

Appendix – Main Modifications

The main modifications below are expressed either in the form of ~~striketrough~~ for deletions and underlined for additions of text, or by specifying the modification in words.

Please note: although the main modifications are listed in number order, it is not a complete sequence – there are many numbers missing. This is because, for convenience, the modification reference numbers used by the Council during the examination have been retained, but not all of those are main modifications recommended in the report and as such those are not included here.

Ref.	Policy/ paragraph	Main modification
AM1	Various	Amend all references in policies and supporting text: ' <u>Comprehensive Regional Sustainable Drainage Systems</u> '
AM5	Policy AD1	Modify Policy AD1 by amending the geographic illustration of the plan on the Policies Map through the removal of seven AD1 sites, as shown on the revised Policies Map submitted during the examination.
AM6	ALD-A (c) & 3.4	Add new criterion to policy: ' <u>c. Avoid any built development in the area of the site that is within Flood Zone 3a.</u> ' Add supporting text: '...Additional landscaping will also be required to the western boundary which will help to soften the impact of the development and integrate it into the surrounding landscape. <u>In addition, the northern part of the site is located in an area of high flood risk (Flood Zone 3a) where no built development should take place. Water compatible uses, such as the public open space provided as part of the development, should be located in this area.</u> '
AM7	3.4	Amend text:

Ref.	Policy/ paragraph	Main modification
	(ALD-A supporting text)	'...It adjoins the Conservation Area for Aldbrough and proposals will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Aldbrough Conservation Area Appraisal.</u> have regard to its character, appearance and setting. The site has an....'
AM8	ALD-B(b) & 3.5	<p>Amend policy:</p> <p>'b. Retain and re-use the existing agricultural buildings on the North Street frontage; and....'</p> <p>Amend supporting text:</p> <p>'... result in improvements to residential amenity in the wider area. However, the existing buildings that front onto North Street make an important contribution to the Conservation Area, and should be retained and incorporated as part of the development on this site. The remainder of As the site adjoins the Conservation Area, and proposals will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area, and it will be important to retain a built frontage along North Street as part of the design of the development. Further guidance on this is provided in the Aldbrough Conservation Area Appraisal.</u>have regard to its character, appearance and setting. Removal of the other existing....'</p>
AM9	3.6 (ALD-C supporting text)	<p>Amend text:</p> <p>'...As it lies within the Conservation Area, proposals must <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area.</u> have regard to its character and appearance.This could be through keeping the southern part of the site open, which would help to protect the parkland setting at the entrance of the Conservation Area. Further guidance on this is <u>provided in the Aldbrough Conservation Area Appraisal.</u> In particular, the mature trees fronting Hull Road....'</p>
AM10	3.7	Amend text:

Ref.	Policy/ paragraph	Main modification
	(ALD-D supporting text)	'...It adjoins the Conservation Area for Aldbrough and proposals will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Aldbrough Conservation Area Appraisal.</u> have regard to its character, appearance and setting. The existing trees....'
AM12	AWK-B, AWK-C, AWK-D, AWK-F, AWK-G, AWK-I.	<p>Add additional criterion to each policy:</p> <p>x. <u>Demonstrate through the submission of a Hydrogeological Risk Assessment that the development will not cause unacceptable adverse harm to the water source.</u></p> <p>Add additional supporting text to each policy:</p> <p><u>'The site is located/partially located within a groundwater Source Protection Zone 1 (inner zone). Proposals will need to demonstrate that development will not compromise the integrity of the groundwater source, with particular attention to the construction phase of development and the proposals for foul and surface water management. A hydrogeological risk assessment is required to understand the groundwater conditions of the area and calculate the risk of pollution. Schemes will only be permitted if they are designed in a manner that will reduce the pollution risk to an acceptable level. Non-mains foul drainage may prove to be unsuitable in some instances.</u></p> <p><u>The hydrogeological risk assessment should also be used to develop relevant mitigation measures to protect the groundwater source during the site's construction and through the development of the site, which will need to be agreed with the Environment Agency. A detailed monitoring and management plan for the construction phases of development may also be required. Should the hydrogeological risk assessment demonstrate that groundwater is particularly vulnerable on parts of the site (e.g. due to the absence of clay cover), to the extent that the risks cannot be satisfactorily mitigated, it may be necessary for development to be avoided in these areas.'</u></p>
AM13	AWK-C (b) &	Delete criterion of policy:

Ref.	Policy/ paragraph	Main modification
	4.9	<p>b. Direct public open space towards the area of the site that is within Flood Zone 3a.</p> <p>Delete part of the supporting text:</p> <p>'... This site has an indicative capacity of 249 dwellings. In order to minimise any potential risk of flooding to new dwellings, some of the required outdoor play and amenity space should be located in the southern part of the site within an area of high flood risk (Flood Zone 3a).'</p>
AM14	4.12 (AWK-E supporting text)	<p>Amend text:</p> <p>'...The site has an indicative capacity of 30 dwellings which reflects the need to have <u>special</u> regard to the <u>desirability of preserving the setting of the listed building and the features of special or architectural interest which it possesses.</u> character and setting of the listed buildings adjacent to the site.'</p>
AM15	AWK-G & 4.16	<p>Amend text of policy:</p> <p>b. <u>Avoid any built development in</u> Direct public open space towards the area of the site that is within Flood Zone 3a.</p> <p>Amend supporting text:</p> <p>'...In order to minimise the potential risk of flooding to new dwellings, <u>no built development</u> the outdoor playing and amenity space required as part of the development should be located in the eastern parts of the site that <u>are</u> is within an area of high flood risk (Flood Zone 3a). <u>Water compatible uses, such as the public open space provided as part of the development, should be located in this area.'</u></p>
AM16	4.20	Amend text:

Ref.	Policy/ paragraph	Main modification
	(AWK-H supporting text)	'... Proposals should ensure that they <u>have special regard to the desirability of preserving the setting of the Listed Building and the features of architectural or historic interest it possesses</u> do not have an adverse impact on the character or setting of this heritage asset. In addition, the trees...'
AM18	BEE-C & 5.9	<p>Amend text of policy:</p> <p>'c. Direct public open space towards the<u>Avoid any built development in the area of the site that is within Flood Zone 3a.</u>'</p> <p>Amend supporting text:</p> <p>'...Development will also need to make provisions for the flood risk associated with the Braemar Drain watercourse, which runs along the southern boundary of the site. This will include measures such as <u>avoiding any built development and locating water compatible uses</u>, for example amenity open space and residential gardens, to the south of the site which is in the area of high flood risk (Flood Zone 3a). The potential risk of contamination...'</p>
AM19	5.8 (BEE-C supporting text)	<p>Amend text:</p> <p>'...Development proposals <u>must have special regard to the desirability of preserving the listed building, its setting and features of special architectural or historic interest it possesses.</u> Proposals will be required to retain and reuse the traditional...'</p>
AM21	New site (BEE-D)	<p>Add new policy:</p> <p><u>'BEE-D – Land East of Glebe Gardens (0.46ha)</u> <u>This site is allocated for housing development.</u></p>

Ref.	Policy/ paragraph	Main modification
		<p>Add supporting text:</p> <p><u>'The site, which has an indicative capacity of 5 dwellings, is bounded by development on two sides with land to the south benefiting from permission for housing development. It provides a logical site for rounding off the settlement without intruding into the open countryside. Vehicular access is expected to be from the development land to the south. The capacity of the site reflects the need to minimise any impact on the setting of St Leonards Church to the north-west.'</u></p> <p>Add the geographic illustration of the policy to the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM22	6.4	<p>Amend text:</p> <p>'...Taking into account the number of existing commitments and the number of completed plots in the settlement since the start of the Plan period (347 dwellings), the Plan allocates thirteen<u>twelve</u> sites for housing development. The <i>Employment Land Review</i> identified a continued requirement for additional employment land, which will be met through one employment and one<u>two</u> mixed use allocations within Beverley. The <i>East Riding Town Centres and Retail Study</i> identifies that there is a future need for 10,200<u>4,900</u>m² to 20,500<u>9,800</u>m² of new retail floorspace in the town, which will be met by a combination of draft retail and mixed use allocations....'</p>
AM23	6.12 (BEV-D supporting text)	<p>Amend text:</p> <p>'This site is previously developed land which is reasonably well related to the existing settlement pattern of the town, and has good links to the centre...retain the tree belt. As the site is adjacent to within the Conservation Area <u>and any scheme will need to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Beverley (North Bar Without) Conservation Area Appraisal.</u> have regard to its character and appearance. Opportunities may exist...'</p>

Ref.	Policy/ paragraph	Main modification
AM24	6.14 (BEV-E supporting text)	<p>Amend text:</p> <p>'...Any proposed development will be expected to make provision for the retention and incorporation of these, and any other suitable, buildings into the final scheme and have <u>special</u> regard to their setting. The site lies within the Beverley Conservation Area and proposals will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area.</u> <u>Guidance on this is provided in the Beverley (Westwood) Conservation Area Appraisal.</u> have regard to its character and appearance. It is also adjacent to...'</p>
AM25	New paragraph (BEV-F supporting text)	<p>Add additional supporting text to policy:</p> <p><u>'As the site is within Flood Zone 3a, proposals will need to consider specific mitigation measures and the recommendations set out in the Level 1 Strategic Flood Risk Assessment (SFRA) or updated evidence. Finished floor levels will need to be set at 600mm above average site level or adjacent road frontage level, whichever is higher, plus an additional 300mm flood proofing. Access and egress routes must be designed to meet Environment Agency defined criteria and separate dwellings will not be allowed at basement levels. In accordance with Policy ENV6 of the Strategy Document, the proposed development should not result in an increase in maximum flood levels within adjoining properties and SuDS should be provided unless it can be demonstrated that they are not practicable.'</u></p>
AM26	BEV-G and 6.17	<p>Delete policy and supporting text:</p> <p>'Policy BEV-G – Land off Kitchen Lane (0.28ha) This site is allocated for housing development. Proposals will be required to: a. Retain trees within and around the site wherever possible.'</p> <p>'6.17 This is a relatively small site within the existing built up area of the town, and has good pedestrian and cycle links through to the town centre along Kitchen Lane. It is the remaining part of a</p>

Ref.	Policy/ paragraph	Main modification
		<p>previous allocation in the Beverley Borough Local Plan and is still suitable for development. The site has an indicative capacity of 10 dwellings based on its area, and would ideally need to be accessed through the adjacent Keldgate Bar development site to the north.'</p> <p>Delete the geographic illustration of the policy from the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM27	6.18 (BEV-H supporting text)	<p>Amend text:</p> <p>'...The site adjoins the Beverley Conservation Area and proposals will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Beverley (Flemingate Beckside) Conservation Area Appraisal.</u> have regard to its character, appearance and setting.'</p>
AM28	BEV-J (b) & 6.21	<p>Amend text of policy:</p> <p>'b. <u>Avoid any built development in</u> Direct public open space towards the area of the site that is within Flood Zone 3a.'</p> <p>Amend supporting text:</p> <p>'The central part of the site lies within an area of high flood risk (Flood Zone 3a) <u>where built development must be avoided</u>. There is an opportunity to locate significant amounts of outdoor play and amenity planting areas within this area of the site. This would maximise the development potential of the whole site, as well as helping to protect and enhance long distance views of the Minster from the southern approaches to the town. In addition...'</p>
AM29	BEV-J (c)	<p>Amend text:</p> <p>'c. Provide a spine road <u>connection</u> through the site linking Woodmansey Mile and Lincoln Way;'</p>

Ref.	Policy/ paragraph	Main modification
AM30	BEV-J (g) and 6.23	<p>Amend text:</p> <p>'g. Incorporate <u>comprehensive regional</u> sustainable drainage systems linked in with sites BEV-K, BEV-L and BEV-R;</p> <p>Amend supporting text:</p> <p>'Due to the large size of the allocation, and proximity to other large allocations, proposals should, alongside BEV-K, BEV-L and BEV-R, develop a <u>comprehensive regional</u> SuDS drainage plan for the site. This should show how the proposed SuDS system would integrate with these other site allocations. SuDS should move...'</p>
AM31	BEV-K (c) and 6.26	<p>Amend text:</p> <p>'c. Incorporate <u>comprehensive regional</u> sustainable drainage systems linked in with sites BEV-J, BEV-L and BEV-R'</p> <p>Amend supporting text:</p> <p>'Due to the large size of the allocation, and proximity to other large allocations, proposals should, alongside BEV-J, BEV-L and BEV-R, develop a <u>comprehensive regional</u> SuDS drainage plan for the site. This should show how the proposed SuDS system would integrate with these other site allocations. SuDS should move...'</p>
AM32	6.25 (BEV-K supporting text)	<p>Amend text:</p> <p>'The site, which has an indicative capacity of 813764 dwellings, forms the smaller of two major housing allocations...Whilst residential development will be the predominant use on the site, there will also be an element of employment development (approximately 46 hectares) and an area of</p>

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AM33	BEV-L & 6.29	<p>outdoor playing space (approximately 1 hectare)....'</p> <p>Delete criterion:</p> <p>b. Incorporate regional sustainable drainage systems linked in with sites BEV-J, BEV-K and BEV-R.</p> <p>Amend supporting text:</p> <p>'6.29 Due to the proximity of the site to other large allocations proposals should, alongside BEV-J, BEV-K and BEV-R, develop a regional SuDS drainage plan for the site. SuDS should move water east to west along the natural gradient and drain surface water at a controlled rate back into the Internal Drainage Board's system. Advice is available from the Council's Flood and Coastal Erosion Risk Management Team on SuDS requirements.'</p>
AM34	BEV-N & 6.32	<p>Add new criteria to policy:</p> <p>'The site is allocated for mixed uses including <u>comparison</u> retail and housing development. Proposals will be required to:</p> <p>a. <u>Deliver a maximum, in combination with BEV-P, of 9,800m² (gross) comparison retail floorspace by 2029, with no additional floorspace required prior to 2021;</u>'</p> <p>Amend supporting text:</p> <p><u>'...The site is located within the Town Centre boundary for Beverley and will contribute towards meeting the overall requirement of up to 20,500-9,800m² for the town by 2029. Other Town Centre uses, such as offices and leisure uses, may also be appropriate as part of a mixed use scheme.'</u></p>
AM35	6.32 (BEV-N supporting text)	<p>Amend text</p> <p><u>'...In order to <u>preserve or</u> enhance the character <u>or and</u> appearance of the Conservation Area, <u>which the site is located within,</u> opportunities for creating and maintaining views of the Minster both across</u></p>

