

PHASE 3
MATTER 4



JohnsonMowat
Planning & Development Consultants

Examination of the City of York Local Plan
Matters, Issues and Questions for the Examination

Phase 3 Hearings

Matter 4 – Strategic Sites

July 2022

CLIENT: Redrow Homes



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1.0 INTRODUCTION

- 1.1 This response has been prepared on behalf of Redrow Homes and other ST8 owners in relation to their land interests at Monks Cross, York which is proposed allocation ST8 and land immediately west of, in the Publication Draft Local Plan.
- 1.2 An Outline Planning Application for the development of circa 970 dwellings including infrastructure, open space, primary school, associated community facilities, convenience store and Country Park was submitted on behalf of Redrow Homes (Yorkshire) Limited in January 2018 on the emerging Local Plan ST8 site (18/00017/OUTM).
- 1.3 The application was appealed for non-determination Appeal Ref: APP/C2741/W/21/3282969. A public inquiry was held over 4 days 25 – 28 January 2022. At the stage of closing statements, both appellant and LPA were supportive of an approval subject to S106. The decision now stands with the Secretary of State – **decision due on or before 4th August 2022.**

Previous EiP Submissions:

- 1.4 Previous submissions have been made to the Local Plan Examination, including attendance at the Phase 1 and Phase 2 Hearings. The content of previous submissions remains relevant, including
- Publication Draft submissions in February 2018,
 - July 2019 Proposed Modifications,
 - Phase 1 and Phase 2 Hearing Statements, and
 - the June 2021 Modifications and Evidence Base Consultation.
- 1.5 In addition to this statement relating to Examination Phase 3 Matter 4, it should be noted that statements have been prepared for Matter 1, Matter 9 and Matter 10 on behalf of Redrow Homes, and Johnson Mowat will be representing Redrow Homes at the Phase 3 Examination Hearing sessions relating to Matters 1, 4 and 10.

ST8 Phase 3 SoCG

- 1.6 A Statement of Common Ground specific to Policy SS10 (Site ST8) has been drafted and it is anticipated that by the time the Phase 3 Hearings commence the Statement of Common Ground will be signed by all parties.



2.0 RESPONSE TO INSPECTORS QUESTIONS

2.1 While being fully supportive of the ST8 site as a strategic allocation, we have made representations to the Phase 2 Hearings on Green Belt methodology and wish to make these points specifically in relation to Question 4.9 and 4.10

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

2.2 Johnson Mowat on behalf of the site promoters of ST8 have an agreed position with CYC following the ST8 Inquiry held into the site in January 2022. A SoS decision is awaited. We have below made the following key points for the Examination in Public.

1. The ST8 Inquiry was a non-determination Inquiry.
2. The Council and Appellant agreed the site to be sustainably located subject to securing and improving local walking and cycling links.
3. The application / appeal attracted little local opposition and the Parish Council were supportive of the proposals overall.
4. The application had no statutory objections at the time the Inquiry closed in January 2022.
5. A detailed S106 addressed all the social infrastructure requirements sought through draft Policy SS10 and other draft local plan policies including:
 - Affordable Housing at 30%
 - Payment to Gypsy and Traveller pitches

2.3 The Phase 3 Examination in Public Statement of Common Ground makes minor suggested changes to the SS10 text in addition to PM6 and PM59.

2.4 The Statement of Common Ground makes reference to the dispute of a Green Wedge (Green Belt) to the western edge of the allocation. This dispute does not lessen the deliverability of ST8 as currently drawn.

Q4.10 Are the Green Belt boundaries of the ST8 site reasonably derived?

2.5 Our over-riding response is no. However, we accept the following:

- i. The northern boundary along North Lane is logical. While the promoters have land to the north of North Lane and have promoted this previously, there is no

reason as to why that land could not be regarded as a separate site. In that regard the northern boundary to ST8 is sound.

- ii. The eastern boundary along Monks Cross Link is logical. The ST8 allocation is to be read alongside the 'Country Park' OS8 to the east which logically can be Green Belt given the nature of activities proposed on OS8. The eastern boundary is sound.
- iii. The southern boundary largely abuts the existing Monks Cross retail and office park. It is therefore sound.

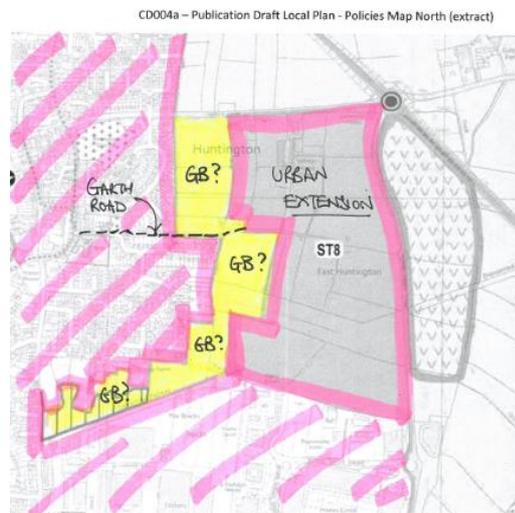
2.6 Our objection relates to the designation of Green Belt / Green Wedge along the western boundary where the site is intended to act as a Sustainable Urban Extension to the settlement of Huntington.

