

**YORK LOCAL PLAN – MATTER 4**

**STRATEGIC SITE ALLOCATION SITE REF. ST14**  
**LAND WEST OF WIGGINTON ROAD**

**TW FIELDS**

**INTRODUCTION**

- 1.1 This hearing statement is written on behalf of TW Fields in **support** of York Local Plan strategic site allocation Ref. ST14 Land West of Wigginton Road.
- 1.2 TW Fields are one of two developers (along with Barratt Developments plc) promoting the delivery of the strategic site allocation Land to the West of Wigginton Road (Ref. ST14). The two developers are working in collaboration to promote the allocation of the site. This statement should be read alongside our previous submissions to the Local Plan.
- 1.3 Land to the West of Wigginton Road, referred to as the Clifton Gate Garden Village scheme, is identified as a Strategic Allocation in the submitted York Local Plan (ST14) to deliver a new sustainable Garden Village of a minimum of 1,348 new homes, alongside the delivery of significant community infrastructure in the form of a new primary school, a village centre, a health centre, affordable homes, elderly persons care homes, public open space, and recreational facilities. This Garden Village approach fully supports the Government's ambitions for Garden Villages.
- 1.4 The identified Vision of the Clifton Gate site is to deliver: -  
  
***A new village with its own identity and good local facilities to meet the everyday needs of residents as the community grows over time. A new village which is well-connected to the centre of York and surrounding settlements by sustainable modes of transport but clearly separated and screened from existing settlements to avoid coalescence. A place that feels a part of York but is still a separate place.***
- 1.5 The Clifton Gate site is strategically located to the north of York, beyond the established boundary of the Outer York Ring Road. The site is separated from the existing urban edge and surrounding villages. The site's location respects the historic and landscape character of this area of the City.
- 1.6 The development proposals are situated in a suitable and highly sustainable location in respect of connectivity to existing jobs and services at Clifton Moor. Importantly, there are no technical or environmental (built and natural) constraints that would preclude the development of the site.
- 1.7 The Clifton Gate site will make a significant contribution to meeting the City's housing needs over the emerging Local Plan period.
- 1.8 The Local Plan supports a development of 1,348 homes at the site. Whilst TW Fields supports the principle of this allocation, they consider that the defined boundary of the site is unsound and have therefore proposed a number of expansion options for the scheme, which they consider to be viable and deliverable alternatives.
- 1.9 In making representations to the Local Plan the developers have presented three potential development options to the Council to provide a new Garden Village of either 1,350 homes; 1,725 homes; or 2,200 homes. The final resolution of the precise boundary of the new settlement will be determined at Phase 3 of the examination of the Local Plan.

- 1.10 Following a review of the Proposed Modifications to the Local Plan and the amended Evidence Base documents, the developer's stance has not changed. The proposed detailed boundaries of the site allocation should be expanded. The reasoning for which is provided within our previous submissions to the City of York Council and within our Phase 1 hearing statements.
- 1.11 Notwithstanding the above, it remains the developer's intention to work with the Council to agree a Statement of Common Ground ahead of the Phase 3 hearing sessions.
- 1.12 This statement seeks to respond to **Matter 4** of Phase 2 of the York Local Plan Examination in Public. For brevity, where possible we refer to our previously submitted Phase 1 Hearing Statement and representations to the Council's Proposed Modification & Evidence Base consultation. These two documents are enclosed with this statement for ease of reference.
- 1.13 We respond below to each of the Inspector's specific questions in respect of the Local Plan's Spatial Strategy & Site Selection Process.