Ref.	Policy/ paragraph	Main modification
		the site from the town and from within the site itself must be maximised. <u>Further guidance is provided in the Beverley (Minster) and Beverley (Guildhall) Conservation Area Appraisals.</u> Taking account of the...'
AM36	BEV-O (b) & 6.33	<p>Amend text of policy:</p> <p>'b. <u>Pay special attention</u> Have regard to the historic and/or architectural character and setting of the Listed Buildings and Scheduled Monument within and surrounding the site;'</p> <p>Amend supporting text:</p> <p>'...Development on this site will need to have regard to <u>pay special attention to preserving or enhancing</u> the elements that contribute to the significance of these features, and ensure that they are not adversely affected by the proposals. It also offers...'</p>
AM37	BEV-P	<p>Amend text and add new criteria to policy:</p> <p>'This site is allocated for <u>mixed use including comparison retail and employment development</u> use. Proposals will be required to:</p> <p><u>a. Deliver a maximum, in combination with BEV-N, of 9,800m² (gross) comparison retail floorspace by 2029, with no additional floorspace required prior to 2021;</u></p> <p><u>b. Any proposals for retail development shall be required to demonstrate that such development could not be suitably and viably delivered on BEV-N; ...'</u></p> <p>Amend supporting text:</p> <p>'Whilst the <i>Strategy Document</i> identifies that there is a significant need for new comparison retail floorspace within Beverley <u>over the plan period</u>, there are limited sites available in the Town Centre or in edge of centre locations...This site is well related to the existing core bus routes serving the town and can will contribute towards the overall retail requirement of up to 20,500 <u>9,800m²</u> for the town <u>by</u></p>

Ref.	Policy/ paragraph	Main modification
		<p>2029, albeit no floorspace capacity has been identified in the period to 2021. This is based upon the <u>Town Centres and Retail Study 2009 updated in 2013 and 2014. Further updates will undertaken and taken into account when this Plan is reviewed.</u> It is likely that the new retail floorspace will help to meet the need for retail development over the initial <u>latter</u> part of the plan period. <u>As the whole site is unlikely to be required to meet this retail floorspace requirement, employment generating (B use classes) development would be supported. This recognises that the site is suitably located within an existing industrial estate.'</u></p>
<p>AM38</p>	<p>BEV-R (a) & 6.42</p>	<p>Amend text of policy:</p> <p>'a. Incorporate <u>comprehensive regional</u> sustainable drainage systems linked in with sites BEV-J, BEV-K and BEV-L.'</p> <p>Amend supporting text:</p> <p>'Due to the large size of the allocation, and proximity to other large allocations, proposals should, alongside BEV-J, BEV-K and BEV-L, develop a <u>comprehensive regional</u> SuDS drainage plan for the site. This should show how the proposed SuDS system would integrate with these other site allocations. SuDS should move water east to west...'</p>
<p>AM39</p>	<p>8.6 (BDN-A supporting text)</p>	<p>Amend text:</p> <p>'...A small area of the site adjacent to Home Farm lies within the Conservation Area. Therefore, development should <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Brandesburton Conservation Area Appraisal</u> have regard to the character and appearance of the Conservation Area and its setting. Vehicular access is...'</p>
<p>AM41</p>	<p>9.18 (BRID-D)</p>	<p>Amend text:</p>

Ref.	Policy/ paragraph	Main modification
	supporting text)	'... Proposals on the rest of the site will need to ensure that they contribute to the setting of this Listed Building. and, as As the site is also located in the Bridlington Old Town Conservation Area, the redevelopment scheme will need to be designed <u>paying special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Bridlington Old Town Conservation Area Appraisal</u> having regard to the need to preserve and enhance the character and appearance of the Conservation Area. There are some valuable...'
AM42	BRID-E & 9.19-9.21	<p>Amend policy:</p> <p>'Policy BRID-E – Land North of Kingsgate (17.02ha)</p> <p>This site is allocated for housing development. Proposals will be required to:</p> <p><u>a. Prepare an odour impact assessment to guide the development of the site that must be submitted to and approved by the planning authority as part of a planning application;</u></p> <p><u>b. Ensure that no built development is located on any part of the site which results in an unacceptable impact on the amenity of future occupants, for example arising from malodour and noise, due to the proximity of the WWTW (BRID-I);</u></p> <p>ac. Provide a substantial landscaped buffer to the northwestern, southwestern <u>northern</u> and southeastern <u>western</u> boundaries;</p> <p>bd. Locate the majority of the open space provision to the south <u>western and south western part</u> edge of the site; and</p> <p>ee. Incorporate <u>comprehensive regional</u> sustainable drainage systems and ensure that surface water flood risks are satisfactorily investigated and addressed.'</p> <p>Amend text of paragraph 9.19:</p> <p>'This site, which is located on one of the main entrances to the town, would not involve intrusion into an area of particularly high quality landscape. It is situated with a main road and the railway line on two sides, with existing housing development to the northeast. There is also good access into the town centre from the public transport links along the A165. The site has an indicative capacity of 447</p>

Ref.	Policy/ paragraph	Main modification
		<p>dwellings.'</p> <p>Amend text of paragraph 9.20:</p> <p>'Development proposals will need to take account of the proximity of the <u>adjacent</u> waste water treatment works site <u>allocation</u> (BRID-I) to the southwest as well as the railway line running alongside the northwestern boundary. <u>The layout of any proposal will need to be informed by an odour assessment, with details to be agreed with the Local Planning Authority. It will be necessary for the assessment to demonstrate there would be no unacceptable impacts on residential amenity to future occupants of the site from potential sources of odour, notably any arising from the adjacent waste water treatment works (including BRID-I). In particular, this would need to take full account of odour arising from the adjacent waste water treatment works, as well as uses (cited in Part 16 of the General Permitted Development Order) that could take place on Yorkshire Water's operational land on BRID-I. It will be important that applicants engage with the Council's Public Protection Team to agree the assumptions and modelling techniques used to prepare the odour assessment. They will also be able to provide records of any existing odour complaints regarding the treatment works, which should be considered through the assessment.</u></p> <p>Appropriate structural planting along the railway boundary and the location of requisite outdoor play and amenity spaces, together with appropriate structural landscaping in the vicinity of the treatment works, will assist in mitigating the impact of these factors. These features will also help to minimise the intrusion of the built form and provide a buffer to the waste water treatment works, which will maximise the housing capacity that would be provided on the remainder of the site.'</p> <p>Add additional supporting text:</p> <p><u>'The site has an indicative capacity of 447 dwellings, which takes into account the need to provide a significant landscape buffer to the western edge of the site and the on-site provision of open space. This could increase to around 525 dwellings if it can be demonstrated, through the submission and agreement of the odour assessment, that the proximity to the WWTW would not result in an unacceptable impact on the amenity of occupants within any part of the allocation. In this instance the requirement to provide open space (i.e. outdoor sports facilities / playing pitches) and a</u></p>

Ref.	Policy/ paragraph	Main modification
		<p><u>substantial landscaped buffer could be accommodated off-site adjacent to the western boundary of the site. However, the provision of children's and amenity open space would still be expected to be integrated throughout the development.'</u></p> <p>Amend text of paragraph 9.21:</p> <p>'Due to the large size of the allocation, proposals should develop a <u>comprehensive regional</u> SuDS drainage plan for the site. Proposals will need to ensure that any issues associated with ponding of surface water on the site are satisfactorily investigated and addressed. <u>Areas for managing surface water could be located off-site to the west of the site and east of BRID-I. Advice is available from the Council's Flood and Coastal Erosion Risk Management Team on SuDS requirements.'</u></p>
AM43	BRID-F & 9.26	<p>Amend text and add new criteria to policy:</p> <p>'This site is allocated for <u>comparison</u> retail development. Proposals will be required to:</p> <p><u>a. Deliver a maximum, in combination with the Bridlington Town Centre Area Action Plan, of 36,700m² (gross) comparison retail floorspace;</u></p> <p><u>b. Demonstrate that development could not be suitably and viably delivered in the Town Centre</u>Demonstrate that it would not undermine implementation of the <i>Bridlington Town Centre Area Action Plan</i>; and...'</p> <p>Amend supporting text:</p> <p>'The <i>Bridlington Town Centre Area Action Plan (AAP)</i> was adopted in January 2013 and sets out a strategy for regenerating the town centre. It allocates a range of sites that will accommodate additional retail and leisure floorspace over the <i>AAP</i> period between 2010 and 2021. <u>This includes the provision of an additional 3,900m² convenience and 15,600m² comparison retail floorspace.</u></p> <p>This policy has been identified to meet the longer terms need for retail development in the town, which is set out in Policy S7 of the <i>Strategy Document</i>. This reflects the Local Plan period, which</p>

Ref.	Policy/ paragraph	Main modification
		<p><u>extends beyond that of the AAP, to 2028/29. It will, together with allocations in the AAP, meet the overall retail requirement of up to 3,800m² (gross) convenience and 36,700m² (gross) comparison retail floorspace. This is based on the Town Centres and Retail Study 2009 updated in 2013. Further updates will be taken into account when this Plan is reviewed.</u></p> <p><u>The full capacity for convenience retail floorspace will be met through allocations within the AAP. However, there will be a residual requirement for up to 21,100m² (gross) comparison retail floorspace to be provided on sites outside of the Town Centre. Therefore, in order to support the regeneration of the town centre it is essential to ensure that the development of this site would complement the implementation of the AAP through the provision of new comparison retail floorspace, as well as recognition that allocations within the AAP area are sequentially preferable for retail development. In addition, proposals should seek to ensure that any built form of development on the site does not impinge on, or close off, important views across the site to the Old Town and the Priory.'</u></p>
AM44	BRID-I (a) & 9.29	<p>Amend text of policy:</p> <p>'a. Provide additional landscaping to the southern and western<u>eastern</u> boundaries.'</p> <p>Amend supporting text:</p> <p>'Yorkshire Water has identified the need to implement a schemes to improve bathing water quality and to facilitate the replacement of existing equipment at the works, which are scheduled to have reached the end of their working life by the end of the plan period. The whole of this allocation was included within the planning permission for the original treatment works and Yorkshire Water's permitted development rights have been used for the temporary storage of vehicles, plant and machinery, and sewage sludge cake on the land, alongside other practices compatible with the use of the land as a large waste water treatment works.</p> <p><u>Yorkshire Water has identified the site as being necessary to ensure that the Waste Water Treatment</u></p>

Ref.	Policy/ paragraph	Main modification
		<p><u>Works (WWTW) could accommodate future needs with respect to compliance with any new water quality requirements or environmental requirements and/or to accommodate growth within the WWTW catchment. Planning permission would be required for development on the site that falls outside of the operations listed in Part 16 of the General Permitted Development Order. Additional landscaping will be required to the southern and western<u>eastern</u> boundaries in order to soften the impact of the development and integrate into the surrounding landscape.</u></p>
AM45	10.5 (BUB-A supporting text)	<p>Amend text:</p> <p>'...Mulberry House, which is adjacent to the northern boundary of the site, is a Grade II Listed Building. <u>It has an extensive decorative garden, which forms part of its setting.</u> and <u>Special regard must be had to preserving the building, its character and setting and any special or historical features when developing proposals for this site.</u></p>
AM47	BUB-D (a) & 10.8	<p>Delete criterion from policy:</p> <p>'a. Take place after the poultry farm on BUB-E has ceased operation; and'</p> <p>Amend supporting text:</p> <p>'... It presents an opportunity for infill frontage development that would maintain the linear character of the village, and has an indicative capacity of 8 dwellings. Development on this site must only take place once the poultry farm on the opposite side of the A163, which is allocated as site BUB-E, has ceased operation. This is to ensure that the residential amenity of the new dwellings on this site would not be adversely affected by the presence of the poultry farm. Additional landscaping to the northern boundary of the site...'</p>
AM48	BUB-E & 10.9	<p>Amend text of policy:</p> <p>'Policy BUB-E – Land <u>East of at Highfield Poultry Farm, Highfield Road Grove</u> (1.05ha) This site is allocated for housing development. Proposals will be required to:</p>

Ref.	Policy/ paragraph	Main modification
		<p>a. Remove the <u>former poultry</u> farm buildings on the eastern portion of the site; and...'</p> <p>Amend supporting text:</p> <p>'This site is currently in as as an agricultural field and <u>former poultry</u> farm, and has an indicative capacity of 12 dwellings. It adjoins existing residential development to the west and is bounded by the A163 to the north. Frontage residential development on the site will remove any adverse impacts that the existing former poultry farm has on the amenity of the surrounding area, and will also maintain the linear character of the village. The risk of contamination from the current previous use will need to be appropriately investigated...'</p>
AM49	11.4 (CHER-A supporting text)	<p>Amend text:</p> <p>'Development of the site would involve the removal of a number of large existing farm buildings, including a grain dryer. In addition, there are some older more traditional <u>brick and pantile</u> buildings that it would be desirable to retain and convert. The site is largely within the Cherry Burton Conservation Area and a redevelopment scheme <u>shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Cherry Burton Conservation Area Appraisal.</u> affords the opportunity to enhance this area of the village and improve the Conservation Area's character, appearance and setting.'</p>
AM50	CHER-B (b) & 11.7	<p>Amend text of policy:</p> <p>'b. <u>Avoid any built development in Direct public open space toward</u> the area of the site that is within Flood Zone 3a.'</p> <p>Amend supporting text:</p> <p>'Land adjacent to the North Drain, which runs to the north of the site, is identified within an area of high flood risk (Flood Zone 3a) <u>where no built development should take place. Water compatible uses,</u></p>

Ref.	Policy/ paragraph	Main modification
		such as In order to minimise the potential risk of flooding to new dwellings, the public open space provided as part of the development should be located within <u>this</u> the small part of the site that is at high flood risk.
AM51	11.6 (CHER-B supporting text)	Amend text: '...The Cherry Burton Conservation Area lies to the south and east of this site, and <u>special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Cherry Burton Conservation Area Appraisal.</u> so regard should be had to its character, appearance and setting.
AM52	12.5	Amend text: '...There are significant areas of high flood risk (Flood Zone 3a) and inner groundwater Source Protection Zones (SPZ1) around Cottingham, and built development has also been avoided in these areas...'
AM54	COT-A	Add new criterion to policy: 'a. Retain and enhance the existing belts of trees to the southern and eastern edges of the site and provide additional landscaping to the northern boundary; and b. Incorporate <u>comprehensive regional</u> sustainable drainage systems; and c. <u>Demonstrate through the submission of a Hydrogeological Risk Assessment that the development will not cause unacceptable adverse harm to the water source.</u> ' Add additional supporting text: ' <u>The site is located within a groundwater Source Protection Zone 1 (inner zone). Proposals will need to demonstrate that development will not compromise the integrity of the groundwater source, with particular attention to the construction phase of development and the proposals for foul and surface</u>