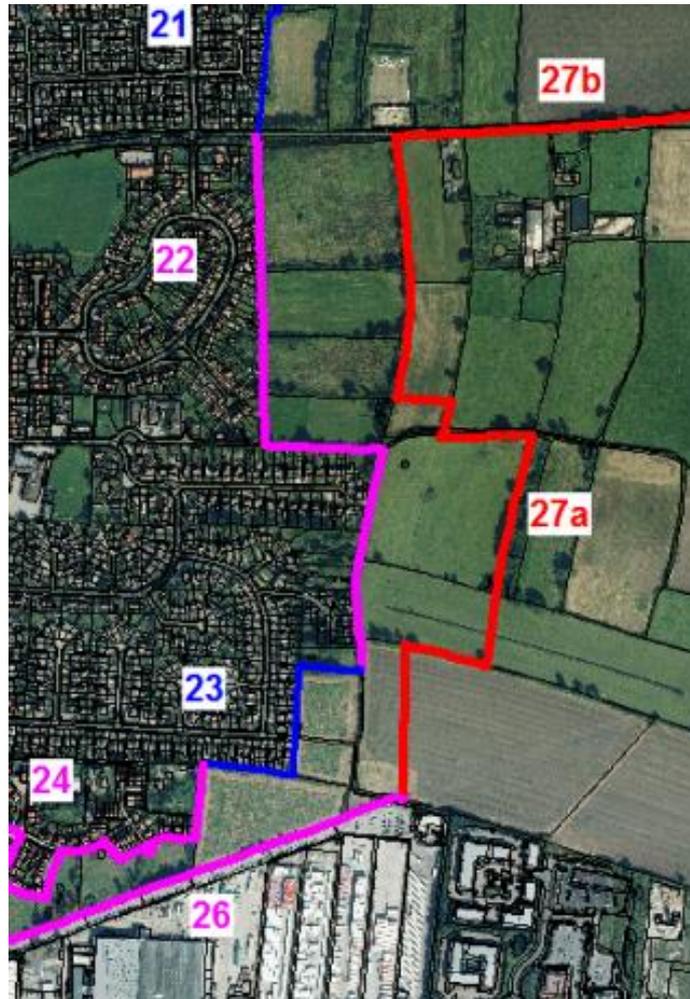
2.7 The Council's Green Belt Topic Paper TP1 Addendum (ex-cyc-59d Section 5) informs the boundary to Huntington in reference numbers 22, 23 and 24 (See ex-cyc-59d pages 103-115).

2.8 The Addendum establishes a new boundary for ST8

- 27b – northern - Not contested
- 27c – eastern - Not contested
- 27a – western - Contested

2.9 Our case is that the intervening land between the new 27a and old 22, 23, 24, 25, 26 serves no Green Belt purpose. See extract below.





- 2.10 The text informs new boundary 27a in places follows no existing ground features (see above) and where it does, the hedge needs to be ‘strengthened.’ 27a is therefore not a defensible or logical boundary.
- 2.11 The green gap is referenced as being necessary to prevent coalescence and to preserve compactness of Huntington but this makes no sense given ST8 is to be an “extension” of Huntington with walking and cycling links back into the settlement to maximise sustainability.
- 2.12 The existing boundary along both 22 and 23 is essentially the rear gardens of relatively modern housing with no historic interest. (See Appendix 2). To create a green wedge in this location simply land-locks a handful of pony paddocks that sit outside the allocation and over time become even more de-graded. Access to these paddocks is restricted. These paddocks will be constantly under threat of mis-use with housing on both sides. It would be more logical and more sustainable to include these areas within ST8.



- 2.13 Our solution is to remove the green wedge but to logically protect the rear of existing dwellings and all hedgerows and trees through a text revision to ST8/SS10 where a landscaping buffer is added to the rear of existing dwellings.
- 2.14 Given the site needs to provide for a Primary School (see Masterplan attached to Statement of Common Ground), the additional western land immediately west of 27a sought through this representation is relatively modest and would add no more than 100 dwellings to the total yield if planned in the same garden village principles to that shown in the Masterplan. The addition of 100 dwellings can be accommodated through the proposed social infrastructure on site in the Primary School and shop and through the Bus Service improvement through the site. The increase in recreational pressure is marginal and would be accommodated both on site and additionally on OS8.

App 1 INDICATIVE MASTERPLAN



