

Examination of City of York Local Plan
Phase 3 Hearing Session

MATTER 9 - GYPSIES AND TRAVELLERS AND TRAVELLING SHOW PEOPLE

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.

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**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 and 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 9 - GYPSIES AND TRAVELLERS AND TRAVELLING SHOW PEOPLE

Q 9.3 Will Policy H5 be effective in meeting those needs [of Gypsies & Travellers]?

- 2.1 Draft Policy H5 (as amended by Proposed Modification PM66) states that within strategic allocations, in order to meet the need of those 44 Gypsies and Traveller households that do not meet the planning definition, applications for larger development sites of five hectares or more will be required to provide a number of pitches within the site or provide alternative land that meets the criteria set out in part c) of the policy to accommodate the required number of pitches. Commuted sum payments to contribute to development of pitches elsewhere will only be considered where on/off site delivery is proven unviable.
- 2.2 The planning permissions for the development of the British Sugar site (as identified at Section 1 of this statement) do not include for on-site provision of gypsy and traveller pitches, or the payment of off-site commuted sums to contribute to the development of pitches elsewhere. At the time of these permissions being considered and approved, there was no policy requirement in place for such provision. The detailed site-specific viability assessment on which the s106 planning obligations for the British Sugar development are based did not therefore include for these on site or off-site costs.
- 2.3 The Yorkshire Travellers Trust have made it clear in their own representations, hearing statements and verbal representations to the Inspectors on this draft policy that there are significant concerns as to the effectiveness of Policy H5 in meeting the needs of Gypsy and Travellers in particular. These centre around the specific needs of the Gypsy and Traveller community, and the difficulty in meeting these needs on the strategic allocation sites. There is no justification or evidence provided that demonstrates that a pitch or pitches on a strategic allocation is an appropriate location that will meet the specific needs of the Gypsy and Traveller community.
- 2.4 British Sugar acknowledge these concerns, and considers that the policy as currently drafted, which seeks to promote the on-site provision of pitches as part of the strategic allocations, will not be effective in meeting the needs of the Gypsy and Traveller community. For this reason, it is considered that a more effective approach will be the provision of commuted sum payments from the development of sites, subject to viability assessment, to the development of suitable pitches off site.