

# MATTER 1



**JohnsonMowat**

Planning & Development Consultants

Examination of the City of York Local Plan

Matters, Issues and Questions for the Examination

**Phase 4 Hearings**

**Matter 1 – Green Belt Boundaries**

August 2022

CLIENT: Redrow Homes



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## 1.0 INTRODUCTION

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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. A decision was due on or before 4<sup>th</sup> August 2022, however this has been delayed due to the change in Government.

Previous EiP Submissions:

1.4 Previous submissions have been made to the Local Plan Examination, including attendance at the Phase 1, Phase 2 and Phase 3 Hearings. The content of previous submissions remains relevant, including of particular relevance to this statement:

- **Phase 3 Hearing Statements – Matter 4 [EX/HS/P3/M4/7]**
- **The June 2021 Modifications and Evidence Base Consultation.**

1.5 Johnson Mowat have requested to attend the Phase 4 Matter 1 Hearing in relation to the Green Belt boundaries on behalf of Redrow Homes (Inner Boundary Topic Paper 1 – Addendum Annex 3 – Sections 5-7).

1.6 A signed ST8 Phase 3 SoCG (EX/SoCG/17) was submitted to the Inspectorate on 25<sup>th</sup> July 2022. The areas of disagreement between parties relates to the Green Belt boundaries and the designation of land immediately west of ST8 as 'Green Belt'.



## 2.0 RESPONSE TO INSPECTOR'S QUESTIONS

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### Matter 1 Green Belt Boundaries

**1.2 Are the inner Green Belt boundaries (Topic Paper 1 Addendum Annex 3 – Sections 5 – 7) reasonably derived?**

2.1 No, Redrow Homes do not consider the inner Green Belt boundaries are reasonably derived. The Boundaries assessed in the Council's Green Belt Topic Paper ('TP1') Addendum relate to Section 5, boundaries 22 – 24.

2.2 The Johnson Mowat Phase 3 Matter 4 Question 4.10 Hearing Statement addresses the above question (Document reference EX/HS/P3/M4/7).

2.3 Further, comments made to the TP1 Addendum Evidence Base Consultation in June 2021 remains relevant.

2.4 Johnson Mowat do not wish to make any further written submission and will address any questions at the Phase 4 Matter 1 Hearing Session.