

**ST8 Monks Cross North  
STATEMENT OF COMMON GROUND  
for City of York Local Plan Publication Draft 2018  
1<sup>st</sup> Phase of Hearings**

DATE OF HEARING 10<sup>th</sup>-19<sup>th</sup> December 2019

SITE NAME: Monks Cross North

**PARTIES:**

AGENT/DEVELOPERS: Johnson Mowat on behalf of Redrow Homes  
and landowners represented by Michael  
Glover

LOCAL PLANNING

AUTHORITY: City of York Council

**INTRODUCTION:**

- 1.1 The purpose of this Statement of Common Ground (SoCG) is to inform the Inspectors and other groups about the areas of agreement or disagreement between City of York Council (CYC) and the agents and landowners in relation to ST8 Monks Cross North in order to save time during the Hearing process.
- 1.2 The topics covered in this SoCG are particularly in relation to the strategic matters for the 1<sup>st</sup> phase of Local Plan Hearings but highlights those issues where agreement has not been reached but are subject to discussion at later hearing stages.
- 1.3 The approach set out in this Statement of Common Ground is in accordance with the requirements within the Government's Planning Practice Guidance.

**BACKGROUND:**

- 1.4 The Site has been identified as strategic housing site allocation ST8 within different iterations of the City of York Local Plan and its accompanying Sustainability Appraisal since June 2013.
- 1.5 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. The application is pending consideration (18/00017/OUTM).

### **MATTERS ON WHICH PARTIES AGREE:**

The following have been identified as matters on which the parties agree on as areas of common ground:

#### **1. Legal compliance**

##### Duty to Co-operate

The Plan has been prepared in accordance with the 'duty to cooperate' imposed by Section 33A of the Planning & Compulsory Purchase Act 2004 in that it has co-operated with neighboring authorities and prescribed bodies through constructive and on-going engagement on the impacts of sustainable development as set out in CD020 EX/CYC/7a and EX/CYC/23

##### Sustainability Appraisal (SA)

The City of York Local Plan Sustainability Appraisal has been prepared in accordance with Directive 2001/42/EC<sup>1</sup> and Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No.1633).

##### Habitats Regulations Assessment (HRA)

The City of York Local Plan Habitats Regulations Assessment has been undertaken in accordance with the Conservation of Habitats and Species and Planning Regulations (various amendments) (England and Wales) (2017) and the European court case 'People Over Wind'<sup>2</sup>.

The outcomes of the updated HRA [EX/CYC/14c], are accepted for ST8 acknowledging the site forms a component of an identified recreational uplift on Strensall Common (SAC) as per Appendix D.

The residual visitor pressure identified in the HRA (7%) for Strensall Common SAC can be mitigated through policies in the

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<sup>1</sup> on the assessment of the effects of certain plans and programmes on the environment

<sup>2</sup> case c/323-17 'People over Wind'

Local Plan (site specific ST8 and Section 9: Green Infrastructure) which identify a need for on-site openspace provision.

The parties will continue engagement through the examination period prior to Phase 2 to agree a recreational strategy for ST8 to identify appropriate mitigation.

**2. The housing strategy: the objectively assessed need for housing, the housing requirement and the spatial distribution of housing**

The Housing Market Area

The York SHMA 2016 [CD051] is considered to be robust in identifying Selby and York as a joint Housing Market Area.

It is appropriate that the York Local Plan seeks to meet its own objectively assessed housing need within the authority boundary.

Spatial Distribution of Housing

The spatial shapers identified in Policy SS1 are appropriate in determining the location of development in York.

The City of York Local Plan's development strategy as set out in Policy SS1 [CD001] reflects the most appropriate strategy, when considered against the reasonable alternatives in the Sustainability Appraisal [CD008, CD011 and EX/CYC/24a], based on proportionate and updated evidence.

The spatial strategy principles have been used to develop the pattern of development as identified on the key diagram.

**3. Green Belt: Principles, the approach to defining Green Belt boundaries, exceptional circumstances and the approach to identifying land to be 'released' from the Green Belt for development.**

Principle of Green belt

The principle and general extent of York's Green Belt is established by the Regional Spatial Strategy (RSS) through saved RSS policies YH9(C) and Y1 (C1 and C2) [CD021]. The

City of York Local Plan is therefore not seeking to establish new Green Belt.

