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Our ref.
Your ref.

27th February 2024

**YORK LOCAL PLAN – PHASE 5 – PROVISION FOR GYPSIES & TRAVELLERS HOUSING ALLOCATION SITE
REF. ST7 – LAND EAST OF METCALFE LANE – TAYLOR WIMPEY**

Dear Madam,

This hearing statement is written on behalf of Taylor Wimpey with regard to their interest in land to the East of Metcalfe Lane which is allocated as a strategic development under Site Ref. ST7 in the emerging City of York Local Plan.

Our Main Modifications representations have requested amendments to proposed Policy H5 of the Local Plan to ensure that the final version of the Local Plan provides clear, consistent, and flexible guidance. In maintaining this stance, we respectfully request the inclusion of additional wording within Policy H5 to allow developer contributions to be utilised for the development of pitches on suitable sites identified by third parties such as the Council or York Travellers Trust.

MATTERS 1.2,1.4 & 1.5 – PROPOSED FURTHER MODIFICATION TO CRITERITON B OF POLICY H5

Our response to the Main Modifications consultation raised several concerns regarding the provision of pitches within strategic development sites and sought an amendment to the policy.

Since our response to the Main Modifications consultation in February 2023, we are aware Paul Butler Associates on behalf of developers has engaged in discussions with various stakeholders to explore additional opportunities for expanding pitch provision throughout the City. We support that work.

We also support the amendment to that policy proposed by Paul Butler as follows:-

Residential development proposals on strategic sites will be required to provide the specified a number of pitches within the site or provide unless alternative land can be identified (working with the Council and other 3rd parties) that meets the criteria set out in part c) of this policy to accommodate the required number of pitches.

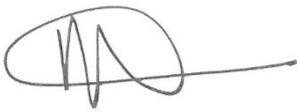
Commuted sum payments to contribute to development of pitches elsewhere will only be considered where it is demonstrated that on site delivery is not achievable due to site constraints or other material considerations; or where there are no suitable and available alternative sites for the required number of pitches that can be secured by the developer; or where commuted sum payments would facilitate

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qualitative or quantitative improvements to existing local authority sites; or where commuted sum payments would enable the delivery of pitch provision on alternative land identified through working with other parties (including the Council).

Regards

A handwritten signature in black ink, consisting of a large, stylized 'M' followed by a horizontal line extending to the right.

Mark Johnson, MRICS, MRTPI
Managing Director