> <p>Include requirement for biodiversity assessments with agricultural prior notification applications.</p> <p>Include requirement for evidence from Natural England and Yorkshire Wildlife Trust to support applications to remove/vary conditions relating to biodiversity, etc.</p> <p>Include requirement for evidence to demonstrate that proposed tree works will not harm protected species.</p>	<p>Changes made to Pages 7/8 and 13/14.</p> <p>Change made to Page 35.</p> <p>This would not be a material consideration for a prior notification application.</p> <p>Change made to Page 37.</p> <p>Not a material consideration in these cases but this is covered by other legislation.</p>
<p>Ecologist</p>	<p>Include reference to Natural England at para. 2.3.</p> <p>Expand the information about the need for Biodiversity and Geological Surveys to meet statutory and legal requirements with improved explanations about the scale and standard of information needed.</p>	<p>Change made.</p> <p>Changes made to Pages 7/8 and 13/14</p>
<p>North Yorkshire Bat Group</p>	<p>Welcome the proposals for more extensive and consistent information relating to bat (and other protected species) surveys.</p> <p>Include requirement for bat survey in support of prior</p>	<p>Noted.</p> <p>Not a material consideration in these cases</p>

	<p>notification applications for proposed demolition.</p> <p>Include reference to advise applicants that bat survey work is seasonal and may therefore cause delays.</p>	<p>but this is covered by other legislation.</p> <p>Change made to Page 44.</p>
Police Architectural Liaison Officer	<p>Supports the initiative and finds the document clear and easy to follow.</p> <p>Crime prevention and security is an important element of a good Design and Access Statement.</p>	<p>Noted.</p> <p>Change made to Page 42.</p>
Conservation Area Advisory Panel	<p>The panel wished to make sure that the checklist fully represented requirements in respect of Conservation Area Consent (e.g. justification & other PPG15 requirements) and other similar matters. Felt it should be expanded to include the wording of the definition in section 4.</p> <p>For listed buildings information should also be provided about how it is proposed to protect, preserve or restore surviving historic fabric of a listed building, and details of methods and materials to be employed</p> <p>Welcome the clear specification of the number and type of explanatory drawings and other information it is expected</p>	<p>Changes made to Page 22/23</p> <p>Changes made to Page 25</p>
Archaeologist	<p>Clarify the range of situations where a Heritage Statement would be required and the types of information needed.</p> <p>The document requires some tightening up to emphasise the statutory Areas of Archaeological Importance in York and the fact that an</p>	<p>Change made to requirements for Heritage Statements on Page 14 and definition on Page 42.</p> <p>Changes made on Page 47,</p>

	archaeological evaluation may be needed in order to support a Heritage Statement	
--	--	--