Ref.	Policy/ paragraph	Main modification
		<p><u>water management. A hydrogeological risk assessment is required to understand the groundwater conditions of the area and calculate the risk of pollution. Schemes will only be permitted if they are designed in a manner that will reduce the pollution risk to an acceptable level. Non-mains foul drainage may prove to be unsuitable in some instances.</u></p> <p><u>The hydrogeological risk assessment should also be used to develop relevant mitigation measures to protect the groundwater source during the site's construction and through the development of the site, which will need to be agreed with the Environment Agency. A detailed monitoring and management plan for the construction phases of development may also be required. Should the hydrogeological risk assessment demonstrate that groundwater is particularly vulnerable on parts of the site (e.g. due to the absence of clay cover), to the extent that the risks cannot be satisfactorily mitigated, it may be necessary for development to be avoided in these areas.'</u></p>
AM55	COT-B	<p>Delete policy and supporting text:</p> <p>Policy COT-B – Land West of Park Lane (1.68ha)</p> <p>This site is allocation for mixed uses including housing development and open space. Proposals will be required to:</p> <ul style="list-style-type: none"> a. Provide for the relocation of the existing playing fields onto the site to the east of Park Lane (COT-K) which must be implemented and available for use prior to the commencement of development; and b. Avoid any built form of development within any parts of the site that lie within the Source Protection Zone 1. <p>This site has reasonable connections to the town centre along Park Lane. It will help to link the Badgers Wood development to the main part of the settlement. The indicative capacity for the developable area of this site is 53 dwellings. Residential development may only take place on the part of the site that lies to the west of Park Lane. In order to facilitate this housing development, the existing playing fields on this part of the site must be relocated on to the land to the east of Park</p>

Ref.	Policy/ paragraph	Main modification
		<p>Lane. There is a group of Listed Buildings to the south of this site and development proposals should ensure that their character and setting is not harmed. A small area to the northeast of the residential portion of site also lies within the SPZ1 and any built development must avoid this area. The relocated open space area (COT-K) will be entirely within the SPZ1. Prior to development commencing on this site, replacement playing pitches must be provided and available for use on COT-K.</p> <p>Delete the geographic illustration of the policy from the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM56	COT-C (b) & 12.11	<p>Amend text of policy:</p> <p>'b. Avoid any built form of development within the eastern part of the site that lies within the Source Protection Zone 1 <u>Demonstrate through the submission of a Hydrogeological Risk Assessment that the development will not cause unacceptable adverse harm to the water source;</u>'</p> <p>Amend text of paragraph 12.11;</p> <p>'This allocation provides an opportunity for significant new development to take place outside the area of high flood risk (Flood Zone 3a) and the SPZ1. Existing housing development...'</p> <p>Add additional supporting text:</p> <p><u>'The site is located within a groundwater Source Protection Zone 1 (inner zone). Proposals will need to demonstrate that development will not compromise the integrity of the groundwater source, with particular attention to the construction phase of development and the proposals for foul and surface water management. A hydrogeological risk assessment is required to understand the groundwater conditions of the area and calculate the risk of pollution. Schemes will only be permitted if they are designed in a manner that will reduce the pollution risk to an acceptable level. Non-mains foul</u></p>

Ref.	Policy/ paragraph	Main modification
		<p><u>drainage may prove to be unsuitable in some instances.</u></p> <p><u>The hydrogeological risk assessment should also be used to develop relevant mitigation measures to protect the groundwater source during the site's construction and through the development of the site, which will need to be agreed with the Environment Agency. A detailed monitoring and management plan for the construction phases of development may also be required. Should the hydrogeological risk assessment demonstrate that groundwater is particularly vulnerable on parts of the site (e.g. due to the absence of clay cover), to the extent that the risks cannot be satisfactorily mitigated, it may be necessary for development to be avoided in these areas.'</u></p>
AM57	COT-D (b) & 12.15	<p>Amend text of policy:</p> <p>'COT-D - Ferens Hall, Northgate (3.86<u>2.26</u>ha)</p> <p>This site is allocated for housing development. Proposed will be required to:</p> <ol style="list-style-type: none"> a. Retain the important mature trees within the site; and b. Retain, as far as possible, the open parkland setting of the site; c. <u>Enhance the open space to the south of the site; and</u> d. <u>Demonstrate through the submission of a Hydrogeological Risk Assessment that the development will not cause unacceptable adverse harm to the water source.'</u> <p>Amend text of paragraph 12.15:</p> <p>'This site is <u>currently in use as a hall of residential for the University of Hull and</u> is very well located in terms of access to the town centre and other facilities.... The site has an indicative capacity of <u>96</u> 116 dwellings, as it may be appropriate for some higher density development.'</p> <p>Add additional supporting text:</p> <p><u>'The development of the site provides an opportunity to improve the open space to the immediate</u></p>

Ref.	Policy/ paragraph	Main modification
		<p><u>south of the site and make this publicly accessible. Therefore, proposals should set out how this open space will be improved or made accessible as a result of development.</u></p> <p><u>The site is located within a groundwater Source Protection Zone 1 (inner zone). Proposals will need to demonstrate that development will not compromise the integrity of the groundwater source, with particular attention to the construction phase of development and the proposals for foul and surface water management. A hydrogeological risk assessment is required to understand the groundwater conditions of the area and calculate the risk of pollution. Schemes will only be permitted if they are designed in a manner that will reduce the pollution risk to an acceptable level. Non-mains foul drainage may prove to be unsuitable in some instances.</u></p> <p><u>The hydrogeological risk assessment should also be used to develop relevant mitigation measures to protect the groundwater source during the site's construction and through the development of the site, which will need to be agreed with the Environment Agency. A detailed monitoring and management plan for the construction phases of development may also be required. Should the hydrogeological risk assessment demonstrate that groundwater is particularly vulnerable on parts of the site (e.g. due to the absence of clay cover), to the extent that the risks cannot be satisfactorily mitigated, it may be necessary for development to be avoided in these areas.'</u></p> <p>Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM58	12.15 (COT-D supporting text)	<p>Amend text:</p> <p>'...There is a group of Listed Buildings to the west of this site and development proposals should ensure that their character <u>special features</u> and setting is <u>are</u> not harmed....'</p>
AM59	COT-E, 12.16	<p>Amend text of policy:</p> <p>'Policy COT-E – Land West of Station Road (2.04 <u>1.95</u> ha)'</p>

Ref.	Policy/ paragraph	Main modification
		<p>This site is allocated for housing development. Proposals will be required to:</p> <ul style="list-style-type: none"> a. Ensure that vehicular access is taken only from the southern end of the site; <u>b. Retain and reuse the Goods Shed Listed Building; and'</u> <u>c. Demonstrate through the submission of a Hydrogeological Risk Assessment that the development will not cause unacceptable adverse harm to the water source.'</u> <p>Amend text of paragraph 12.16:</p> <p>'The allocation involves the redevelopment of a brownfield site and offers the opportunity to improve<u>preserve or enhance</u> the built<u>character or appearance</u> of the Conservation Area. <u>Guidance on this is provided in the Cottingham Conservation Area Appraisal. Proposals should also ensure that they have special regard to the desirability of preserving the setting of the Goods Shed, which is a Listed Building, and the features of architectural or historic interest it possesses. The site is is also well related to...</u>'</p> <p>Add additional supporting text:</p> <p><u>'The site is located within a groundwater Source Protection Zone 1 (inner zone). Proposals will need to demonstrate that development will not compromise the integrity of the groundwater source, with particular attention to the construction phase of development and the proposals for foul and surface water management. A hydrogeological risk assessment is required to understand the groundwater conditions of the area and calculate the risk of pollution. Schemes will only be permitted if they are designed in a manner that will reduce the pollution risk to an acceptable level. Non-mains foul drainage may prove to be unsuitable in some instances.</u></p> <p><u>The hydrogeological risk assessment should also be used to develop relevant mitigation measures to protect the groundwater source during the site's construction and through the development of the site, which will need to be agreed with the Environment Agency. A detailed monitoring and</u></p>

Ref.	Policy/ paragraph	Main modification
		<p><u>management plan for the construction phases of development may also be required. Should the hydrogeological risk assessment demonstrate that groundwater is particularly vulnerable on parts of the site (e.g. due to the absence of clay cover), to the extent that the risks cannot be satisfactorily mitigated, it may be necessary for development to be avoided in these areas.'</u></p> <p>Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM60	12.20 (COT-H supporting text)	<p>Amend text:</p> <p><u>'...Any scheme must be designed paying special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Cottingham Conservation Area Appraisal. having regard to the need to preserve and enhance the character and appearance of the Conservation Area.</u></p>
AM62	COT-F, COT-I, COT-L	<p>Add additional criterion to each policy:</p> <p><u>x. Demonstrate through the submission of a Hydrogeological Risk Assessment that the development will not cause unacceptable adverse harm to the water source.</u></p> <p>Add additional supporting text to each policy:</p> <p><u>'The site is located/partially located within a groundwater Source Protection Zone 1 (inner zone). Proposals will need to demonstrate that development will not compromise the integrity of the groundwater source, with particular attention to the construction phase of development and the proposals for foul and surface water management. A hydrogeological risk assessment is required to understand the groundwater conditions of the area and calculate the risk of pollution. Schemes will only be permitted if they are designed in a manner that will reduce the pollution risk to an acceptable level. Non-mains foul drainage may prove to be unsuitable in some instances.</u></p>

Ref.	Policy/ paragraph	Main modification
		<p><u>The hydrogeological risk assessment should also be used to develop relevant mitigation measures to protect the groundwater source during the site's construction and through the development of the site, which will need to be agreed with the Environment Agency. A detailed monitoring and management plan for the construction phases of development may also be required. Should the hydrogeological risk assessment demonstrate that groundwater is particularly vulnerable on parts of the site (e.g. due to the absence of clay cover), to the extent that the risks cannot be satisfactorily mitigated, it may be necessary for development to be avoided in these areas.'</u></p>
AM64	COT-K & 12.24	<p>Delete policy and supporting text:</p> <p>'Community and Infrastructure Sites</p> <p>Policy COT-K – Land East of Park Lane (1.91ha) This site is allocated for open space provision, specifically outdoor sports facilities.</p> <p>This site allocated to provide for the relocation of the existing playing pitches on the allocated housing site COT-B.'</p> <p>Delete the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM65	New site (COT-M)	<p>Add new policy:</p> <p><u>'Policy COT-M – Land North of Park Lane (3.88ha)</u> <u>This site is allocated for housing development. Proposals will be required to:</u></p> <ol style="list-style-type: none"> a. <u>Provide additional landscaping to the northern and western boundaries;</u> b. <u>Avoid any built development in the part of the site that is within a surface water flood risk area; and</u>

Ref.	Policy/ paragraph	Main modification
		<p>c. <u>Demonstrate through the submission of a Hydrogeological Risk Assessment that the development will not cause unacceptable adverse harm to the water source.'</u></p> <p>Add supporting text:</p> <p><u>'The site is located adjacent to the existing urban area of Cottingham and is well related to the services and facilities of the settlement. The development will replace some horticultural buildings on the site. Additional landscaping to the northern and western boundaries will be required to mitigate the visual impact of the development on the open land beyond and soften the new urban edge. The site has an indicative capacity of 86 dwellings. This recognises that part of the site at the eastern end is located in an area of high surface water flood risk where no built development should take place. Water compatible uses, such as the public open space provided as part of the development, should be located in this area.</u></p> <p><u>The site is located within a groundwater Source Protection Zone 1 (inner zone). Proposals will need to demonstrate that development will not compromise the integrity of the groundwater source, with particular attention to the construction phase of development and the proposals for foul and surface water management. A hydrogeological risk assessment is required to understand the groundwater conditions of the area and calculate the risk of pollution. Schemes will only be permitted if they are designed in a manner that will reduce the pollution risk to an acceptable level. Non-mains foul drainage may prove to be unsuitable in some instances.</u></p> <p><u>The hydrogeological risk assessment should also be used to develop relevant mitigation measures to protect the groundwater source during the site's construction and through the development of the site, which will need to be agreed with the Environment Agency. A detailed monitoring and management plan for the construction phases of development may also be required. Should the hydrogeological risk assessment demonstrate that groundwater is particularly vulnerable on parts of the site (e.g. due to the absence of clay cover), to the extent that the risks cannot be satisfactorily</u></p>

Ref.	Policy/ paragraph	Main modification
		<p><u>mitigated, it may be necessary for development to be avoided in these areas.'</u></p> <p>Add the geographic illustration of the policy to the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM66	13.5	<p>Amend text:</p> <p>'...These include opportunities for the redevelopment of buildings that would <u>preserve or enhance</u> the character and/or appearance of the Conservation Area...'</p>
AM67	DRF-A & 13.9	<p>Add new criterion to policy:</p> <p><u>'f. Avoid any built development in the area of the site that is within Flood Zone 3a.'</u></p> <p>Add additional supporting text:</p> <p><u>'Part of this site, alongside the Beck, is within an area at high flood risk (Flood Zone 3a) where built development should be avoided. Proposals should locate water compatible uses, such as the public open space provided as part of the development, in this part of the site. Due to the large size of the allocation, proposals should...'</u></p>
AM68	13.8 (DRF-A supporting text)	<p>Amend text:</p> <p>'...The southern part of the site is within the Driffield North Conservation Area and, therefore, any scheme must <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Driffield North Conservation Area Appraisal.</u>have regard to preserving or enhancing its character, appearance and setting. The size has been given...'</p>
AM69	DRF-B	<p>Delete criterion from policy:</p>

Ref.	Policy/ paragraph	Main modification
		'b. Make provision for a new primary school within the site;'
AM70	DRF-D	<p>Amend text of policy title:</p> <p>'Policy DRF-D - Land East of Pinkney's Lane and North of Angus Drive (0.84<u>0.85</u>ha)'</p> <p>Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM71	13.23 (DRF-F supporting text)	<p>Amend text:</p> <p>'...It is also within the Driffield South Conservation Area and any scheme will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Driffield South Conservation Area Appraisal.</u> have due regard to the need to preserve and enhance its character and appearance. The site has an indicative capacity of 29 dwellings.'</p>
AM72	DRF-G, 13.24	<p>Amend text of policy title:</p> <p>'Policy DRF-G – Former Sugar Mill, Anderson Street (0.35<u>0.47</u>ha)'</p> <p>Amend supporting text:</p> <p>'The site has an indicative capacity of 4<u>14</u> dwellings, however, conversion of the existing building could result in a higher density development. '</p> <p>Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>

Ref.	Policy/ paragraph	Main modification
AM73	13.24 (DRF-G supporting text)	<p>Amend text:</p> <p>'...Opportunities exist for the suitable conversion of the existing former sugar mill building, which would help to preserve <u>or and</u> enhance the character or appearance of this part of the Conservation Area. Therefore, proposals should seek to retain and convert, rather than demolish, the existing building as well as consider the potential for infill development to the rear. <u>Further guidance is provided in the Driffield South Conservation Area Appraisal. Where the conversion of the existing building is not practicable in terms of its structural soundness or is not deliverable, sensitive redevelopment of the site may be appropriate.</u> Suitable measures to deal with noise attenuation from the railway line to the northern boundary of the site will be required. The potential risk of contamination from the current use will also need to be appropriately investigated, and any necessary remediation carried out, before development takes place. The site has an indicative capacity of 4<u>14</u> dwellings, however, <u>conversion or redevelopment</u> of the existing building could result in a higher density development <u>and a higher number of dwellings may be appropriate given the site's location close to the railway station and town centre.</u>'</p>
AM74	13.25 (DRF-H supporting text)	<p>Amend text:</p> <p>'...The site is within the Driffield South Conservation Area and, therefore, any scheme will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Driffield South Conservation Area Appraisal.</u> have regard to its character and appearance.'</p>
AM75	DRF-I	<p>Amend text of policy title:</p> <p>'Policy DRF-I - Alamein Barracks (27.88<u>31.66</u>ha)'</p> <p>Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>

