

**CITY OF YORK LOCAL PLAN**

**PHASE 3 HEARINGS**

**MATTER 5: QUEEN ELIZABETH BARRACKS STRENSALL**

**STATEMENT BY FULFORD PARISH COUNCIL**

**JULY 2022**

**Q5.1: Is the proposed deletion of Policy SS19 and allocation ST35 by the Council necessary for soundness?**

- 1 The Queen Elizabeth Barracks is one of the largest brownfield sites that will come forward for development in York in the plan period. As such, the site is capable of making a significant contribution to meeting the development requirements of the Local Plan. Despite this, the effect of the deletion of Policy SS19 is to remove any policy framework for the redevelopment of this major brownfield site. It will also mean that the potential contribution of this brownfield land to meeting development requirements is not taken into account by the Plan, thereby increasing the need for the release of greenfield land from the Green Belt.
- 2 Due to the location of the site, housing would seem the most likely viable form of development on the site. Although there is clearly an issue of potential harm to the Strensall Common SAC/SSSI through increased visitor numbers, this must be a question of scale rather than principle. We do not have the technical expertise to comment on the appropriate scale but a site visit to the Common would show that there is considerable potential to mitigate and compensate for increased numbers of visitors through increased funding for better wardening, fencing and habitat management.
- 3 For this reason, if the Inspectors do not feel confident to allocate the site for a specific number of dwelling units, Policy SS19 should be reworded as an enabling policy that would allow housing development on the site but only at a scale that would not harm the SAC/SSSI and which should be informed by future studies. In the meantime a notional capacity can be added to the housing supply of the Local Plan that can be the subject of monitoring.

- 4 The alternative of allowing the site to become disused and derelict would not be in accordance with the NPPF.