

HEARING STATEMENT

CITY OF YORK LOCAL PLAN EXAMINATION

MATTER 4 – STRATEGIC SITES

L & Q Estates

July

Carter Jonas

Date: July 2022

Client: L & Q Estates (Formally Gallagher Estates)

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Prepared by:	EW	EW
Checked by:	EW	EW

First Floor
9 Bond Court
Leeds
LS1 2JZ

T: 0113 242 5155

F: 0113 203 1066

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1.0 INTRODUCTION

- 1.1 Carter Jonas LLP (CJ) welcomes the opportunity to participate in the City of York Local Plan Examination in Public (the EiP) on behalf of L&Q Estates (formerly Gallagher Estates) (L&QE). This Statement responds to selected questions set out within Matter 4: Strategic Sites of the Inspector's Matters, Issues and Questions.
- 1.2 The Inspector's Issues and Questions are included in bold for ease of reference. Where a specific question is not covered L&QE has no further comment to make as part of this Hearing Statement.
- 1.3 This Hearing Statement is pursuant to, and cross-references with: previous representations by Carter Jonas in respect of the Pre-Publication Draft (Regulation 18); Main Modifications (Regulation 19) consultations in July 2019; Phase 1 Hearing Statements (December 2019); and, City of York Local Plan Proposed Modifications and Evidence Base Consultation (Regulation 19) in July 2021.
- 1.4 L&QE has a controlling interest in the land at North Field, York, which Carter Jonas continues to promote for release from the General Extent of Green Belt and as an allocation for housing, with the proposed inner green belt boundary being drawn along the A1237 York Outer Ring Road. The land is Site Reference 871 (please see Figure 1 below) within the Strategic Housing Land Availability Assessment (SHLAA) (2018).



Figure 1: Site Location

1.5 We continue to have grave concerns over the soundness of the plan in its current form and the proposed main modifications, which will impact upon the examination timetable and prolong the continued failure to adopt the policy and proposals required to meet the development needs of the City of York in full. Our specific concerns relate to the following matters to be considered under the Phase 3 Hearings and associated Matters, Issues and Questions (MIQS).

- Matter 1: Affordable Housing
- Matter 4: Strategic Sites
- Matter 7: Land West of Elvington Lane

2.0 MATTER 4 – STRATEGIC SITES

MIQ: 4.7 Is the allocation and associated Policy SS9 relating to ST7 soundly based?

- 2.1 Our concerns relate to the selection and justification of this site and the comments raised in our previous representations still stand which are set out within our representations to the Proposed Modifications (Regulation 19) consultation in July 2019 along with the accompanying CSA Environmental Addendum to Landscape Overview Report dated 22 July 2019. These were highlighted and resubmitted to the Proposed Modifications and Evidence Base Consultation (Regulation 19) in July 2021.

MIQ: 4.9 Is the allocation and associated Policy SS10 relating to ST8 soundly based?

- 2.2 Our concerns relate to the selection and justification of this site and the comments raised in our previous representations still stand which are set out within our representations to the Proposed Modifications (Regulation 19) consultation in July 2019 along with the accompanying CSA Environmental Addendum to Landscape Overview Report dated 22 July 2019. These were highlighted and resubmitted to the Proposed Modifications and Evidence Base Consultation (Regulation 19) in July 2021.

MIQ: 4.11 Is the allocation and associated Policy SS11 relating to ST9 soundly based?

- 2.3 Our concerns relate to the selection and justification of this site and the comments raised in our previous representations still stand which are set out within our representations to the Proposed Modifications (Regulation 19) consultation in July 2019 along with the accompanying CSA Environmental Addendum to Landscape Overview Report dated 22 July 2019. These were highlighted and resubmitted to the Proposed Modifications and Evidence Base Consultation (Regulation 19) in July 2021.

MIQ: 4.13 Is the allocation and associated Policy SS12 relating to ST14 soundly based?

- 2.4 Our concerns relate to the selection and justification of this site and the comments raised in our previous representations still stand which are set out within our representations to the Proposed Modifications (Regulation 19) consultation in July 2019 along with the accompanying CSA Environmental Addendum to Landscape Overview Report dated 22 July 2019. These were highlighted and resubmitted to the Proposed Modifications and Evidence Base Consultation (Regulation 19) in July 2021.