Ref.	Policy/ paragraph	Main modification
AM76	DRF-I (d) & 13.28	<p>Amend text of policy:</p> <p>'d. Avoid residential built development in Direct public open space and other non-housing uses towards the area of the site that is within Flood Zone 3a.'</p> <p>Amend supporting text:</p> <p>'...Part of the site also falls within an area at high flood risk (Flood Zone 3a) and proposals <u>must</u> should seek to locate less vulnerable uses, such as the open space, in this part of the site....'</p>
AM77	DRF-I (e)	<p>Amend text:</p> <p>'e. Provide for the <u>potential</u> relocation of the Army Reserve barracks to another suitable location within, or away from, the site <u>if agreed with the Army Reserve as a long term operational requirement; ...</u>'</p>
AM78	13.34 (DRF-L supporting text)	<p>Amend text:</p> <p>'...Part of the site is identified as a development opportunity within the <i>East Riding Town Centres and Retail Study</i> and it will contribute towards meeting the identified need for retail floorspace within Drifffield, as set out in Policy S7 of the <i>Strategy Document</i>. <u>This identifies a capacity for 2,400 to 4,800m² (gross) comparison retail floorspace over the plan period.</u> Planning permission ...'</p>
AM79	13.34 (DRF-L supporting text)	<p>Amend text:</p> <p>'...Planning permission has already <u>previously</u> been granted on for part of the site, which will provide for new retail and housing development, units and 25 dwellings though this has since lapsed. <u>The remainder of</u> <u>Based on the nature of the previous proposal and the larger area set out in the allocation, it has an indicative capacity of 7-32 dwellings.</u> <u>Other Town Centre uses, such as offices and leisure uses, may also be appropriate as part of a mixed use scheme.'</u></p>

Ref.	Policy/ paragraph	Main modification
AM80	13.34 (DRF-L supporting text)	Amend text: '...The site is also partly within the the Driffield North Conservation Area and proposals will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Driffield North Conservation Area Appraisal.</u> have regard to the its character, appearance and setting. '
AM81	13.35 (DRF-M supporting text)	Amend text: '... A retail-led mixed use development would contribute towards meeting the identified need for new retail floorspace within Driffield, as set out in Policy S7 of the <i>Strategy Document</i> . <u>This identifies a capacity for 2,400 to 4,800 m² (gross) comparison retail floorspace over the plan period. Other Town Centre uses, such as offices and leisure uses, may also be appropriate as part of a mixed use scheme. Therefore, it will be essential that proposals...</u> '
AM82	13.35 (DRF-M supporting text)	Amend text: '...The site adjoins, and is partly within, the Driffield North Conservation Area and proposals will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Driffield North Conservation Area Appraisal.</u> have regard to its character, appearance and setting. '
AM83	13.36 (DRF-N supporting text)	Amend text: '...The site would contribute towards meeting the identified need for new retail floorspace within Driffield, as set out in Policy S7 of the <i>Strategy Document</i> . <u>This identifies a capacity for 2,400 to 4,800m² (gross) comparison retail floorspace over the plan period.</u> Therefore, it will be essential that...'
AM84	13.36 (DRF-N supporting	Amend text: '...The site adjoins, and is partly within, the Driffield North Conservation Area and proposals will need

Ref.	Policy/ paragraph	Main modification
	text)	to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Driffeld North Conservation Area Appraisal. have regard to its character, appearance and setting.'
AM86	DUN-A	<p>Add additional criterion to policy:</p> <p><u>c. Demonstrate through the submission of a Hydrogeological Risk Assessment that the development will not cause unacceptable adverse harm to the water source.</u></p> <p>Add additional supporting text:</p> <p><u>'The site is partially located within a groundwater Source Protection Zone 1 (inner zone). Proposals will need to demonstrate that development will not compromise the integrity of the groundwater source, with particular attention to the construction phase of development and the proposals for foul and surface water management. A hydrogeological risk assessment is required to understand the groundwater conditions of the area and calculate the risk of pollution. Schemes will only be permitted if they are designed in a manner that will reduce the pollution risk to an acceptable level. Non-mains foul drainage may prove to be unsuitable in some instances.</u></p> <p><u>The hydrogeological risk assessment should also be used to develop relevant mitigation measures to protect the groundwater source during the site's construction and through the development of the site, which will need to be agreed with the Environment Agency. A detailed monitoring and management plan for the construction phases of development may also be required. Should the hydrogeological risk assessment demonstrate that groundwater is particularly vulnerable on parts of the site (e.g. due to the absence of clay cover), to the extent that the risks cannot be satisfactorily mitigated, it may be necessary for development to be avoided in these areas.'</u></p>
AM87	DUN-A	Modify Policy DUN-A by adding the geographic illustration of the policy onto the Policies Map, as shown on the revised Policies Map submitted during the examination.

Ref.	Policy/ paragraph	Main modification
AM89	ETR-A, 16.4	<p>Amend text of policy title:</p> <p>'Policy ETR-A – Land South of Sandholme Road (0.44 <u>1.16</u> ha)'</p> <p>Amend supporting text:</p> <p>'This site, which has an indicative capacity of 13 <u>14</u> dwellings, adjoins existing residential development on two sides and is well related to the existing built form of the village. <u>Development is likely to be frontage only along Sandholme Road, and an access to the agricultural field to the south should be provided to ensure farming activities can continue.</u> Additional landscaping will need to be provided on the exposed and currently undefined boundaries <u>boundary</u> to the south and east of the site...'</p> <p>Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM91	ECB-B, 17.7	<p>Amend text of policy:</p> <p>'Policy ECB-B – Land South of Welton Low Road, East of Lowerdale (3.12 <u>5.90</u>ha)</p> <p>This site is allocated for housing development <u>and open space provision</u>. Proposals will be required to:</p> <p>a. Provide outdoor sports facilities on the adjacent allocated ECB-D <u>eastern part of the site and additionally on ECB-E</u>; and...'</p> <p>Amend paragraph 17.7:</p> <p>'The site is bounded by existing development on two sides and <u>is allocated predominantly for housing development with</u> has an indicative capacity of 80 <u>100</u> dwellings, <u>alongside the provision of public open space</u>. It would constitute a logical rounding off of the built form of Elloughton-cum-Brough</p>

Ref.	Policy/ paragraph	Main modification
		<p>without being a significant intrusion into the open countryside...'</p> <p>Add additional supporting text:</p> <p><u>'Due to the shortfall in public open space in the area, and outdoor sports facilities in particular, this site has been allocated to provide additional playing pitches, which will help to meet the existing deficit, alongside housing. In addition, site ECB-E should be provided for open space uses alongside the development of this site. The types of pitches to be provided should reflect the latest findings from the Playing Pitch Strategy (2012) and/or Open Space Review (2012). The open space on ECB-B and ECB-E must be delivered alongside the residential element and be provided prior to the occupation of 80% of the dwellings on the site.'</u></p> <p>Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM93	ECB-C & 17.9	<p>Add new criterion to policy:</p> <p><u>'Deliver a maximum of 6,733m² (gross) comparison and 3,252m² (gross) convenience retail floorspace'</u></p> <p>Amend paragraph 17.9:</p> <p>'Land at Ings Road and East of Skillings Lane will provide the majority of of the Town's housing requirement over the plan period. The site benefits from planning permission subject to certain conditions and proposes a wide range of uses that will improve provision in the Town. This includes a maximum of 750 dwellings, approximately 13,500-9,985sqm of retail floorspace <u>(6,733m² comparison and 3,252m² convenience)</u> and a significant contribution to expanding secondary school provision in the area...'</p>

Ref.	Policy/ paragraph	Main modification
AM94	17.13 (ECB-C supporting text)	<p>Amend text:</p> <p>'A sequential approach to locating different uses on the site will be required, both in terms of flood risk management and town centre uses. Retail and other town centre uses will be located on the western side of the site, which is closer to the town centre and existing public transport facilities. In respect of flood risk, more vulnerable uses such as housing should be located in the lowest risk areas as far as possible. In addition, open space should be provided in areas of higher risk to help attenuate any residual risk elsewhere on the site. <u>Proposals will need to consider specific mitigation measures and the recommendations set out in the Level 1 Strategic Flood Risk Assessment (SFRA). Finished floor levels will need to be set at 6.68mm AOD. Access and egress routes must be designed to meet Environment Agency defined criteria and separate dwellings will not be allowed at basement levels.'</u></p>
AM95	ECB-D & 17.15	<p>Delete policy and supporting text:</p> <p>'Policy ECB-D – Land South of Welton Low Road (2.76ha) This site is allocated for open space provision, specifically outdoor sports facilities.</p> <p>Due to the shortfall in public open space in the area, and outdoor sports facilities in particular, this site has been allocated to provide additional playing pitches. The types of pitches to be provided should reflect the latest findings from the Playing Pitch Strategy (2012) and/or Open Space Review (2012). As this site is related to the adjacent housing allocation, youth and adult play space will not be required on ECB-B and should be included in the provision to made on this site. The open space must however be delivered alongside the residential element and should be provided prior to the completion of 60 dwellings on that site.'</p>
AM96	17.16 (ECB-E supporting text)	<p>Amend text:</p> <p>'In addition to that provided in Policy ECB-DB, a further 1.86ha of land is required for public open space in the form of outdoor sports facilities. This site is well related to the existing cricket pitch and junior football pitch, and provides an opportunity to improve and expand the existing facilities. <u>It</u></p>

Ref.	Policy/ paragraph	Main modification
		<u>should be delivered as part of a wider scheme involving the development of ECB-B.'</u>
AM97	18.3	Amend text: 'Flamborough is identified as a Primary Village in the <i>Strategy Document</i> with <u>110_85</u> new houses proposed for the village over the period to 2028/29. Taking into account the number of existing commitments and the number of completed plots in the settlement since the start of the Plan period (16 dwellings), the Plan allocates <u>four three</u> sites for residential development. Development in the village and surrounding area will require improvements to the capacity of the foul sewer network.'
AM99	18.7 (FLA-B supporting text)	Amend text: '...It adjoins the Flamborough Conservation Area and proposals will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Flamborough Conservation Area Appraisal.</u> have regard to its character, appearance and setting. Retention of the...'
AM100	18.7 (FLA-B supporting text)	Amend text: '...integrate the development into the surrounding landscape. <u>In addition, the site lies 65 metres from Flamborough Castle which is a Scheduled Monument and so an archaeological assessment will be required.</u> The risk of contamination...'
AM101	18.8 (FLA-C supporting text)	Amend text: '...It adjoins the Flamborough Conservation Area and proposals will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Flamborough Conservation Area Appraisal.</u> have regard to its character, appearance and setting. Additional landscaping...'
AM102	New site (FLA-D)	Add new policy: 'Policy FLA-D – Land North of Woodcock Road (0.90ha)

Ref.	Policy/ paragraph	Main modification
		<p>This site is allocated for housing development. Proposals will be required to:</p> <ul style="list-style-type: none"> a. <u>Provide additional landscaping to the northern and eastern boundaries; and</u> b. <u>Incorporate or divert the existing Public Right of Way that runs through the site.'</u> <p>Add supporting text:</p> <p><u>'The site, which has an indicative capacity of 24 dwellings, is enclosed on two sides by built development. Development of the site will not extend the existing built form of the village any further northwards and additional landscaping for the northern and eastern boundaries will help soften the impact of development. The landscaping on the northern boundary will provide for a continuous screen in this part of Flamborough when taken with the existing development at Craikewells and site FLA-A. A Public Right of Way runs along the western boundary of the site. This can be accommodated within a proposal, though a minor re-routing at the entrance to the site from Woodcock Lane may be required.'</u></p> <p>Add the geographic illustration of the policy to the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM103	20.4	<p>Amend text:</p> <p><u>'...Proposals must respond to evidence related to water management and flood risk within and around Goole, such as the <i>Humber Flood Risk Management Strategy (2008)</i> and the <i>Level 2 Strategic Flood Risk Assessment (SFRA L2)</i>.</u></p>
AM104	20.5	<p>Amend text:</p> <p><u>'...Therefore, allocations have been directed to areas of relatively lower flood risk, and have avoided areas where there would be a significant hazard, caused by the speed and depth of flood water, risk if the flood defences were breached....'</u></p>

Ref.	Policy/ paragraph	Main modification
AM105	20.9, 20.10 and new paragraph (GOO-A and GOO-B supporting text)	<p>Add additional supporting text:</p> <p><u>'As the site is within Flood Zone 3a, proposals will need to consider specific mitigation measures and the recommendations set out in the Level 1 and Level 2 Strategic Flood Risk Assessments (SFRA) or updated evidence. Finished floor levels will need to be set at 600mm above average site level or adjacent road frontage level, whichever is higher, plus an additional 300mm flood proofing. Access and egress routes must be designed to meet Environment Agency defined criteria and separate dwellings will not be allowed at basement levels. In accordance with Policy ENV6 of the Strategy Document, the proposed development should not result in an increase in maximum flood levels within adjoining properties.'</u></p> <p>Amend text of paragraphs 20.9 and 20.12:</p> <p>Due to the large size of the allocation, proposals should develop a <u>comprehensive regional</u> Sustainable Drainage Systems (SuDS) drainage plan for the site. <u>Soakaways should be avoided and rain-water harvesting systems considered for the re-use of flushing of toilets, along with pervious materials for drives, parking areas and access paths.</u> Advice is available from the Council's Flood and Coastal Erosion Risk Management Team on SuDS requirements.'</p>
AM106	GOO-A, 20.7	<p>Amend text in policy:</p> <p>'Policy GOO-A – Land North of Rawcliffe Road (40.5545.06ha)</p> <p>This site is allocated for housing development. Proposals will be required to:</p> <ol style="list-style-type: none"> a. Provide a substantial landscaped buffer to the northwestern boundary adjacent to the M62; b. Make provision for a new primary school within the site; c. Make provision for an element of extra care housing within the site; d. Provide a new principal access to the A614 and incorporate a link to Shaftesbury Avenue; <u>e. Provide a footpath and cycle link to allocation GOO-B on land immediately adjacent to West Park;</u> <u>ef. Incorporate comprehensive regional</u>sustainable drainage systems; and