### ***SPATIAL STRATEGY & SITE SELECTION PROCESS***

- 2.1 The Local Plan's Spatial Strategy and distribution of development across the plan area is appropriate and reasonable when considered against the character of the City and the requirements of national planning guidance.
- 2.2 The spatial strategy set out in the Local Plan identifies housing and employment growth as the key drivers for development in the city and sets a framework for where development should be located based on protecting the city's unique heritage and environmental assets, avoiding areas of high flood risk, and ensuring development is located where it is accessible by sustainable transport modes and to services and facilities.
- 2.3 One of the key characteristics of York is how the city has developed out from its historic core in the form of radial corridors separated by a series of green fingers. The City's historical growth pattern has also established an existing settlement form of villages around the main urban area of York, creating a unique character for York.
- 2.4 The Local Plan's proposed Spatial Strategy is in-keeping with this existing urban form and York's unique character.
- 2.5 The identification of the Clifton Gate Garden Village reflects the identified key characteristics of the City, through enabling a new settlement with its own identity to be created. It will be a well-designed to reflect the existing settlement form of villages around the main urban area of York, in-keeping with the existing urban form and York's unique character.
- 2.6 The proposed site aligns with one of the City's identified '*development corridors*' which extends radially outwards north-west of York City Centre. See Figure 3.1 of the Local Plan. The Outer Ring Road currently demarcates the urban area of York from the surrounding Green Belt countryside. Where settlements are close to this road, there is a separation distance ranging between 60m and 400m. This has the appearance of reinforcing the village character which is distinct from suburban York. This can be seen in the relationship of villages such as Poppleton, Earswick and Haxby with the ring road and the city beyond.
- 2.7 The allocation of new Garden Villages such as the Clifton Gate site reflects the historic development pattern of the City and in doing so ensures that the historic and landscape character of this area of the City is preserved and enhanced where possible.
- 2.8 Whilst the Clifton Gate development is a free-standing garden community, it is well-connected to the centre of York and surrounding settlements by sustainable modes of transport. The development proposals include a number of infrastructure proposals which are focused around making the

development as sustainable as possible as early as possible. The development proposals will deliver infrastructure allowing accessibility from the site for pedestrians and cyclists to the number of services and facilities located within 1km of the site. Including Clifton Moor, Wigginton, Skelton and the City's cycle and footpath network.

- 2.9 More specifically, a key outcome of the Council's further work undertaken in Annex 5 of the Green Belt Topic Paper 1 (EX/CYC/59g) is that the Clifton Gate site (and indeed the expanded land area required to deliver each of the developers proposed options) does not fulfil Green Belt purposes or the Council's Site Selection Criteria, as identified on the plan shown on page A5:19. There are limited locations within the City of York Local Authority Area which meet this criterion.
- 2.10 The two key constraints to defining the boundary of ST14 relate to the City's identified Green Wedges and coalescence with Skelton (which incorporates the need to consider the setting of the area surrounding the Village). These constraints have been considered in detail by the Council and the developers when identifying the proposed development options for the site. In all of the presented options the identified Green Wedge and *Nova Scotia Plantation* to the east of the site area has been maintained as the appropriate natural and physical boundary to the site in this location. Each of the options would also deliver a 1km separation with Skelton, ensuring the avoidance of coalescence between the two settlements in perpetuity, which establishes the site's western boundary.
- 2.11 The Council's Local Plan consultation has included working alongside statutory consultees including Historic England, National Highways, Natural England and the Environment Agency. There are no technical objections to the allocation of the Clifton Gate site and there is general acceptance across the City that the site represents a suitable option to deliver a new Garden Village which can play a substantial role in meeting the City's housing needs over the plan period.
- 2.12 The Clifton Gate development proposal is one of the City's most appropriate locations for the development of a sustainable garden village community when considered against all reasonable alternatives.
- 2.13 The Local Plan's allocation of freestanding settlements, such as the Clifton Gate site, is in accordance with the guidance presented in Paragraph 52 of NPPF 2012 and within the amended and updated guidance presented in Paragraph 73 of NPPF 2021, which strengthens the support of national planning guidance for meeting the supply of a large number of new homes through planning for new settlements. We will provide evidence at the Phase 3 hearing sessions to establish that the Clifton Gate development proposals will meet the relevant guidance presented in the NPPF 2012 and NPPF 2021 with regard to the development of new settlements.