

**STATEMENT OF COMMON GROUND**

**LAND EAST OF METCALFE LANE, YORK – SITE REF. ST7**

**PHASE 3 HEARINGS**

**AS AGREED BETWEEN CITY OF YORK COUNCIL, BARRATT HOMES, TAYLOR  
WIMPEY UK LTD, AND TW FIELDS (OSBALDWICK) 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, Taylor Wimpey UK Ltd, and TW Fields (Osbalwick) 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 4.7 and 4.8 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 East of Metcalfe Lane, York (strategic housing site ref: ST7) 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 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 845 homes at the site, alongside necessary social infrastructure. Whilst the Developers support the principle of this allocation, they consider that the defined boundary is unsound and support an alternative slightly larger scheme, which they consider to be a more appropriate strategy. In making representations to the Local Plan the Developers 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 following Phase 3 of the examination of the Local Plan.
7. The Developers have made representations regarding ST7 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. The text below is a statement on the matters that are agreed.

## Areas of Agreement

It is agreed that the following modifications are required to Policy SS9 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 SS9.

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 SS9.

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 education and community provision early in the scheme's phasing, in order to allow the establishment of a new sustainable community. A new primary facility and secondary provision (potentially in combination with Site ST8 – North of Monks Cross) may be required to serve the development as there is limited capacity available in existing schools. Further detailed assessments and associated viability work will be required.~~

The site will secure developer contributions for places for early years, SEND, primary, and secondary education as necessary to meet the need for new places resulting from the development proposals.

V. 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 and Highways England, as necessary, to ensure sustainable transport provision at the site is achievable. ~~The impacts of the site individually and cumulatively with sites ST8, ST9, ST14 and ST15 should be addressed.~~

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. The wording will also be updated to enable further detailed design discussion at the application stage in respect of enabling vehicular permeability across the whole of the site: -

Provide vehicular access from Stockton Lane to the north of the site and/or Murton Way to the south of the site (as indicatively shown on the proposals map), with a small proportion of ~~public transport~~ traffic potentially served off Bad Bargain Lane. Access between Stockton Lane and Murton Way will be ~~limited to public transport and walking/ cycling links only~~ be designed to enable vehicular permeability whilst limiting the potential for rat-running between each of the site's vehicular access points.

VII. It is agreed that no changes are required to this criterion of Policy SS9.

VIII. It is agreed that no changes are required to this criterion of Policy SS9.

IX. The criterion is to be updated to enable detailed discussions to take place at the application stage to determine the size of the green buffer along the route of the Millennium Way: -

*Create new open space (as shown on the proposals map) to protect the setting of the Millennium Way that runs through the site. Millennium Way is a historic footpath which follows Bad Bargain Lane and is a footpath linking York's strays and should be kept open. A ~~50m~~ green buffer has been included along the route of the Millennium Way that runs through the site to provide protection to this Public Right of Way and a suitable setting for the new development.*

X. The criterion is to be removed as the Osbaldwick Meadows Site of Nature Conservation no longer exists due to previous works undertaken at the site: -

~~Minimise impacts of access from Murton Way to the south on 'Osbaldwick Meadows' Site of Importance for Nature Conservation and provide compensatory provision for any loss.~~

XI. It is agreed that no changes are required to this criterion of Policy SS9.

XII. It is agreed that no changes are required to this modified/new criterion of Policy SS9 which relates to proposed modification Ref. PM58.

8. 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.*

## 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 ST7 Developer Consortium		xx June 2022

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