The City of York Local Plan is tasked with justifying the detailed inner and outer boundaries of the existing York Green Belt. There is insufficient capacity on suitable and deliverable sites within the existing urban areas of York to be able to meet York's Development needs. Exceptional circumstances are required to remove land from the Green Belt to be in line with NPPF as set out in Section 7 of the TP1 Addendum [EX/CYC/18].

**MATTERS ON WHICH PARTIES DISAGREE:**

The following have been identified as matters on which the parties disagree relating to the strategic matters of

<b><u>The Housing Market Area (HMA)</u></b>	
<b>Agent/Developer</b>	<b>LPA</b>
<b>The promoters of ST8 have a difference of opinion on the housing requirement and its relationship with adjoining Districts. See Johnson Mowat Matter 1 and 2 Statement</b>	<p>As set out within Chapter 2 of The City of York Strategic Housing Market Assessment (June 2016) [SD051] "we would consider that the HMA which covers the City of York extends to include Selby". This was based on examining (as per the PPG) migration and commuting patterns and house price dynamics.</p> <p>Given the timing of Plan production and the fact that York has a high level of self-containment (as identified in the SHMA 2016 and at paragraph 2.1.4) the approach to meeting housing needs established through the Duty to Co-operate has enabled the objectives of the policy to be met as it allows both York to meet its areas need but also ensures that the wider needs of any HMA including links with Selby have been met.</p>
<b><u>The Objectively Assessed Housing Need (OAHN)</u></b>	
<b>Agent/Developer</b>	<b>LPA</b>
<b>See Johnson Mowat Matter 1 and 2 Statement</b>	The City of York Housing Needs Update (January 2019) [EX/CYC/9] is a robust

	<p>evidence base approach prepared in accordance with the PPG under the NPPF (2012), applying transitional arrangements, to take into account the 2016-based SNPP and household projections and the 2017 mid-Year Population Estimates (MYE) as the most recent demographic data.</p> <p>The OAHN has been derived through a robust assessment of housing need which as per the PPG examines demographic need, economic growth, market signals and affordable housing need.</p>
<b><u>The Housing Requirement</u></b>	
<b>Agent/Developer</b>	<b>LPA</b>
<p><b>The promoters of ST8 have a difference of opinion on the housing requirement and its relationship with adjoining Districts. See Johnson Mowat Matter 1 and Matter 2 Statement</b></p>	<p>As set out in SA Report Addendum [EX/CYC/24a], the Housing Needs Update, January 2019 (GL Hearn) [EX/CYC/9] is prepared in accordance with the PPG under the NPPF (2012), applying transitional arrangements, and is a detailed review of the latest national and sub-national 2016 based population and household projections and the latest mid-year population estimates and determines the most appropriate housing figure for inclusion within the Local Plan</p> <p>The Council has proposed a modification to policy SS1 (PM4) through the Proposed Modifications Consultation (June 2019) [EX/CYC/20] to align with the updated OAN evidenced through the City of York Housing Needs Update 2019 [EX/CYC/9]. This proposes that the Plan will seek to deliver a minimum annual provision of 790 new dwellings over the plan period to 2032/33.</p>

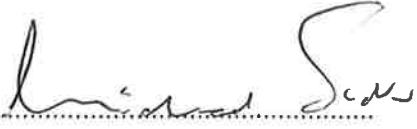
**MATTERS ON WHICH PARTIES AGREE WILL BE DISCUSSED AS  
SITE SPECIFIC MATTERS AT THE NEXT PHASE**

**Site specific matters for discussion will be:**

- **Boundaries and Green Belt limits**
- **Primary School requirements for on-site provision**
- **Strategic Greenspace provision to address flood  
attenuation and public use alongside Biodiversity Net Gain**
- **Housing numbers and phasing**
- **Retail provision on site**
- **Masterplan Framework**
- **Section 106 requirements [Affordable housing; Highways;  
Education; Greenspace]**

THIS STATEMENT OF COMMON GROUND HAS BEEN AGREED BY:

CITY OF YORK COUNCIL

Signed... 

Name... MICHAEL SLATER - ASSISTANT DIRECTOR PLANNING AND  
PUBLIC PROTECTION - CITY OF YORK COUNCIL

Dated... 04/12/2019

Agents/Developers of ST8

Signed 

Name... G. KENINGTON JOHNSON MOWAT

Dated... 04.12.19