Ref.	Policy/ paragraph	Main modification
		<p>fg. Prepare a masterplan for the whole site that must be submitted to and approved in writing by the planning authority.'</p> <p>Amend text of paragraph 20.7:</p> <p>'...It has an estimated capacity of 1,064 <u>1,183</u> dwellings...'</p> <p>Add additional supporting text:</p> <p><u>'A combined footpath and cycle link is required to link this site with GOO-B. This should be provided on the land which lies between the sites, immediately adjacent to West Park, as identified on the Policies Map.'</u></p> <p>Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM107	GOO-B	<p>'Policy GOO-B – Land North and West of West Parkside (5.89ha) This site is allocated for housing development. Proposals will be required to:</p> <ul style="list-style-type: none"> a. Provide for a substantial landscaped buffer to the northwestern boundary adjacent to the M62; b. Improve the access along West Park Side; and <u>c. Provide a footpath and cycle link to allocation GOO-A; and</u> <u>de. Incorporate comprehensive regional sustainable drainage systems.'</u> <p>Add additional supporting text:</p> <p><u>'In order to improve opportunities for walking and cycling a combined footpath and cycle link is required to link this site with GOO-A. This should be provided on the land which lies between the sites, immediately adjacent to West Park as identified on the Policies Map.'</u></p>

Ref.	Policy/ paragraph	Main modification
AM108	20.13 (GOO-C supporting text)	Amend text: '... into the surrounding landscape. Access will be taken through the existing road network via Ferndale Grove, Woodfield Road and Cobbler Hill on to Western Road. <u>In addition, an access could be taken from an improved length of the existing farm track off Woodland Avenue/ Charles Drive.</u> '
AM109	GOO-C & supporting text	Add new criterion to policy: ' <u>Avoid any built development in the part of the site that is within the significant flood hazard area</u> ' Add additional supporting text: ' <u>The layout of the site will need to apply the sequential test to locate development in the area at lowest risk of flooding. The Level 2 SFRA identifies that the hazard caused by potential flooding on most of the site is moderate, with an area to the south and around the northern boundary where the hazard rating is significant. Built development will not take place within the significant hazard area. Proposals will need to consider specific mitigation measures and the recommendations set out in the Level 1 and Level 2 Strategic Flood Risk Assessments (SFRA) or updated evidence. Finished floor levels will need to be set at 600mm above average site level or adjacent road frontage level, whichever is higher, plus an additional 300mm flood proofing. Access and egress routes must be designed to meet Environment Agency defined criteria and separate dwellings will not be allowed at basement levels. In accordance with Policy ENV6 of the Strategy Document, the proposed development should not result in an increase in maximum flood levels within adjoining properties and SuDS should be provided unless it can be demonstrated that they are not practicable. Soakaways should be avoided and rain-water harvesting systems considered for the re-use of flushing of toilets, along with pervious materials for drives, parking areas and access paths.</u> '
AM110	GOO-D & supporting	Add new criterion to policy:

Ref.	Policy/ paragraph	Main modification
	text	<p><u>'Avoid any built development in the part of the site that is within the significant flood hazard area'</u></p> <p>Add additional supporting text:</p> <p><u>'The layout of the site will need to apply the sequential test to locate development in the area at lowest risk of flooding. The Level 2 SFRA identifies that the hazard caused by potential flooding on most of the site is moderate, with an area to the south and around the northern boundary where the hazard rating is significant. Built development will not take place within the significant hazard area. Proposals will need to consider specific mitigation measures and the recommendations set out in the Level 1 and Level 2 Strategic Flood Risk Assessments (SFRA) or updated evidence. Finished floor levels will need to be set at 600mm above average site level or adjacent road frontage level, whichever is higher, plus an additional 300mm flood proofing. Access and egress routes must be designed to meet Environment Agency defined criteria and separate dwellings will not be allowed at basement levels. In accordance with Policy ENV6 of the Strategy Document, the proposed development should not result in an increase in maximum flood levels within adjoining properties and SuDS should be provided unless it can be demonstrated that they are not practicable. Soakaways should be avoided and rain-water harvesting systems considered for the re-use of flushing of toilets, along with pervious materials for drives, parking areas and access paths.'</u></p>
AM111	New paragraph (GOO-E and GOO-F supporting text)	<p>Add additional supporting text:</p> <p><u>'As the site is within Flood Zone 3a, proposals will need to consider specific mitigation measures and the recommendations set out in the Level 1 and Level 2 Strategic Flood Risk Assessments (SFRA). Finished floor levels will need to be set at 600mm above average site level or adjacent road frontage level, whichever is higher, plus an additional 300mm flood proofing. Access and egress routes must be designed to meet Environment Agency defined criteria and separate dwellings will not be allowed at basement levels. In accordance with Policy ENV6 of the Strategy Document, the proposed development should not result in an increase in maximum flood levels within adjoining properties and SuDS should be provided unless it can be demonstrated that they are not practicable. Soakaways</u></p>

Ref.	Policy/ paragraph	Main modification
		<p><u>should be avoided and rain-water harvesting systems considered for the re-use of flushing of toilets, along with pervious materials for drives, parking areas and access paths.'</u></p>
AM112	20.17 (GOO-F supporting text)	<p>Amend text:</p> <p>'...also improve the amenity for existing residents in the vicinity of the site. <u>However, the proposed design and layout of the development should not have a detrimental impact on the delivery of development in the port of Goole.</u> The potential risk of contamination from the current uses will...'</p>
AM113	GOO-G, 20.18 & supporting text	<p>Amend text and add new criterion to policy:</p> <p>'This site is allocated for housing development. <u>Proposals will be required to:</u></p> <p><u>'a. Avoid any built development in the part of the site that is within the significant flood hazard area'</u></p> <p>Amend text of paragraph 20.18:</p> <p>'This site is currently partly occupied by former farm buildings and has an indicative capacity of 48 <u>36</u> dwellings....'</p> <p>Add additional supporting text:</p> <p><u>'The layout of the site will need to apply the sequential test to locate development in the area at lowest risk of flooding. The Level 2 SFRA identifies that the hazard caused by potential flooding on most of the site is moderate, with an area to the south and around the northern boundary where the hazard rating is significant. Built development will not take place within the significant hazard area. Proposals will need to consider specific mitigation measures and the recommendations set out in the</u></p>

Ref.	Policy/ paragraph	Main modification
		<p><u>Level 1 and Level 2 Strategic Flood Risk Assessments (SFRA) or updated evidence. Finished floor levels will need to be set at 600mm above average site level or adjacent road frontage level, whichever is higher, plus an additional 300mm flood proofing. Access and egress routes must be designed to meet Environment Agency defined criteria and separate dwellings will not be allowed at basement levels. In accordance with Policy ENV6 of the Strategy Document, the proposed development should not result in an increase in maximum flood levels within adjoining properties and SuDS should be provided unless it can be demonstrated that they are not practicable. Soakaways should be avoided and rain-water harvesting systems considered for the re-use of flushing of toilets, along with pervious materials for drives, parking areas and access paths.'</u></p>
<p>AM114</p>	<p>20.18 (GOO-G supporting text)</p>	<p>Amend text:</p> <p><u>'...Vehicular access would be likely to be taken from Hazel Grove. The detailed layout of the site will need to take into account that a small part of the site lies within a HSE consultation zone. In addition, the proposed design and layout of the development should not have a detrimental impact on the delivery of development in the port of Goole.'</u></p>
<p>AM115</p>	<p>GOO-H (a) & 20.19</p>	<p>Amend text of policy:</p> <p><u>'a. Avoid any built development in the part of the site that is within the significant flood hazard area Direct public open space toward the west of the site; and...'</u></p> <p>Amend supporting text:</p> <p><u>'... The western edge is at a higher risk of flooding or from a breach of the flood defences than the rest of the site, and the outdoor play and amenity space that will be required as part of the development should be located in this area. The layout of the site will need to apply the sequential test to locate development in the area at lowest risk of flooding. The Level 2 SFRA identifies that the hazard caused by potential flooding on most of the site is moderate, with an area to the south and around the northern boundary where the hazard rating is significant. Built development will not take</u></p>

Ref.	Policy/ paragraph	Main modification
		<p><u>place within the significant hazard area. Proposals will need to consider specific mitigation measures and the recommendations set out in the Level 1 and Level 2 Strategic Flood Risk Assessments (SFRA) or updated evidence. Finished floor levels will need to be set at 600mm above average site level or adjacent road frontage level, whichever is higher, plus an additional 300mm flood proofing. Access and egress routes must be designed to meet Environment Agency defined criteria and separate dwellings will not be allowed at basement levels. In accordance with Policy ENV6 of the Strategy Document, the proposed development should not result in an increase in maximum flood levels within adjoining properties and SuDS should be provided unless it can be demonstrated that they are not practicable. Soakaways should be avoided and rain-water harvesting systems considered for the re-use of flushing of toilets, along with pervious materials for drives, parking areas and access paths. The detailed layout of the site will...'</u></p>
<p>AM116</p>	<p>GOO-H & 20.19</p>	<p>Add new criterion to policy:</p> <p>'b. incorporate comprehensiveregional sustainable drainage systems; and c. <u>Avoid built development in the Health and Safety Executive Middle consultation zone.</u>'</p> <p>Amend supporting text :</p> <p>'...The detailed layout of the site will also need to <u>avoid built development</u> take into account that a small in that part of the site <u>which</u> lies within a HSE <u>Middle</u> consultation zone. <u>The indicative capacity takes account of this constraint and the extent of the significant hazard area.</u>'</p>
<p>AM118</p>	<p>20.24 (GOO-J supporting text)</p>	<p>Amend text:</p> <p>'...Redevelopment of the site would provide for the identified need for new retail floorspace within Goole, as set out in Policy S7 of the <i>Strategy Document</i>. <u>This identifies a capacity for 2,800 to 5,600m² (gross) comparison retail floorspace over the plan period.</u> It would also help to ...'</p>

Ref.	Policy/ paragraph	Main modification
AM119	20.24 (GOO-J supporting text)	Amend text: '...The site adjoins the Goole Conservation Area and proposals will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Goole Conservation Area Appraisal.</u> have regard to its character, appearance and setting. '
AM120	20.24 (GOO-J supporting text)	Add supporting text: ' <u>In addition, the proposed design and layout of the development should not have a detrimental impact on the delivery of development in the port of Goole.</u> '
AM122	Policy HAV- A(b)	Amend text: 'b. <u>Cost effectively limit the significant impacts of the development</u> Mitigate their impact on the road network, incorporating a direct road (and if possible, rail) link to Alexandra Dock, provision of a Park and Ride facility in the northern part of the site and <u>any other additional or alternative such</u> measures as are necessary.'
AM123	HAV-A (c)	Amend text: 'c. Minimise any harm to <u>those elements that contribute to the significance of the heritage assets of the area by ensuring that the ability to understand the development of the medieval port at Hedon is not compromised, that the setting of the Conservation Areas at Hedon and Paull are not harmed, and that key views of the churches at Paull and Hedon are maintained</u> and safeguard elements contributing to their importance in the area, including setting of the Conservation Areas at Paull and Hedon and by maintaining intervisibility between important historic features; '
AM124	Policy HAV- A(f)	Amend text: 'f. Incorporate or, <u>where necessary</u> , divert the existing Public Right of Way that runs along the waterfront and across the eastern part of the site; and'

Ref.	Policy/ paragraph	Main modification
AM127	23.7 (HAV-A supporting text)	Amend text: 'The development of this site has the potential to have a significant impact on the road network which must be <u>cost effectively limited</u> mitigated . Therefore, a comprehensive transport assessment and travel plan must accompany any planning application. The provision of a direct road link between the site and <u>the existing operational port area at Alexandra Dock</u> , (within the existing operational port area) via the north of the Salt End Chemical Works, will be required to support...'
AM128	23.8 (HAV-A supporting text)	Amend text: '...The creation of a Park and Ride facility in the northern part of the site, immediately to the south of the A1033, <u>or in the surrounding area,</u> will particularly help to <u>limit any significant impacts</u> mitigate the impact of additional development <u>on the road network</u> and meet the identified need for a Park and Ride facility to be provided to the East of Hull. <u>The delivery of this facility</u> This is likely to be required alongside additional measures as are necessary (e.g. the physical improvement of key junctions) to be accompanied by <u>cost effectively limit the significant impact of the development</u> physical improvement of key junctions <u>on the surrounding road network.'</u>
AM129	23.9 (HAV-A supporting text)	Amend text: '...Due to the <u>importance of these assets, development proposals will be expected to accord with the mitigation measures which are set out in sensitivity of this landscape,</u> development proposals will need to be informed by the conclusions of the Heritage Impact Assessment. Of particular note <u>are the remains of the medieval harbours at Hedon (which is a Scheduled Monument) and is the setting of the Grade I Listed Churches of St Augustine in Hedon and St Andrew at Paull and All Saints at Preston.</u> The <u>landscaped setting of these assets is an important component of their significance and it is essential that this is</u> views of these churches from each other are an important aspect of their setting, and should be maintained through the sensitive design and layout of development <u>on this site'</u>
AM132	HES-A (a)	Amend text:

Ref.	Policy/ paragraph	Main modification
		'a. Retain and enhance the existing landscaping belts to the <u>east, west and north</u> , and also significant trees or group of trees within the site;'
AM133	24.14 (HES-D supporting text)	Amend text: '...It is within the Conservation Area and development proposals <u>will need to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided within the Hessle Southfield Conservation Area Appraisal.</u> should have regard to its character and appearance. The contribution of that the...'
AM134	New paragraphs (HES-F and HES-H supporting text)	Add additional supporting text to each policy: ' <u>As the site is within Flood Zone 3a, proposals will need to consider specific mitigation measures and the recommendations set out in the Level 1 Strategic Flood Risk Assessment (SFRA) or updated evidence. Finished floor levels will need to be set at 600mm above average site level or adjacent road frontage level, whichever is higher, plus an additional 300mm flood proofing. Access and egress routes must be designed to meet Environment Agency defined criteria and separate dwellings will not be allowed at basement levels. In accordance with Policy ENV6 of the Strategy Document, the proposed development should not result in an increase in maximum flood levels within adjoining properties and SuDS should be provided unless it can be demonstrated that they are not practicable.</u> '
AM135	25.2	Amend text: 'In total <u>18.98ha</u> 19.36 of land is identified....'
AM136	HES-I	Amend text of policy title: 'Policy HES-I - Humber Bridgehead (19.36 <u>18.98</u> ha)' Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.

