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Dear Sara Dilmamode

Planning consultation: Phase 4 hearings - Review of HRA implications H59 Technical Note, September 2022

Thank you for consulting Natural England.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England welcomes the additional clarity granted by the Review of HRA implications of H59 technical note and agrees with the conclusions reached.

We welcome the proposal to move H59 to beyond 400m in order to reduce urban edge effects and allow mitigation and avoidance measures for recreational disturbance on Strensall Common SAC/SSSI to be effective. This is in line with draft Policy GI2A in the Plan and the findings of the Local Plan Habitats Regulations Assessment.

Natural England notes the suggestion of an increased capacity for H59 from 45 dwellings to 80. We agree that this would need to be thoroughly assessed through the HRA process but in principle have no specific concerns, regarding the potential increase, provided that sufficient avoidance and mitigation measures can be put in place.

We note also the suggestion for a potential employment led mixed use scheme across the site as a whole. Similarly such a proposal would need to be thoroughly assessed and adequate avoidance/mitigation measures would need to be put forward, including the requirement that housing be at least 400m from Strensall Common SAC/SSSI. However we note that this may offer greater scope for mitigating for the impacts of housing from H59 in terms of viability.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter please contact Merlin Ash at

Merlin.Ash@naturalengland.org.uk or on 02080 266382. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

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Natural England