



City of York Council
Local Plan Examination

**Response to Housing Supply and Windfall Technical
Paper Updates**

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gladman.co.uk



01260 288888

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RESPONSE TO HOUSING SUPPLY AND WINDFALL TECHNICAL PAPER UPDATES

Housing Supply

- 1.1.1 Gladman support the housing supply and trajectory updates published by the Council under EX/CYC/76 which set out delivery rates and lead-in times based upon input and correspondence with developers and site promoters.
- 1.1.2 It is acknowledged that during the Hearing Sessions for Matter 5 the Council stated that they would set out the delivery assumptions for each site to support the site-specific hearing sessions in Phase 3. Gladman support this and highlight that this information will provide further justification for the updated trajectory and demonstrate that the Council will be able to demonstrate a five-year housing land supply on adoption of the plan.
- 1.1.3 Avison Young (DIO) also highlighted that they would be seeking to prepare a written response to the updated housing supply and trajectory documentation. This appears to be based upon Appendix 2 of their Matter 5 Hearing Statements where Avison Young sought to provide an alternative housing trajectory challenging the delivery rates and lead-in times of a significant number of sites alongside providing notes to justify their position.
- 1.1.4 Gladman highlight that Avison Young's corresponding notes which seek to justify their alternative position are based upon outdated information and do not accurately reflect the current picture for a number of sites. Indeed, this is the case for ST31 Land to the South of Tadcaster Road, Copmanthorpe which is being promoted by Gladman. The site has no unresolved technical issues with Gladman currently in discussions with the Council in regard to organising a committee date. Gladman contend that this site is deliverable and achievable within 5 years.
- 1.1.5 Notwithstanding the above, Gladman reserve the right to make further comments on the Council's updated information and any further participant submissions during the Phase 3 Hearing Sessions.

Windfall Allowance

- 1.1.6 Gladman support the information provided within the Windfall Update Technical Paper 2022 which provides robust evidence and justification for the amended annual windfall allowance figure of 199 dwellings.