Ref.	Policy/ paragraph	Main modification
AM137	26.2	<p>Amend text:</p> <p>'Holme on Spalding Moor is identified as a Rural Service Centre in the <i>Strategy Document</i> and <u>225</u> 170 new houses are proposed for the village over the period to 2028/29....'</p>
AM139	HSM-A, 26.4	<p>Amend text of policy:</p> <p>'Policy HSM-A – Sands Lane Nurseries, Land West of Sands Lane (1.27 <u>3.77</u>ha)'</p> <p>...</p> <p>b. Demonstrate that <u>Remove</u> the existing glasshouses on, and immediately adjacent to, the site have been removed prior to any housing development commencing <u>on the northern part of the site.</u></p> <p>Amend supporting text:</p> <p><u>'The northern part of t</u>This site is presently occupied by Sands Lane Nurseries, and development <u>on this part of the site</u> will be subject to the removal of all the existing nursery operations and buildings. It is well related to the services and facilities in the main body of the village, and re-development for residential purposes provides an opportunity to enhance the character and appearance of this part of the village. <u>A new footway will need to be provided along the western side of Sands Lane, and part of Baileywood Lane will need to be widened, as part of the development.</u> The site has an estimated capacity of 34 <u>96</u> dwellings...'</p> <p>Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM140	HSM-C, 26.6	<p>Amend text of policy title:</p> <p>'Policy HSM-C – Land West of Snowdrop Garth (2.45<u>2.30</u>ha)'</p>

Ref.	Policy/ paragraph	Main modification
		<p>Add new criterion to policy:</p> <p><u>'c. Provide space on High Street primarily as a drop-off/pick-up point for the primary school.'</u></p> <p>Amend supporting text:</p> <p>'This site which has an indicative capacity of 62 <u>59</u> dwellings, is mainly in agricultural use and is well related to the main centre of the village. It is bounded by existing development to the north, east and west and provides an opportunity for infill development that would have limited impact on the wider landscape character. Development along the northern site boundary should face on to High Street to continue the built frontage along this main route through the village. <u>A space should be provided on High Street to help manage school traffic, acting as a drop-off/pick-up point for school children. New development</u>It should also take opportunities to enhance the Public Right of Way that runs along the eastern boundary. The potential risk of contamination from the garage and vehicle workshops in the northwest corner of the site will need to be appropriately investigated, and any necessary remediation carried out, before development takes place. Crop marks indicate that there may be archaeological interest in the site and proposals should demonstrate that appropriate investigations have been undertaken. '</p> <p>Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM141	27.10 (HOR-C supporting text)	<p>Amend text:</p> <p><u>'...The site adjoins the Hornsea Conservation Area and proposals will need to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided within the Hornsea Conservation Area Appraisal.</u>have regard to its character, appearance and setting.'</p>
AM142	HOR-E &	<p>Add new criterion to policy:</p>

Ref.	Policy/ paragraph	Main modification
	27.12	<p>'a. Divert the upper part of South Promenade to create a traffic free area and to extend the promenade to connect with the country park to the south of the site-; <u>and</u> <u>b. Avoid any residential built development in the area of the site that is within Flood Zone 3a.'</u></p> <p>Amend supporting text:</p> <p>'..This will improve pedestrian access from the north of the site into the proposed country park to the south <u>A small part of the site in the southeastern corner is within an area of high flood risk (Flood Zone 3a) where residential built development should be avoided.'</u></p>
AM143	27.17 (HOR-G supporting text)	<p>Amend text:</p> <p>'There is a Scheduled Monument to the west of this site. <u>The Monument includes the remains of a medieval settlement and field system, which are visible as a series of well defined earthworks</u> and any development will need to safeguard those elements that contribute to its significance, <u>including the house platforms and ridge and the furrow cultivation system</u>. Due to the proximity of the site to this Scheduled Monument...'</p>
AM144	27.22 (HOR-K supporting text)	<p>Amend text:</p> <p>'...It offers the ability to intensify the existing floorspace in order to meet the identified need for retail floorspace within Hornsea, as set out in Policy S7 of the <i>Strategy Document</i>. <u>This identifies a capacity for 700 to 1,300m² (gross) comparison retail floorspace over the plan period</u>. The site also adjoins the Hornsea Conservation Area and proposals will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area</u>. Guidance on this is provided within <u>the Hornsea Conservation Area Appraisal</u>. have regard to its character, appearance and setting.'</p>
AM145	28.12 (HOW-E supporting	<p>Amend text:</p> <p>'...The Roundhouse, to the west of the site, is a Grade II Listed Building and development proposals</p>

Ref.	Policy/ paragraph	Main modification
	text)	will be required to <u>pay special regard to the desirability of preserving the building, its setting and safeguard</u> those elements that contribute to its significance...'
AM147	29.6 (CRA-A supporting text)	Amend text: '...As part of the site is located within the Conservation Area, any scheme will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Cranswick Conservation Area Appraisal.</u> have regard to its character, appearance and setting. Additional landscaping will also...'
AM148	29.7 (CRA-B supporting text)	Amend text: '...Part of the site is located within the Conservation Area, and any scheme will be required to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Cranswick Conservation Area Appraisal.</u> have regard to its character, appearance and setting. Access would be from...'
AM149	29.10 (CRA-E supporting text)	Amend text: '...Redevelopment for residential uses will have an amenity benefit for nearby residents, and <u>any scheme will need to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Cranswick Conservation Area Appraisal.</u> presents an opportunity to enhance the character, appearance and setting of the Conservation Area. The potential risk of...'
AM150	30.3	Amend text: 'Keyingham is identified as a Rural Service Centre in the <i>Strategy Document</i> , with 215470 new houses proposed over the period to 2028/29.'
AM151	30.4	Amend text: 'The allocation, which includes <u>land principally in use as glasshouses and polytunnels</u> part of the

Ref.	Policy/ paragraph	Main modification
		<p>Village Nurseries site, has been identified to allow the existing <u>horticultural companies users</u> to relocate to a nearby location and modernise their infrastructure.'</p>
AM152	KEY-A, 30.5	<p>Amend text of policy:</p> <p>'Policy KEY-A – Village Nurseries, Ottringham Road (9.35 <u>10.98</u>ha)</p> <p>This site is allocated for housing development. Proposals will be required to:</p> <ol style="list-style-type: none"> a. Provide a significant landscape buffer between the new housing development and the remaining glasshouses and adjacent businesses; <u>and</u> b. <u>Incorporate comprehensive sustainable drainage systems.</u> ' <p>Amend supporting text:</p> <p>'The site, which has been given an indicative capacity of 148 <u>185</u> dwellings, is located outside the area at high flood risk (Flood Zone 3a)...The capacity of the site has been reduced to reflect the need for this landscape buffer. <u>Due to the large size of the allocation, proposals should develop a comprehensive Sustainable Drainage Systems (SuDS) drainage plan for the site. Advice is available from the Council's Flood and Coastal Erosion Risk Management Team on SuDS requirements.</u> In addition, there is...'</p> <p>Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM153	30.5 (KEY-A supporting text)	<p>Amend text:</p> <p>'...In addition, there is a Listed Building to the east of this site and proposals will be required to <u>have special regard to the desirability of preserving its setting and its special features.</u> ensure that its character and setting is not harmed.'</p>

Ref.	Policy/ paragraph	Main modification
AM154	31.4 (KIL-A supporting text)	<p>Amend text:</p> <p>'...The site lies within the Conservation Area, and any scheme must <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area.</u> have regard to its character and appearance. Those buildings that contribute to the character of the Conservation Area should be retained and converted, which would help to maintain the character of this part of the settlement. <u>In particular, High Farm House is a late eighteenth century Grade II Listed Building on the frontage of Middle Street, which contributes positively to the character of the Conservation Area.</u> <u>There is also potential to convert the structures within the curtilage of the house, which are constructed in traditional materials, into dwellings.</u> New development will need to reflect the <u>agricultural character of this part of the Conservation Area and will have to preserve or enhance the setting of the listed farm.</u> Further guidance is provided in the Kilham Conservation Area Appraisal.'</p>
AM155	31.6	<p>Amend supporting text:</p> <p>'... It has an indicative capacity of 18 dwellings, which allows for the need to avoid built development in the southeastern portion of the site. The existing agricultural outbuildings that are located on part of the site would need to be removed as part of the development. Vehicular access would be taken from Back Lane, with, if possible, a footpath and cycle link to Church Street. The site is partly within the boundary of the Kilham Conservation Area and lies adjacent to the churchyard of the Grade I Listed All Saints Church. <u>Proposals must pay special attention to the desirability of preserving or enhancing the Conservation Area's character and appearance, and must have special regard to the desirability of preserving the setting and special features of the church,</u> which would include retaining open areas within the southeastern part of the site. <u>Guidance on this is provided in the Kilham Conservation Area Appraisal.</u> Proposals must have regard to the character, appearance and setting of these heritage assets The route of the public right of way...'</p>
AM156	31.9 (KIL-D supporting text)	<p>Amend text:</p> <p>'...As the site is adjacent to the Conservation Area, <u>proposals must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.</u> Guidance on this is</p>

Ref.	Policy/ paragraph	Main modification
		provided in the Kilham Conservation Area Appraisal. regard must be had to its character, appearance and setting. The site has...'
AM157	31.10 (KIL-E supporting text)	Amend text: '...Proposals will, however, need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Guidance on this is provided in the Kilham Conservation Area Appraisal.</u> have regard to the character and appearance of the Conservation Area. The retention of...'
AM158	31.10 (KIL-E supporting text)	Amend text: 'The retention of the existing hedgerows, complemented by additional landscaping to the northern boundary, will help to soften the impact of the development, avoid harm to the Conservation Area and integrate the allocation into the surrounding landscape. The potential risk of contamination from infilled land on the site will also need to be appropriately investigated, and any necessary remediation carried out, before development takes place.'
AM159	32.6 (LEC-A supporting text)	Amend text: 'There is a Scheduled Monument, <u>Leconfield Castle Moated Site</u> , to the southwest of the site and any development will need to safeguard those elements that contribute to its significance, <u>including earthworks, organic remains, as well as structural and artefactual buried remains. Because of this, it is likely that an archaeological assessment will be required for this site.</u> In addition, a flood alleviation scheme...'
AM160	33.3	Amend text: 'Leven is identified as a Rural Service Centre in the <i>Strategy Document</i> with <u>210</u> 170 new houses proposed over the period to 2028/29....'
AM161	33.4	Amend text:

Ref.	Policy/ paragraph	Main modification
		'The allocations is located to the southeast of the village. It will avoid built development in are directed to locations that lie outside the high risk flood area (Flood Zone 3a) and . They also seek to minimise any impact on, or intrusion into , areas of open countryside....'
AM162	LEV-A, 33.6	<p>Amend text of policy title:</p> <p>'Policy LEV-A – Land South of Hornsea Road/High Stile (7.94 <u>9.83</u>ha)'</p> <p>Amend supporting text:</p> <p>'The site, which has an indicative capacity of 478 <u>221</u> dwellings, is surrounded by housing development on two sites and is reasonably well related to the settlement....'</p> <p>Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM163	LEV-A (b) & 33.8	<p>Amend text of policy:</p> <p>'b. <u>Avoid any built development in</u> Direct public open space toward the area of the site that is within Flood Zone 3a.'</p> <p>Amend supporting text:</p> <p>'A small area in the southeast of the site is situated within an area of high flood risk (Flood Zone 3a) <u>where no built development should take place. Water compatible uses, such as the</u>. In order to minimise any flood risk, public open space <u>provided as part of the development,</u> should be located within this part of the site. Due to the large...'</p>
AM164	MW-C & 34.15	Add new criterion to policy:

Ref.	Policy/ paragraph	Main modification
		<p><u>'Avoid any built development in the area of the site that is within Flood Zone 3a.'</u></p> <p>Amend supporting text:</p> <p><u>'A small part of the site, alongside the Beck, is located in an area of high flood risk (Flood Zone 3a) where no built development should take place. Water compatible uses, such as the public open space provided as part of the development, should be located in this area. Due to the large size of the allocation...'</u></p>
AM167	MID-A (b) & 37.6	<p>Amend text of policy:</p> <p><u>'b. Avoid any built development in the area Locate the open space areas within the part of the site that which is within Flood Zone 3a;'</u></p> <p>Amend supporting text:</p> <p><u>'The southwestern corner of the site is located in an area of high flood risk (Flood Zone 3a) where built development should be avoided. Water compatible uses, such as, therefore, the public open space provided as part of the development, should be located within this part of the site. This will minimise the potential risk of flooding to new dwellings. The watercourse running through the site also has a very important role in draining surface water away from the village....'</u></p>
AM169	37.4 (MID-A supporting text)	<p>Amend text:</p> <p><u>'...A Scheduled Monument, which includes a square barrow group of Iron Age date which is visible from the air as a series of crop marks, is located to the northeast of the site, and any Any development will need to safeguard those elements that contribute to its significance, including archaeological deposits that provide information relating to Iron Age burial rites, and demonstrate that appropriate archaeological investigations have been undertaken. This site has an indicative...'</u></p>
AM171	38.3	Amend text:

Ref.	Policy/ paragraph	Main modification
		<p>'Nafferton is identified as a Primary Village in the <i>Strategy Document</i> and 10585 new houses are proposed for the village over the period 2028/29. Taking into account the number of existing commitments and the number of completed plots in the settlement since the start of the Plan period (55 dwellings), the Plan allocates three two sites for residential development....'</p>
AM172	38.4	<p>Amend text:</p> <p>'...Development has been avoided where it could detract from the character and <u>or</u> appearance of the Conservation Area, or would result in a significant incursion into open countryside.'</p>
AM173	38.5 (NAF-A supporting text)	<p>Amend text:</p> <p>'...The western part of the site lies within the Conservation Area and any scheme must <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area.</u> Guidance on this is provided in the Nafferton Conservation Area Appraisal. have regard to its character and appearance. Additional landscaping will be...'</p>
AM174	New site (NAF-C)	<p>Add new policy:</p> <p><u>'Policy NAF-C – Land at Tonks Removal Service, Station Road (0.76ha)</u> <u>This site is allocated for housing development. Proposals will be required to:</u> <u>a. Retain the existing hedgerow and planting on the northern boundary; and</u> <u>b. Provide additional landscaping to the eastern boundary.'</u></p> <p>Add supporting text:</p> <p><u>'This site, located close to the rail station, has an indicative capacity of 16 dwellings and offers an opportunity to redevelop a vacant brownfield site in the village. Whilst the eastern side of Station Road is predominantly frontage development, the impact of new residential development is limited as</u></p>

Ref.	Policy/ paragraph	Main modification
		<p><u>a result of its former employment use. The existing hedgerow along the northern boundary should be retained and the potential impact of development will be further limited through the provision of additional landscaping on the eastern boundary of the site. Due to the previous use of the site it will be necessary to investigate, and remediate if necessary, any contaminated land. Proposals should ensure that they have special regard to the desirability of preserving the setting of the Station House Listed Building adjacent to the site and the features of architectural or historic interest it possesses.'</u></p> <p>Add the geographic illustration of the policy to the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM175	39.5 (NCA-A supporting text)	<p>Amend text:</p> <p>'...As the northern part of the site is adjacent to the Conservation Area, proposals will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the North Cave Conservation Area Appraisal.</u>have regard to its character, appearance and setting. Access to the site could...'</p>
AM177	40.3	<p>Amend text:</p> <p>'North Ferriby is identified as a Primary Village in the <i>Strategy Document</i> with <u>160 85</u> new houses proposed for the village over the period to 2028/29....'</p>
AM179	FER-B, 40.6, supporting text	<p>Amend text of policy:</p> <p>'Policy FER-B – Land off Ferriby High Road (0.92 <u>5.36</u>ha)</p> <p>...</p> <p>b. Provide additional landscaping to the eastern and southern boundaries; and</p> <p>c. Ensure that surface water flood risks are satisfactorily investigated and addressed-;</p> <p><u>d. Allow for the provision of pedestrian/cycle access to FER-C;</u></p> <p><u>e. Provide outdoor sports facilities in the southern part of the site adjacent to the existing playing</u></p>

