

**STATEMENT OF COMMON GROUND**

**LAND WEST OF WIGGINTON ROAD – SITE REF. ST14**

**PHASE 3 HEARINGS**

**AS AGREED BETWEEN CITY OF YORK COUNCIL, BARRATT HOMES, AND TW  
FIELDS (CLIFTON GATE) LTD**

22<sup>nd</sup> June 2022

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## **INTRODUCTION**

1. This Statement of Common Ground (SOCG) has been prepared jointly between City of York Council, Barratt Homes, and TW Fields (Clifton Gate) Ltd (the Developers). The purpose of this SOCG is to inform the Inspectors of areas of agreement and disagreement between the parties in relation to the matters to be heard during the phase three hearings into the submitted draft York Local Plan (Local Plan) [CD001].
2. The topics covered in this SoCG are in relation to the site specific matters for the Phase 3 Hearings and specifically questions 4.13 and 4.14 as set out in the Schedule of Matters, Issues and Questions document (Ref: EX/INS/37c).

## **BACKGROUND**

3. There has been ongoing engagement between the Council and the Developers during the preparation of the Local Plan and evidence base.
4. The Developers have previously made representations to the City of York Council in respect of previous consultation exercises on the Local Plan. Throughout the plan making process these representations have demonstrated that the proposed housing allocation on land West of Wigginton Road (strategic housing site ref: ST14) is suitable for housing development, is available and that residential development is viable and achievable on the site. The site is situated in a suitable and highly sustainable location in respect of connectivity to existing jobs and services at Clifton Moor and within the Main Urban Area of the City, and importantly there are no technical or environmental (built and natural) constraints that would preclude the development of the site. Accordingly, the site is deliverable.
5. In addition to this SoCG the Developers will be submitting specific responses to the Inspector's issues and questions as set out in the Schedule of Matters, Issues and Questions document (Ref: EX/INS/37c).
6. The Local Plan supports a development of 1,348 homes at the site, alongside necessary social infrastructure. The Council's assessment of this allocation (which is the Council's preferred option) found it to be viable and deliverable.
7. Whilst the Developers support the principle of this allocation, they consider that the defined boundary is unsound and support an alternative larger scheme, which they consider to be the most appropriate strategy. In making representations to the Local Plan the Developers have presented potential alternative development options to the Council associated with an expanded 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 following Phase 3 of the examination of the Local Plan.
8. The Developers have made representations regarding ST14 which can be regarded as the areas of disagreement between the Developers and the Council. These are addressed in the detail of the Developers representations.

## Areas of Agreement

It is agreed that the following modifications are required to Policy SS12 of the Local Plan in order to ensure that the policy is sound and up to date when considered against the Council's latest evidence base documents, with specific reference to the evidence presented in Appendix 2 of the Council's Phase 2 Matter 6 hearing statement (Ref. HS/P2/M6/IR/1b), the updated Infrastructure Requirements Updated Gantt Chart (Doc Ref. EX/CYC/70), and the Phase 2 Infrastructure Note (Doc Ref. EX/CYC/79).

I. It is agreed that no changes are required to this criterion of Policy SS12

II. The wording of this criterion is to be updated to enable the provision of a larger proportion of family houses than that stipulated in the Strategic Housing Market Assessment in order to reflect the housing need and demand that the site will be required to deliver: -

Deliver a sustainable housing mix, including the potential to deliver a higher proportion of larger family homes, in accordance with than that identified in the Council's most up to date Strategic Housing Market Assessment and affordable housing policy.

III. It is agreed that no changes are required to this criterion of Policy SS12.

IV. The wording of the criterion is to be updated to reflect the latest position in respect of the education requirements for the site: -

Deliver on site, accessible, combined nursery, and two-form entry primary education facilities, which are well connected to housing by dedicated pedestrian/cycleways.

V. It is agreed that no changes are required to this criterion of Policy SS12.

VI. The wording of the criterion is to be updated to reflect the position that the vehicular access points shown on the proposal maps are indicative at this point, and to correct the reference to the Outer Ring Road/Clifton Moor access point: -

Ensure provision of new all-purpose access roads to the east/south from A1237 Outer Ring Road/~~Wigginton Road~~ Clifton Moor roundabout and off the Wigginton Road/B1363 (as indicatively shown on the proposals map). The internal layout of any future development on the site could be such that it creates discrete sectors, each with a specific access.

