

YORK LOCAL PLAN – MATTER 7

STRATEGIC SITE ALLOCATION SITE REF. ST7 LAND EAST OF METCALFE LANE, OSBALDWICK, YORK

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. ST7 Land East of Metcalfe Lane.
- 1.2 TW Fields are one of three developers (along with Taylor Wimpey and Barratt Developments plc) promoting the delivery of the strategic site allocation Land to the East of Metcalfe Lane (Ref. ST7). The three 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, and those most recently made on behalf of the consortium dated June 2021.
- 1.3 Land to the East of Metcalfe Lane, Osbaldwick is identified as a strategic allocation in the submitted York Local Plan (ST7) to deliver a new sustainable development of a minimum of 845 new homes, alongside the delivery of significant community infrastructure.
- 1.4 The site is strategically located adjacent to the east of the existing urban edge of the Main Urban Area of York. The site is located to the east of the existing settlement areas of Heworth, Meadlands and Osbaldwick which are all located within the Main Urban Area of the City. The site is located within the boundary of the Outer York Ring Road.
- 1.5 The site is situated in a suitable and highly sustainable location in respect of connectivity to existing jobs and services within the Main Urban Area of the City. Importantly, there are no technical or environmental (built and natural) constraints that would preclude the development of the site.
- 1.6 The Osbaldwick site will make a significant contribution to meeting the City's housing needs over the emerging Local Plan period.
- 1.7 The Local Plan supports a development of 845 homes at the site. Whilst TW Fields support the principle of this allocation, they consider that the defined boundary is unsound and support an expansion to the scheme, which they consider is viable and deliverable.
- 1.8 In making representations to the Local Plan TW Fields have presented potential alternative development options to the Council associated with a new Garden Village of either 845 homes, 975 homes or 1,225 homes. The final resolution of the precise boundary of the new settlement will be determined at the Phase 3 of the examination of the Local Plan.
- 1.9 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.
- 1.10 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.

- 1.11 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.
- 1.12 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 of a freestanding settlement in this location of the City as set out in EX/CYC/59g, we believe that further analysis should be undertaken to understand the openness of land between the suburban edge and the proposed freestanding settlement ST7.
- 2.2 We agree that the identification of the Osbaldwick reflects the identified key characteristics of the City, through enabling a new settlement with its own identity to be created. The scheme will be 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 Whilst we maintain our objection to the Council's findings in respect of their conclusions with regards to the proposed detailed boundaries of ST7, a key outcome of the Council's further work is that the expanded land area required to deliver the developer's proposed options for the site (bar the area located immediately adjacent to Tang Hall Beck) does not fulfil Green Belt purposes or the Council's Site Selection Criteria, as identified on the plan shown on page A5:3 of Annex 5 of Topic Paper 1 (EX/CYC/59g).
- 2.4 It is the developer's view that the Council's further work undertaken in Annex 5 of the Green Belt Topic Paper 1 (EX/CYC/59g) provides inadequate justification for the inclusion of the area of land to the west of Site ST7 to be included within the Green Belt. The identified justification for the currently proposed boundaries is weak and has not taken into account the context of the area which would be a thin wedge of land between two areas of modern development, thus not preserving the understanding of the compact, historic city within a rural hinterland. The area would be surrounded by development on all sides. The Council's own evidence has not shown that this area serves the purpose of Green Belt and it is considered that this area does not demonstrate the essential characteristics of Green Belt.
- 2.5 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 Masterplans submitted alongside our Stage 1 Hearing Statements. However, the previously submitted Masterplans have also taken into account 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.
- 2.6 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 SS9 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.
- 2.7 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 within proximity of the site which are present within the main urban area of York.
- 2.8 We therefore maintain our view that ST7 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.