Ref.	Policy/ paragraph	Main modification
		<p>fields; and <u>f. Incorporate comprehensive sustainable drainage systems.</u></p> <p>Amend text of paragraph 40.6:</p> <p>'The site has an indicative capacity for 25 <u>113</u> dwellings, <u>which can be accommodated on approximately 4 hectares of land.</u> Whilst it would extend the built form of the settlement to the east, this impact can be mitigated by the retention of existing boundary features, in particular the mature trees along Ferriby High Road. New landscaping along the southern and eastern boundaries of the site would also help soften the impact of the development and integrate it into the surrounding landscape. Proposals will need to ensure that surface water run off from Swanland Hill does not pose a risk to new development on the site. <u>The provision of a pedestrian and/or cycle access to link the site to FER-C is encouraged to allow new residents better access to the services and facilities within the village.'</u></p> <p>Add additional supporting text:</p> <p><u>'Due to the shortfall in public open space in the area, and outdoor sports facilities in particular, part of the site has been identified for public open space in a location where it can be delivered adjacent, and form part of, the existing playing fields. This will lead to an enhancement of provision in the village. Opportunities for accessing all of the open space in this part of the village from Ferriby High Road and through the development site should be considered. Due to the large size of the allocation, proposals should develop a comprehensive Sustainable Drainage System (SuDS) drainage plan for the site. Advice is available from the Council's Flood and Coastal Erosion Risk Management Team on SuDS requirements.'</u></p> <p>Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>

Ref.	Policy/ paragraph	Main modification
AM180	FER-C & 40.7	<p>Add additional criterion to policy:</p> <p><u>'a. Retain the trees and hedgerows to the northern and eastern boundaries; and</u> <u>b. Allow for the provision of pedestrian/cycle access to FER-B'</u></p> <p>Amend text of paragraph 40.7:</p> <p><u>'The site, which has an indicative capacity for 18 dwellings. It is adjacent to the Conservation Area and any scheme would need to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the North Ferriby Conservation Area Appraisal. have regard to its setting. Whilst it would extend the built form of the settlement to the east, the impact would not be significant due to the presence of the mature trees to the north and east. Access is expected to be taken from Wilson Close. The provision of a pedestrian and/or cycle access to link the site to FER-B is encouraged as it would allow new residents of FER-B better access to the services and facilities within the village.'</u></p>
AM181	40.8 (FER-D supporting text)	<p>Amend text:</p> <p><u>'...It is adjacent to the Conservation Area and special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area. but a</u> Appropriate design, layout and maintaining tree cover and boundary features would mitigate any potential adverse impact <u>on the Conservation Area. Further guidance on this is provided in the North Ferriby Conservation Area Appraisal. Additional landscaping to the...'</u></p>
AM182	41.5 (PAT-A supporting text)	<p>Amend text:</p> <p><u>'...Whilst redevelopment of the farmstead for housing would not adversely affect the character of the area, those buildings that contribute to the character of this part of the Conservation Area should be retained and converted. These include the farmhouse itself, the large two-storey barn and a number</u></p>

Ref.	Policy/ paragraph	Main modification
		<p><u>of Victorian outbuildings. As the site is within the Conservation Area any development scheme must pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Further guidance is provided in the Patrington Conservation Area Appraisal.</u> have regard to its character and appearance. The site has...'</p>
AM184	41.6 (PAT-B supporting text)	<p>Amend text: '...As the site is within the Conservation Area any development scheme must <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Patrington Conservation Area Appraisal.</u> have regard to its character and appearance. Retention of the mature hedgerows...'</p>
AM186	41.6 (PAT-B supporting text)	<p>Amend text: '...Retention of the mature hedgerows and field patterns within the site, together with the Listed Building fronting onto Main Street, will help to sensitively integrate the development into the Conversation Area. <u>Furthermore, the outbuildings associated with No. 10 Westgate will have curtilage listed status so development must also have special regard to the desirability of preserving their character and setting.</u>'</p>
AM187	41.7 (PAT-C supporting text)	<p>Amend text: '...As the site is within the Conservation Area any development scheme must <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area.</u> have regard to its character and appearance. The land was included in the Conservation Area to ensure that the changes resulting from the development of site did not have an adverse impact on the Conservation Area. Retention of the mature hedgerows and the field patterns within the site, together with the additional landscaping to the eastern boundary, will help to sensitively integrate the development into the Conversation Area. <u>Further guidance is provided in the Patrington Conservation Area Appraisal.</u></p>
AM191	POC-C (b), 42.8 42.9	<p>Amend text of policy:</p>

Ref.	Policy/ paragraph	Main modification
		<p>'b. Provide flood storage, both on-site and/or off-site <u>Ensure the delivery of a flood alleviation scheme, to substantially reduce the risk of flooding from Pocklington Beck and by provide providing a level of protection from property inundation against at least a 1 in 75 year event level of protection for the town plus an allowance for climate change; and...</u>'</p> <p>Amend text to paragraph 42.8:</p> <p>'Pocklington Beck is located to the east and north of the site and flows in a southerly direction through the town, where it flows through a culvert which has insufficient capacity for accommodating extreme flood events. Parts of the town, including many properties in the Town Centre, are which has resulted in some areas being within an area of high flood risk (Flood Zone 3a), and have been affected by recent flooding events. Development of the site provides the opportunity to address this concern by the provision of will provide for substantial upstream off-site flood alleviation works to the north of POC-C. Any planning permission for residential development on POC-C will be required to ensure delivery of that flood alleviation scheme through the means of an appropriate legal agreement. that will reduce the risk of flooding to both the site and the town.</p> <p>This scheme will allow provide for the storage of flood water from Ridings Beck and Millington Beck, which flow into Pocklington Beck, before it enters the town during flooding events so as to achieve at least a 1 in 75 level of protection for the town plus an allowance for climate change. The expected broad location of the within which the the off-site flood storage scheme would be located is identified on the Policies Map under Policy ENV6. Additional land on-site may also be required to the east of the site, which, once combined with the off-site works, would achieve at least a 1 in 75 year level of protection. The provision of flood storage represents a significant planning gainsubstantial land use benefit for the town. No development should take place until a detailed scheme has been submitted to and agreed by the planning authority to demonstrate that provision has been made for off site surface flood water storage capacity to reduce the risk of flooding from Pocklington Beck to both the site and town to at least the 1 in 75 event level plus an allowance for climate change.'</p>

Ref.	Policy/ paragraph	Main modification
		<p>Amend text to paragraph 42.9:</p> <p>'The site has an indicative capacity of 160 dwellings. Additional landscaping will also be required to the northern boundary of the site to help soften the impact of the development and integrate it into the surrounding landscape. <u>Proposals should also seek to retain and enhance the existing landscaping on the southern boundary.</u>'</p>
AM192	42.11 (POC-D supporting text)	<p>Amend text:</p> <p>'...The site is located within the Pocklington Conservation Area and, therefore, any scheme will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Pocklington Conservation Area Appraisal.</u> have regard to its character and appearance. As a result, the site...'</p>
AM194	POC-J (c)	<p>Amend text:</p> <p>'c. Incorporate <u>comprehensive regional sustainable drainage systems in conjunction with POC-K.</u>'</p>
AM196	POC-L & 42.29	<p>Add new criterion to policy:</p> <p>'<u>b. Make provision for a bus interchange facility.</u>'</p> <p>Amend supporting text:</p> <p>'... This could include <u>It will also include</u> the retention of a bus interchange facility within the town centre, <u>which would provide for reasonable roadside 'lay-by' stopping and waiting facilities.</u> The site...'</p>
AM197	42.29 (POC-L supporting text)	<p>Amend text:</p> <p>'...as set out in Policy S7 of the <i>Strategy Document</i>. <u>This identifies a capacity for 800 to 1,700 m² (gross) comparison retail floorspace over the plan period...</u>'</p>

Ref.	Policy/ paragraph	Main modification
AM198	42.29 (POC-L supporting text)	Amend text: '...The site is also within the Pocklington Conservation Area and, therefore, any scheme will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Pocklington Conservation Area Appraisal.</u> have regard to its character and appearance. The removal of the existing depot will provide...'
AM200	43.3	Amend text: 'Preston is identified as a Primary Village in the <i>Strategy Document</i> , with 95 <u>85</u> new houses proposed over the period to 2028/29....'
AM201	43.5 (PRES-A supporting text)	Amend text: '...Abbey House farmhouse, which is adjacent to the site, is a Grade II Listed Building and development proposals must ensure that its character <u>features</u> and setting are <u>preserved</u> not harmed. '
AM202	43.6 (PRES-A supporting text)	Amend text: '...As the Preston Conservation Area is adjacent to the eastern boundary, it is also important that proposals <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Preston Conservation Area Appraisal.</u> have regard to its character, appearance and setting. '
AM203	PRES-B, 43.7	Amend text of policy title: 'Policy PRES-B – Land South of Sproatley Road (2.23 <u>3.29</u> ha)' Amend supporting text:

Ref.	Policy/ paragraph	Main modification
		<p>'...The development of the site, which has an indicative capacity of 57 <u>75</u> dwellings,...</p> <p>Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM204	ROO-A, 45.5	<p>Amend text of policy title:</p> <p>'Policy ROO-A – Land East of Beechwood Views (0.37 <u>0.62</u>ha)'</p> <p>Amend supporting text:</p> <p>'The site has an indicative capacity of 44 <u>17</u> dwellings and can be accessed via Beechwood Views...'</p> <p>Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM206	47.2	<p>Amend text:</p> <p>'Snaith is identified as a Rural Service Centre in the <i>Strategy Document</i> and 245<u>170</u> new houses are proposed over the period to 2028/29. Taking into account the number of existing commitments and the number of completed plots in the settlement since the start of the Plan period (8 dwellings), the Plan allocates three <u>two</u> sites for residential development.'</p>
AM208	SNA-A, 47.4	<p>Amend text of policy:</p> <p>'Policy SNA-A – Land South of Punton Walk (5.29 <u>6.99</u>ha)</p> <p>...</p> <p>b. Avoid any built development in <u>Direct public open space toward</u> the area of the site that is within</p>

Ref.	Policy/ paragraph	Main modification
		<p>Flood Zone 3a; and c. <u>Provide public open space off site;</u>'</p> <p>Amend supporting text:</p> <p>'This site is well related to the existing residential development to the north, and has an indicative capacity of 110 <u>142</u> dwellings. Additional landscaping will be required to the southern, eastern and western boundaries to help soften the impact of the development and integrate it into the surrounding area. The southeastern part of the site is located with an area of high flood risk (Flood Zone 3a), <u>and built development should be avoided in this area</u> therefore, the public open space required as part of the development should be located in this area. Access to the site would be expected to be obtained from Punton Walk via the existing playing fields car park and so replacement of the parking spaces affected would be expected within the site. <u>Public open space should be provided off site to ensure the most efficient use of land for housing development in Flood Zone 1.</u>'</p> <p>Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM209	SNA-B, 47.6	<p>Amend text of policy:</p> <p>'Policy SNA-B - Land East of Butt Lane and South of A1041 (2.70 <u>3.85</u>ha) This site is allocated for housing development. Proposals will be required to: a. Provide additional landscaping to the southern boundary; <u>and</u> b. <u>Avoid any built development in the area of the site that is within Flood Zone 3a.</u>'</p> <p>Amend supporting text:</p> <p>'This site has an estimated capacity of 57 <u>98</u> dwellings and adjoins existing residential development.</p>

Ref.	Policy/ paragraph	Main modification
		<p>Additional landscaping would be required to the southern boundary to help soften the impact of the development and integrate it into the surrounding landscape. The southern boundary of the site <u>is consistent with the southern extent of SNA-C on the west side of Butt Lane follows the boundary of the adjacent GP surgery</u> and this, combined with additional landscaping, will ensure that the development does not lead to the coalescence of Snaith and West Cowick. It is anticipated that access into the site would come from Butt Lane or the A1041. <u>The southwestern part of the site is located within an area of high flood risk (Flood Zone 3a) where built development should be avoided. Water compatible uses, such as the public open space required as part of the development, should be located in this area. This will also assist in maintaining a sense of openness on Butt Lane between Snaith and West Cowick.'</u></p> <p>Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM210	New site (SNA-C)	<p>Add new policy:</p> <p><u>'Policy SNA-C – Land South of South Parkway (1.58ha)</u> <u>This site is allocated for housing development. Proposals will be required to:</u> <u>a. Provide additional landscaping to the southern boundary; and</u> <u>b. Avoid any built development in the area of the site that is within Flood Zone 3a'</u></p> <p>Add supporting text:</p> <p><u>'This site is well related to the main built up area of Snaith, located south of South Parkway and east of Oakdale Close. Due to the shape of the site, development is expected to be in a linear form, with rear gardens facing the rear gardens onto South Parkway. Part of the site, along the southern boundary, is also within an area of high flood risk (Flood Zone 3a) where built development should be avoided. As a result, the indicative capacity for the site is 20 dwellings. Additional landscaping will be</u></p>

Ref.	Policy/ paragraph	Main modification
		<p><u>required to the southern boundary to help soften the impact of the development and integrate it into the surrounding area.'</u></p> <p>Add the geographic illustration of the policy to the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM211	48.2	<p>Amend text:</p> <p>'South Cave is identified as a Primary Village in the <i>Strategy Document</i> and 160 <u>85</u> new houses are proposed for the village over the period to 2028/29. Taking into account the number of existing commitments and the number of completed plots in the settlement since the start of the Plan period (10 dwellings), the Plan allocates three sites <u>one site</u> for residential development....'</p>
AM213	SCAV-A (c) & 48.4	<p>Delete criterion from policy:</p> <p>'c. Retain an area of land at the eastern side as amenity open space; and'</p> <p>Amend supporting text:</p> <p>'...Any impact on the Conservation Area could be mitigated by the retention of trees and hedgerows on the site. An indicative site capacity of 80 <u>120</u> dwellings is proposed to allow an area of land (approximately 1ha) at the eastern end of the site to remain open and provide a link with the open land to the east and develop at a <u>account for a lower density development</u> to reflect the character of the surrounding area.'</p>
AM214	48.4 (SCAV-A supporting text)	<p>Amend text:</p> <p>'...A small part of the allocation, which connects the site to Market Place, is within the Conservation Area. Development would need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of that area</u> have regard to the, appearance and setting of the</p>

