

YORK LOCAL PLAN – MATTER 7

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 7** 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 the Inspector's specific questions in respect of the Approach to Setting Green Belt Boundaries.

APPROACH TO SETTING GREEN BELT BOUNDARIES

- 2.1 Whilst we support the principal findings of the Council's updated Green Belt assessment work as set out in EX/CYC/59g, we wish to maintain our objection to the proposed detailed boundaries of the site allocation.
- 2.2 We agree that 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.
- 2.3 We also agree that the Council's assessment of the Clifton Gate site largely mirrors that which we set out in Section 4 of our Phase 1 Hearing Statement.
- 2.4 And whilst we maintain our objection to the Council's findings in respect of their conclusions with regards to the proposed detailed boundaries of ST14, a key outcome of the Council's further work is that 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 of Annex 5 of Topic Paper 1 (EX/CYC/59g).
- 2.5 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 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.
- 2.6 The area of land located between these two established boundaries can therefore be considered to be appropriate for development, following the delineation of the required detailed site boundaries located within it. The Council's own assessment work identified in EX/CYC/59g supports this position.
- 2.7 Whilst the Council's proposed detailed site boundaries have considered historical field boundaries and patterns, each of the developers proposed options have also utilised a similar process. As can be seen in the Land Use Plans submitted alongside our Stage 1 Hearing Statements. However, the previously submitted Land Use Plans also identify other site-specific constraints that have been considered by the developers. Which we believe adds a further layering of detail on top of the assessment undertaken by the Council as set out in EX/CYC/59g.

- 2.8 Finally, when establishing the proposed boundaries of the other presented options we have also considered the Council's policy aspirations for the site as set out by Policy SS12 of the Local Plan. Particularly in relation to design and density; increased areas of public recreation and open space; increased internal and external areas of landscaping; and the delivery of the City's market and affordable housing needs.
- 2.9 An increase in the size of the site would also increase the sustainability of the development through delivering a critical mass to support the proposed services and facilities that are required to be delivered. It would also move the site's boundaries closer in distance/location to the services and facilities located at Clifton Moor.
- 2.10 We therefore maintain our view that ST14 should be expanded. We note that these matters will of course be discussed at the Phase 3 Hearing Session in respect of site-specific matters.