

RAPLEYS

Examination of City of York Local Plan
Phase 3 Hearing Session

MATTER 1 - AFFORDABLE HOUSING

Written Statement on behalf of British Sugar
prepared by Rapleys

June 2022

Our Ref: 1119/114/3

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QUALITY ASSURANCE

This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2008.

Created by:		Neil Jones BA (Hons) DipTP MRTPI AssocRICS Neil.jones@rapleys.com
Signature:		 <small>Neil Jones (Jul 4, 2022 16:51 GMT+1)</small>
Checked by:		Robert Clarke BA (Hons) DipTP MSc MRTPI Robert.Clarke@rapleys.com
Signature:		 <small>R Clarke (Jul 4, 2022 17:16 GMT+1)</small>

**FOR AND ON BEHALF OF RAPLEYS LLP
JUNE 2022**

1 INTRODUCTION

- 1.1 These Written Statements have been prepared and submitted by Rapleys LLP on behalf of British Sugar Plc (British Sugar).
- 1.2 British Sugar is the owner of the Former British Sugar site (the Site), Boroughbridge Road, York.
- 1.3 The British Sugar site forms the substantial part of site ST1 (British Sugar / Manor School) in the draft Local Plan. The British Sugar and Manor School sites, together, are identified within draft Policy SS6 as delivering approximately 1,200 dwellings as part of a residential led mixed use development incorporating associated community and neighbourhood facilities.
- 1.4 British Sugar has worked with City of York Council (CYC) since the closure of the former British Sugar site in 2007 to progress its sustainable redevelopment for residential led mixed uses. British Sugar has secured outline and full planning permissions (see below) to enable the residential led mixed use development of the site.
- Outline planning permission (ref 15/00524/OUTM, Appeal Ref 3177821) for up to 1,100 residential units and associated community uses;
 - Full planning permission (ref 20/00774/FULM) for engineering works, remediation and reclamation of the Site; and
 - Full planning permission (ref 17/01072/FUL) for the construction of access roads at Boroughbridge Road and Millfield Lane and across the Former Manor School site.
- 1.5 This Written Statement should be read in conjunction with all previous representations made to the draft Local Plan, previous draft Core Strategy, and other relevant CYC draft policy documents by Rapleys on behalf of British Sugar as follows:
- City of York Publication Draft (February 2018)
 - City of York Pre-Submission Draft (October 2017);
 - City of York Local Plan Assessment Update (October 2016);
 - City of York Local Plan Preferred Sites Consultation (July 2016);
 - Housing Implementation Survey Representations (December 2015);
 - City of York Plan Further Sites Consultation Representation (July 2014); • Local Plan Preferred Option Representations (July 2013);
 - Core Strategy Representations (November 2011); and
 - Formal British Sugar/Formal Manor School Supplementary Planning Document Representations (November 2010 and January 2011).
- 1.6 The following Written Statement provides the further comments and representations of British Sugar on the above Matter, where appropriate.

2 MATTER 1 - AFFORDABLE HOUSING

Q 1.5 Is Policy H10 soundly based and in accordance with National Policy?

- 2.1 Rapleys understanding is that there are no proposed modifications, at time of writing, to draft Policy H10, following the Feb 2018 Publication Draft. The following comments are therefore provided on this basis, and in the context of Rapleys previous Reg 18 and Reg 19 representations on behalf of British Sugar.
- 2.2 British Sugar is supportive of the Council's aspirations to secure the maximum viable provision of affordable housing across the City. In particular, the planning permissions for the development of the British Sugar site are subject to a s106 agreement which includes a bespoke viability review mechanism for the development, which will ensure that the scheme provides the maximum viable quantum of affordable housing. The following comments are therefore intended to ensure that the draft Policy can be effective, and therefore 'sound' in delivering affordable housing in a viable manner.
- 2.3 Policy H10, as currently drafted is not considered to be clearly worded in that it refers to affordable housing required on developments of 2 or more dwellings in line with the thresholds and targets set out in table 5.4. Paragraph 5.68 then refers to planning obligations on affordable housing only being applied to schemes of 11 new homes or more, or 1 to 10 homes with a gross floorspace of more than 1,000 sqm. In order for this policy to be clear, and therefore 'effective' and 'sound', the 'thresholds' set out at paragraph 5.68 of the draft explanatory text should be included clearly within Policy H10 itself.
- 2.4 Part iv. of the draft policy states that the Council will support residential developments which *'makes provision which reflects tenure split in terms of social renting and intermediate housing, as set out in the most up to date SHMA'*. It is considered that in order to be effective and therefore sound, the policy should ensure that, in addition to reflecting the SHMA, the appropriate tenure split for each site has regard to site-specific considerations and viability considerations, which will vary in each case. This will ensure that suitable flexibility in the tenure split is included within the policy and can be applied in an appropriate manner on a site-by-site basis, which will help to ensure that the maximum viable quantum of affordable housing can be provided by developments.
- 2.5 Part v. of the draft policy states that development should *"fully integrate the affordable housing by pepper potting throughout the development with no more than two affordable dwellings placed next to each other"*. As set out in Rapleys previous representations, it is considered that this approach to 'pepper potting' is overly prescriptive which may give rise to management issues and may have a depreciating impact on site values which in turn could lower overall provision of affordable housing.
- 2.6 There is no justification provided by the Council for the approach to 'pepper-potting' on new developments, and in particular the reference to no more than '2 affordable dwellings placed next to each other'. It is Rapleys experience, in dealing with leading Registered Social Providers across the country, that in order to provide effective and viable management and maintenance of affordable housing on sites, a 'critical-mass' of at least 10-15 affordable homes located together is required. On this basis, it is considered that in order for the draft Policy H10 to be justified and effective, and therefore sound, the reference to 'no more than two affordable homes placed next to each other' should be removed from the policy wording.