Ref.	Policy/ paragraph	Main modification
		Conservation Area , in particular the frontage of Market Place which is sensitive to change. <u>Further guidance is provided in the South Cave Conservation Area Appraisal. Any impact...</u> '
AM215	New site (SCAV-B)	<p>Add new policy:</p> <p><u>'Policy SCAV-B – Land South of Bacchus Lane (1.13ha)</u> <u>This site is allocated for housing use. Proposals will be required to:</u> <u>a. Provide additional landscaping to the southern and western boundaries; and</u> <u>b. Retain the mature hedgerows within the site.'</u></p> <p>Add supporting text:</p> <p><u>'This site has an indicative capacity of 31 dwellings, and is bounded by development on three sides. It is well located for the services and facilities along Market Place. Development would not significantly intrude into the open countryside, though additional landscaping on the southern boundary of site will help to minimise any adverse impact. The site is adjacent to the Conservation Area and proposals will need to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Guidance on this is provided in the South Cave Conservation Area Appraisal. The western part of the sites contains strong hedgerows and these should be retained as part of any proposal. Any removal of these hedgerows should only be to provide access into the site.'</u></p> <p>Add the geographic illustration of the policy to the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM216	New site (SCAV-C)	<p>Add new policy:</p> <p><u>'Policy SCAV-C – Land North of The Stray (1.03ha)</u> <u>This site is allocated for housing use. Proposals will be required to:</u></p>

Ref.	Policy/ paragraph	Main modification
		<p>a. <u>Provide additional landscaping to the northern boundary.'</u></p> <p>Add supporting text:</p> <p><u>'This site, which has an indicative capacity of 28 dwellings, is bounded on three sides by residential development and it would form a logical rounding off of this part of the village. Additional landscaping will be required along the northern boundary to help integrate the development into the surrounding landscape and provide a soft edge to the settlement. Development would need to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area which adjoins the western boundary of the site. Guidance on this is provided in the South Cave Conservation Area Appraisal.'</u></p> <p>Add the geographic illustration of the policy to the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM217	49.3	<p>Amend text:</p> <p>'Stamford Bridge is identified as a Rural Service Centre in the <i>Strategy Document</i> and 295170 new houses are proposed for the village over the period to 2028/29. Taking into account the number of existing commitments and the number of completed plots in the settlement since the start of the Plan period (5 dwellings), the Plan allocates <u>two sites</u> one site for residential development....'</p>
AM219	50.2	<p>Amend text:</p> <p>'Swanland is identified as a Primary Village in the <i>Strategy Document</i> and 165 <u>85</u> new houses are proposed for the village over the period to 2028/29. Taking into account the number of existing commitments and the number of completed plots in the settlement since the start of the Plan period</p>

Ref.	Policy/ paragraph	Main modification
AM220	SWA-A & 50.4	<p>(26 dwellings) the Plan allocates five <u>four</u> sites for residential development....'</p> <p>Delete criterion from policy:</p> <p>'c. Provide a car parking area within the site for use by visitors to the adjacent playing fields and community use building.'</p> <p>Amend supporting text:</p> <p>'...This will help to minimise the impact of the development and integrate it into the surrounding landscape. The site also provides the opportunity to help alleviate the parking and access restrictions that prevail in this part of the village at certain times of the day/ week, in particular through the provision of additional car parking for the adjacent playing fields and community use building. Access is expected to be provided via Westwold. The indicative capacity of the site is 22 <u>32</u> dwellings, which has been reduced to reflect the additional landscaping requirements and narrow width of the site. It has also taken into account the need to provide a footway <u>to Westwold</u> and additional car parking.'</p>
AM221	50.6 (SWA-B supporting text)	<p>Amend text:</p> <p>'... Any development would need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area</u> have regard to the the character, appearance and setting of the Conservation Area and to those elements <u>features</u> that contribute to the significance <u>and setting</u> of the adjacent Listed Church. Retaining the existing trees on the site will help to preserve the character of the area and reduce impact on the setting of the Church and the adjacent Conservation Area. <u>Further guidance is provided in the Swanland Conservation Area Appraisal.</u> As this site is..'</p>
AM223	New site (SWA-E)	<p>Add new policy:</p> <p><u>'Policy SWA-E – Land West of West Leys Road (4.44 ha)</u> <u>This site is allocated for housing development. Proposals will be required to:</u></p>

Ref.	Policy/ paragraph	Main modification
		<p>a. <u>Provide additional landscaping to the western and southern boundaries;</u> b. <u>Provide a car parking area within the site for use by visitors to the adjacent playing fields and community use building. The new car park should be connected to the existing car park and accessed directly from West Leys Road; and</u> c. <u>Incorporate comprehensive sustainable drainage systems. '</u></p> <p>Add supporting text:</p> <p><u>'This site is located on the western side of West Leys Road, and it shares borders with the existing playground and associated car park. Additional landscaping will be required along the western and southern boundaries to help integrate the development into the surrounding landscape. Development of the site provides the opportunity to help alleviate the parking and access restrictions that prevail in this part of the village at certain times of the day/ week, in particular through the provision of additional car parking for the adjacent playing fields and community use building. This must be provided as part of a proposal for the whole site and the car park should effectively be an extension to the existing provision. The expanded car park should be accessed directly from West Leys Road with the current access from Westwold stopped. The site has an indicative capacity of 62 dwellings reflecting the need to provide additional car parking space.</u></p> <p><u>Due to the large size of the allocation, proposals should develop a comprehensive SuDS drainage plan for the site. Advice is available from the Council's Flood and Coastal Erosion Risk Management Team on SuDS requirements.'</u></p> <p>Add the geographic illustration of the policy to the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM224	WAL-A (a)	Amend text:

Ref.	Policy/ paragraph	Main modification
		'a. Retain the mature trees, <u>and provide enhanced landscaping,</u> on the boundaries of the site.'
AM225	53.4 (WAL-A supporting text)	Amend text: 'This site is reasonably well related to the settlement pattern, and with the retention <u>and enhancement of peripheral trees and hedgerows,</u> could be developed without undue impact on the character...'
AM226	WAL-B (a)	Amend text: 'a. Retain the mature trees, <u>and provide enhanced landscaping,</u> on the boundaries and within the site.'
AM227	53.5 (WAL-B supporting text)	Amend text: '...valuable screening to the site. Their retention, <u>alongside enhanced landscaping,</u> will help to soften the impact of the development and integrate it into the surrounding landscape...'
AM228	53.6 (WAL-C supporting text)	Amend text: '...As it is partly within the Conservation Area for Walkington, proposals <u>must pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Guidance on this is available from the Council's Building Conservation Team.</u> should have regard to the character, appearance and setting of the Conservation Area. It is expected that...'
AM229	53.7 (WAL-D supporting text)	Amend text: '...The site is adjacent to the Conservation Area and proposals will need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area</u> <u>Guidance on this is available from the Council's Building Conservation Team.</u> have regard to its character, appearance and setting. Additionally, a small group...'

Ref.	Policy/ paragraph	Main modification
AM230	55.4 (WET-A supporting text)	Amend text: '...Proposals on the remainder of the site would also need to <u>pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Guidance on this is provided in the Wetwang Conservation Area Appraisal.</u> have regard to the character, appearance and setting of the Conservation Area. '
AM232	55.7 (WET-B supporting text)	Amend text: '...In addition, the site is adjacent to the Conservation Area for Wetwang and development <u>must pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Wetwang Conservation Area Appraisal.</u> should have regard to its character and appearance. '
AM233	WITH-A, 57.6	Amend text: 'Policy WITH-A – Land East and South of Clearview, Hull Road (4.41 <u>6.93</u> ha)' Amend supporting text: 'The site adjoins existing development along the eastern boundary and has an indicative capacity of 442 <u>156</u> dwellings...' Amend the geographic illustration of the policy on the Policies Map as shown on the revised Policies Map submitted during the examination.
AM234	57.11 (WITH-D)	Amend text: 'The site, which is well related to the existing town centre, would provide for the identified need for

Ref.	Policy/ paragraph	Main modification
		<p>retail floorspace within Withernsea, as set out in Policy S7 of the <i>Strategy Document</i>. <u>This identifies a capacity for 1,000 to 1,900m² (gross) comparison retail floorspace over the plan period.</u> Therefore, it will be essential that...'</p>
AM238	COT-G	<p>Delete policy and supporting text:</p> <p>Policy COT-G – Land South of Longmans Lane (0.53ha) This site is allocated for housing development.'</p> <p>'12.19 The site, which has an indicative capacity of 15 dwellings, is considered suitable for new housing development. It is well located within the main body of the settlement and is close to services and facilities within the centre of Cottingham. Access would be taken from Longmans Lane.</p> <p>Delete the geographic illustration of the policy from the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM239	COT-J & 12.23	<p>Add new criterion to policy:</p> <p><u>'a. Deliver a maximum of 600m² (gross) comparison floorspace;</u> <u>b. Ensure that surface water flood risks are satisfactorily investigated and addressed and;</u> <u>c. Avoid residential built development in the area of the site that is within Flood Zone 3a; and</u> <u>d. Demonstrate through the submission of a Hydrogeological Risk Assessment that the development will not cause unacceptable adverse harm to the water source.'</u></p> <p>Amend text of paragraph 12.23:</p> <p><u>'...The retail element will be expected to provide up to 600m² of (gross) floorspace by 2029, which would meet the need identified in Policy S7 of the <i>Strategy Document</i>. This is based upon the Town Centres and Retail Study 2009 updated in 2013, further updates will be taken into account when this Plan is reviewed. As the site lies within the Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is</u></p>

Ref.	Policy/ paragraph	Main modification
		<p><u>provided in the Cottingham Conservation Area Appraisal any scheme will need to have regard to its character and appearance. A small area along the southern boundary falls within an area at high flood risk (Flood Zone 3a) and proposals must locate less vulnerable uses, such as retail floorspace and open space, in this part of the site. The site also has an indicative capacity of 26 dwellings.'</u></p> <p>Add additional supporting text:</p> <p><u>'The site is located within a groundwater Source Protection Zone 1 (inner zone). Proposals will need to demonstrate that development will not compromise the integrity of the groundwater source, with particular attention to the construction phase of development and the proposals for foul and surface water management. A hydrogeological risk assessment is required to understand the groundwater conditions of the area and calculate the risk of pollution. Schemes will only be permitted if they are designed in a manner that will reduce the pollution risk to an acceptable level. Non-mains foul drainage may prove to be unsuitable in some instances.</u></p> <p><u>The hydrogeological risk assessment should also be used to develop relevant mitigation measures to protect the groundwater source during the site's construction and through the development of the site, which will need to be agreed with the Environment Agency. A detailed monitoring and management plan for the construction phases of development may also be required. Should the hydrogeological risk assessment demonstrate that groundwater is particularly vulnerable on parts of the site (e.g. due to the absence of clay cover), to the extent that the risks cannot be satisfactorily mitigated, it may be necessary for development to be avoided in these areas.'</u></p>
AM242	New site SMB-B	<p>Amend new policy:</p> <p><u>'Policy SMB-B – Land North of A166 (6.50ha)</u> <u>This site is allocated for housing development. Proposals will be required to:</u> <u>a. Provide additional landscaping to the eastern and northern boundaries;</u> <u>b. Avoid any built development in the area of the site that is within Flood Zone 3a and 3b; and</u></p>

Ref.	Policy/ paragraph	Main modification
		<p>c. <u>Incorporate comprehensive sustainable drainage systems:-</u> d. <u>Provide open space on site that is designed to meet the needs of dog walking; and</u> e. <u>Provide off-site measures such as signage within the SSSI/SAC and improvements to the Public Rights of Way Network.'</u></p> <p>Add supporting text:</p> <p><u>'This site is located relatively close to the village centre on the northern side of the A166 (Roman Road) and has an indicative capacity of 131 dwellings. To the south and south west corner is existing residential development, whilst the River Derwent is to the west. As the site forms part of the rural approach to the village, landscaping will be required on the eastern and northern boundaries to integrate the development into the landscape. The landscaping should also provide an impenetrable buffer to prevent direct access between the development and the River Derwent SAC and SSSI. Due to the site's proximity to the River Derwent and its accessibility, effective measures should be delivered to ensure that the impacts of development have no adverse effects on the designated sites.</u></p> <p><u>As well as landscaping, the effects of increased recreational pressure on the designated sites will be mitigated by the provision of on-site open space and facilities for dog-walking (e.g. circular route, provision of waste bins), along with off-site measures (e.g. signage within the SSSI/SAC along the footpath highlighting alternative dog walking areas and the sensitivities of the designation; improvements to the Public Rights of Way Network in the local area).</u></p> <p><u>Due to the likelihood of archaeological deposits associated with Roman occupation, an archaeological evaluation of the site will also be required prior to any development taking place. The site is also close to the Conservation Area and proposals will need to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.</u></p> <p><u>The western boundary of the site is located within an area of high flood risk (Flood Zone 3a and 3b) where built development should be avoided. Water compatible uses, such as the public open space required as part of the development, should be located in this area. The capacity of the site has been calculated to reflect this. Due to the large size of the allocation, proposals should develop a comprehensive Sustainable Drainage Systems (SuDS) drainage plan for the site. Proposals will need</u></p>

Ref.	Policy/ paragraph	Main modification
		<p><u>to ensure that any issues associated with ponding of surface water on the site are satisfactorily investigated and addressed. Schemes for surface water and foul drainage management should be effective, enforceable and be accompanied by a clear programme for maintenance to ensure that the water quality of the River Derwent is not adversely affected through the construction of the site and the lifetime of the development. Advice is available from the Council's Flood and Coastal Erosion Risk Management Team on SuDS requirements.</u></p> <p><u>In accordance with Policy ENV4 of the Strategy Document, proposals will need to ensure effective and deliverable mitigation to prevent adverse effects upon the notified features of the River Derwent Special Area of Conservation and Site of Special Scientific Interest. The measures set out in Policy SMB-B, particularly criteria a, d and e, will need to be effective over the lifetime of the development and justified within a supporting Habitats Regulations Assessment and Environmental Report. As such, an appropriately funded management plan will need to be prepared as part of a planning application setting out how these measures will be delivered.'</u></p> <p>Add the geographic illustration of the policy to the Policies Map as shown on the revised Policies Map submitted during the examination.</p>
AM243	Paragraph 9.28	<p>Add supporting text: <u>'As set out in the Strategy Document, an early update of the GTANA will be undertaken by 2017, and potentially a review of Policy H3, to take account of the revised definitions in determining the number of new pitches that would be required over the plan period and ensure there is a 5 year supply of deliverable sites. The deliverability of this site will be assessed again as part of this update and review process. If the landowner at that time is not willing to release the site for the provision of new Gypsy and Traveller pitches, or if it is otherwise not deliverable in the terms of national policy, then a review of Policy BRID-H will be undertaken. The need to allocate further or alternative land for Gypsy and Traveller pitches will be considered as part of any review of Policy BRID-H.'</u></p>