

Examination of City of York Local Plan
Phase 3 Hearing Session

MATTER 10 - HOUSING MIX AND DENSITY

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:		<i>Neil Jones</i> <small>Neil Jones (Jul 4, 2022 16:32 GMT+1)</small>
Checked by:		Robert Clarke BA (Hons) DipTP MSc MRTPI Robert.Clarke@rapleys.com
Signature:		<i>R Clarke</i> <small>R Clarke (Jul 4, 2022 17:16 GMT+1)</small>

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

1 INTRODUCTION

- 1.1 This Written Statement has 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 / 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;
 - 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 The vast majority of the pre-commencement conditions relating to the remediation and reclamation works have been discharged with a view to commencing this work.
- 1.6 British Sugar is actively progressing the further work necessary to bring forward the development of the site.
- 1.7 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/Former Manor School Supplementary Planning Document Representations (November 2010 and January 2011).
- 1.8 The following Written Statement provides the further comments and representations of British Sugar on the above Matters, where appropriate.

2 MATTER 10 - HOUSING MIX & DENSITY

Q 10.3 - Does Policy H4 (Promoting Self and Custom House Building) cater adequately for self and custom house building?

- 2.1 Rapleys understanding is that there are no proposed modifications, at time of writing, to draft Policy H4, 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 Policy H4 states that on strategic sites of 5ha and above, developers will be required to supply at least 5% of dwelling plots for sale to self builders or to small/custom house builders subject to appropriate demand being identified.
- 2.3 In principle British sugar is supportive of self-build and custom build and its potential to contribute to the overall housing supply and mix of housing in the City. However, it is considered that the approach set out in Policy H5 as currently drafted is not positively prepared in that it requires rather than supports the inclusion of such specialist housing on strategic sites of five hectares and above. The provision of such specialist housing has not been identified as a requirement at the British Sugar site as part of the extent planning permissions for the development.
- 2.4 British sugar considers that the following revised wording of the policy (in line with that suggested by the HBF in their representations on the draft Policy) represents a positively prepared, justified and effective policy approach to ensuring that Policy H4 can cater adequately for demand for self and custom building:

On strategic sites (sites 5ha and above) developers will be required to supply at least 5% of dwelling plots for sale to self builders or to small/custom house builders subject to appropriate demand being identified. On strategic sites (5a and above) applications which include dwelling plots for sale to self-builders or to small / custom house buildings, which meet identified demands, will be supported. Plots should be made available at competitive rates, to be agreed through section 106 agreements, which are fairly related to the associated site / plot costs. In ~~determining~~ considering the nature and scale of provision the council will have regard to viability considerations and site-specific circumstances

Q 10.4 - Will Policy H9 (Older persons specialist housing) properly address specialist housing for older people?

- 2.5 Rapleys understanding is that there are no proposed modifications, at time of writing, to draft Policy H4, 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.
- 2.6 Policy H9 as currently drafted states that strategic sites (over 5ha) should incorporate the appropriate provision of accommodation types for older persons within their site masterplanning.
- 2.7 In principle British sugar is supportive of the appropriate provision of accommodation types for older persons within the City and its potential to contribute to the overall housing supply and mix of housing in York. However, it is considered that the approach set out in Policy H9 as currently drafted is not positively prepared in that it requires rather than supports the inclusion of such specialist housing on strategic sites of five hectares and above. The provision of such specialist housing has not been identified as a requirement at the British Sugar site as part of the extent planning permissions for the development. It is considered that in order to be effective in meeting the need for specialist housing for older people, the policy needs to more clearly worded and positively prepared. In particular, the policy should seek to be

permissive by offering support for the provision of such specialist housing (either C3 or C2 use class) where this meets an identified demand and should take into account the overall viability of development and the suitability of the site and location to accommodation such housing.

- 2.8 The following wording is therefore considered to represent a positively prepared, justified and effective policy approach to ensuring that Policy H9 can cater adequately for demand for specialist housing for older people:

'On strategic sites (over 5a) applications which incorporate the provision of accommodation types for older persons within their site masterplanning will be supported. Consideration will be given to the viability of the development and the suitability of the site to provide appropriate older persons housing'.