



Our Ref: N/A

Your Ref: N/A

31 August 2022

Simon Berkeley BA MA MRTPI and Paul Griffiths BSc (Hons) BArch IHBC
c/o Carol Crookes
Independent Programme Officer Solutions
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Dear Mr Berkeley and Mr Griffiths

YORK LOCAL PLAN: PHASE 4 MATTERS, ISSUES AND QUESTIONS

I am instructed by Homes England and Network Rail, the major landowners of the York Central site ("the landowners"), to submit representations to the York Local Plan Examination and specifically the Phase 4 Matters, Issues and Questions (MIQs).

As you will be aware, York Central is a major development for the City of York and is allocated within the draft Local Plan (ST5) and subject of Policy SS4. Matter 3.3 of the Phase 4 Examination MIQs asks the following question:

Is Policy SS4 (ST5) a sufficiently comprehensive guide for the redevelopment of York Central?

It is the landowners' view that the policy does provide a sufficiently comprehensive guide to the development of York Central for the following reasons:

- Firstly, representations were submitted on behalf of the landowners to the various stages of the Local Plan consultation process, with the landowners expressing their support for Policy SS4 and making suggested amendments where necessary;
- Secondly, the York Central site benefits from an outline planning permission (ref: 18/01884/OUTM), which was prepared and submitted broadly in parallel with the preparation of the York Local Plan. Policy SS4 was, therefore, developed in a 'real-world' scenario where the policy requirements were tested through a planning application and found to be sufficient in order to deliver a viable planning permission;
- Finally, the landowners have recently reviewed Policy SS4 wording and agreed some minor alterations with the Council's Policy Officers to reflect the up-to-date position of the development.

The York Central development is now progressing at pace. Two reserved matters applications have been approved for the site's primary infrastructure (ref: 20/00710/REMM) and the Railway Museum's Central Gallery (ref: 21/02793/REMM), with the enabling works for the primary

transport infrastructure now taking place. Furthermore, a tender process is underway to seek a development partner to bring forward the commercial and residential plots.

The site's allocation and Policy SS4 are a critical part of the planning policy framework for York Central that is helping to drive forward the development. The landowners request, therefore, that the policy remains unchanged (except for any minor changes that, for example, clarify wording or ensure consistency in terminology) as the Local Plan moves towards adoption.

We have also requested to speak in support of the site's allocation and Policy SS4 where required. We have registered myself on behalf of the landowners.

I'd be grateful if you could take the above comments into consideration in your examination of the Local Plan and would be happy to provide further clarity in relation to Policy SS4 where required.

Yours faithfully



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For and on behalf of Avison Young (UK) Limited