

PHASE 3
MATTER 9



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Planning & Development Consultants

Examination of the City of York Local Plan
Matters, Issues and Questions for the Examination
Phase 3 Hearings
Matter 9 – Gypsies and Travelling Show-People

July 2022

CLIENT: Redrow Homes



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1.0 INTRODUCTION

- 1.1 This response has been prepared on behalf of Redrow Homes 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.
- 1.1 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). 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.
- 1.2 Previous submissions have been made to the Local Plan and attendance at the Phase 1 and Phase 2 Hearings. The content of previous submissions remains relevant, including the 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. In addition to this statement relating to Examination Phase 3 Matter 9, it should be noted that statements have also been prepared for Matter 1, 4 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.
- 1.3 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 INSPECTOR'S QUESTIONS

Matter 9 – Gypsies and Travellers and Travelling Show-People

Q 9.1 Have those needs of Gypsies and Travellers and Travelling Show-People been properly assessed?

2.1 It is considered that this question is for the Council to answer.

Q 9.2 Does the Plan provide adequately for the needs of Gypsies and Travellers?

2.2 It is considered the question is for the Council to answer.

Q 9.3 Will Policy H5 be effective in meeting those needs?

2.3 We continue to object to the policy expectation that Strategic Housing Sites should resolve the land and finance requirements for Gypsy and Traveller requirements. There is no evidence to show how developing large residential sites generates any additional requirements for this provision and there is even less evidence to show how effective it would be in seeking a limited number of pitches on a residential site.

2.4 There is equally no evidence to demonstrate as to the minimum number of pitches it requires to make a traveller site viable or socially preferable to those of the travelling community. For example, on a strategic site of 101 dwellings, there would be a need to establish 2 pitches on site. There is no evidence to show the travelling community would want a site containing only 2 pitches.

2.5 In reading Policy H5 it does appear as though finding a solution for the task of gypsy and traveller provision was too difficult for the Council and the idea of off-loading the topic to strategic housing sites was proposed without any thought of how a site of this type of say 2 or 3 pitches and a small amenity block might operate in reality.

2.6 It is our view the Council needs to find an alternative solution where well considered gypsy and traveller sites are specifically identified or existing sites extended for this provision.