VII. The wording of the criterion is to be updated to reflect the latest position in respect of the highways requirements for the site: -

Demonstrate that all transport issues have been addressed, in consultation with the Council as necessary, to ensure sustainable transport provision at the site is achievable. ~~The impacts of the site individually and cumulatively with site's ST7, ST8, ST9, ST15 and ST35 should be addressed.~~

VIII. The wording of the criterion is to be updated to reflect the latest position in respect of the works to the Clifton Moor Roundabout (which include the works needed to deliver the 4<sup>th</sup> arm and pedestrian/cycle underpass to connect Clifton Moor to the ST14 site) which are due to be funded and delivered by the Council as part of the wider dualling works being undertaken to the A1237 outer ring road: -

~~Deliver local capacity upgrades to the outer ring road in the vicinity of the site, to include associated infrastructure to protect public transport journey times on junction approaches. Opportunities to provide grade separated, dedicated public transport routes across the A1237 should be explored in feasibility, viability, and cost benefit terms.~~

The Council will fund and deliver local capacity upgrades to the outer ring road in the vicinity of the site by virtue of the wider dualling works to be undertaken to the A1237 outer ring road, which for this site will include the works needed to deliver a 4<sup>th</sup> arm to the Clifton Moor roundabout and a pedestrian/cycle underpass to connect Clifton Moor to the ST14 site.

IX. It is agreed that no changes are required to this criterion of Policy SS12.

X. The wording of the criterion is to be updated to reflect the latest position in respect of the wider dualling works of the A1237 outer ring road, which include the provision of a pedestrian/cycle underpass to connect Clifton Moor to the ST14 site:

To encourage the maximum take-up of more active forms of transport (walking and cycling), ensure the provision of high quality, safe, direct, and accessible pedestrian and cycle links which create well-connected internal streets and walkable neighbourhoods including to: -

- a) the community, retail, and employment facilities immediately to the south, ~~(likely to take the form of an overbridge)~~ (to take the form of a pedestrian/cycle underpass which is to be delivered by the Council as part of the dualling works being undertaken to the A1237 outer ring road).
- b) the surrounding green infrastructure network (with particular regard to public rights of way immediately west of the site) ~~and improvements to A1237 crossing facilities);~~ and
- c) existing pedestrian and cycle networks across the city (via the pedestrian/cycle underpass that will connect Clifton Moor to the ST14 site).

XI. The criterion is to be updated and amalgamated with the requirements of Criterion XII and XIII to deliver a comprehensive and clear policy requirement in respect of open space, landscaping, and the protection of green assets: -

~~Maintain landscape buffers around the site to prevent coalescence with adjacent settlements and maintain the setting of the city and the village of Skelton.~~

Protect and enhance local green assets, trees and hedge-lines and seek to enhance the existing landscape character through the provision of additional landscaping to maintain the setting of the City and the village of Skelton, including the provision of open space to the west of the site to minimise the visual proximity of the development to the village of Skelton.

XII. The criterion is to be removed and replaced by the amended criterion XI as outlined above.

~~Protect and enhance local green assets, trees and hedge lines and enhance existing landscape character.~~

XIII. The criterion is to be removed and replaced by the amended criterion XI as outlined above.

~~Provide open space to the west of the site to minimise the visual proximity of the development areas to Skelton.~~

XIV. It is agreed that no changes are required to this modified/new criterion of Policy SS12 which relates to proposed modification Ref. PM61. The criterion number will now however be required to be updated to be 'XII'.

9. In addition to the above agreed changes to the policy, it is also agreed that the following additional text will be added to the policy which confirms what other types of infrastructure/uses can be delivered outside of the allocation boundary: -

*In order to ensure that each of the above policy criterion can be delivered, infrastructure and features associated with the provision of Sustainable Drainage Systems, Biodiversity Gain, Open Space & Recreational Use, and Landscaping can be delivered within proximity of the site allocation boundary.*

### Areas of Disagreement

- There remain areas of disagreement around the detailed Green Belt boundaries and the quantum of development. However, it is acknowledged that the Phase 3 hearings will address issues in relation to specific parts of the boundaries proposed for the site. All parties are committed to on-going discussions regarding the detailed boundaries of the site allocation.

### Endorsement

<b>City of York Council</b>		
<i>Name and Position</i>	<i>Signature</i>	<i>Date</i>
Neil Ferris  Corporate Director of Place		xx June 2022
<b>ST7 Developer Consortium</b>		
<i>Name and Position</i>	<i>Signature</i>	<i>Date</i>
Paul Butler Director PB Planning  obo ST14 Developer Consortium		xx June 2022