

YORK LOCAL PLAN – MATTER 4

STRATEGIC SITE ALLOCATION SITE REF. ST7 LAND EAST OF METCALFE LANE, OSBALDWICK, YORK

TW FIELDS

INTRODUCTION

- 1.1 This hearing statement is written on behalf of TW Fields in **support** of York Local Plan strategic site allocation Ref. ST7 Land East of Metcalfe Lane.
- 1.2 TW Fields are one of three developers (along with Taylor Wimpey and Barratt Developments plc) promoting the delivery of the strategic site allocation Land to the East of Metcalfe Lane (Ref. ST7). The three developers are working in collaboration to promote the allocation of the site. This statement should be read alongside our previous submissions to the Local Plan, and those most recently made on behalf of the consortium dated June 2021.
- 1.3 Land to the East of Metcalfe Lane, Osbaldwick is identified as a strategic allocation in the submitted York Local Plan (ST7) to deliver a new sustainable development of a minimum of 845 new homes, alongside the delivery of significant community infrastructure.
- 1.4 The site is strategically located adjacent to the east of the existing urban edge of the Main Urban Area of York. The site is located to the east of the existing settlement areas of Heworth, Meadlands and Osbaldwick which are all located within the Main Urban Area of the City. The site is located within the boundary of the Outer York Ring Road.
- 1.5 The site is situated in a suitable and highly sustainable location in respect of connectivity to existing jobs and services within the Main Urban Area of the City. Importantly, there are no technical or environmental (built and natural) constraints that would preclude the development of the site.
- 1.6 The Osbaldwick site will make a significant contribution to meeting the City's housing needs over the emerging Local Plan period.
- 1.7 The Local Plan supports a development of 845 homes at the site. Whilst TW Fields support the principle of this allocation, they consider that the defined boundary is unsound and support an expansion to the scheme, which they consider is viable and deliverable.
- 1.8 In making representations to the Local Plan TW Fields have presented potential alternative development options to the Council associated with a new Garden Village of either 845 homes, 975 homes or 1,225 homes. The final resolution of the precise boundary of the new settlement will be determined at the Phase 3 of the examination of the Local Plan.
- 1.9 Following a review of the Proposed Modifications to the Local Plan and the amended Evidence Base documents, the developer's stance has not changed. The proposed detailed boundaries of the site allocation should be expanded. The reasoning for which is provided within our previous submissions to the City of York Council and within our Phase 1 hearing statements.
- 1.10 Notwithstanding the above, it remains the developer's intention to work with the Council to agree a Statement of Common Ground ahead of the Phase 3 hearing sessions.
- 1.11 This statement seeks to respond to **Matter 4** of Phase 2 of the York Local Plan Examination in Public. For brevity, where possible we refer to our previously submitted Phase 1 Hearing Statement and

representations to the Council's Proposed Modification & Evidence Base consultation. These two documents are enclosed with this statement for ease of reference.

- 1.12 We respond below to each of the Inspector's specific questions in respect of the Local Plan's Spatial Strategy & Site Selection Process.

SPATIAL STRATEGY & SITE SELECTION PROCESS

- 2.1 The Local Plan's Spatial Strategy and distribution of development across the plan area is appropriate and reasonable when considered against the character of the City and the requirements of national planning guidance.
- 2.2 The spatial strategy set out in the Local Plan identifies housing and employment growth as the key drivers for development in the city and sets a framework for where development should be located based on protecting the city's unique heritage and environmental assets, avoiding areas of high flood risk, and ensuring development is located where it is accessible by sustainable transport modes and to services and facilities.
- 2.3 One of the key characteristics of York is how the city has developed out from its historic core in the form of radial corridors separated by a series of green fingers. The City's historical growth pattern has also established an existing settlement form of villages around the main urban area of York, creating a unique character for York.
- 2.4 The Local Plan's proposed Spatial Strategy is in-keeping with this existing urban form and York's unique character.
- 2.5 The identification of the Osbaldwick Garden Village reflects the identified key characteristics of the City, through enabling a new settlement with its own identity to be created. It will be a well-designed to reflect the existing settlement form of villages around the main urban area of York, in-keeping with the existing urban form and York's unique character.
- 2.6 The proposed site aligns with one of the City's identified '*development corridors*' which extends radially outwards north-west of York City Centre. See Figure 3.1 of the Local Plan. The Outer Ring Road currently demarcates the urban area of York from the surrounding Green Belt countryside.
- 2.7 The allocation of the Osbaldwick site reflects the historic development pattern of the City through the delivery of new settlement inside of the Outer York Ring Road (such as Knapton), and in doing so ensures that the historic and landscape character of this area of the City is preserved and enhanced where possible.
- 2.8 Whilst the Osbaldwick site would create a free-standing suburban garden village community, it is well-connected to the centre of York and its surrounding settlement areas by sustainable modes of transport. The development proposals will also include a number of facilities and infrastructure works which are focused around making the development as sustainable as possible as early as possible. The development proposals will deliver infrastructure allowing accessibility from the site for pedestrians and cyclists to the number of services and facilities located within proximity of the site. Including the existing settlement areas of Heworth, Meadlands, Burnholme, Osbaldwick. Connections will also be delivered to the City's cycle and footpath network, from which York City Centre is accessible within 2 miles of the site.
- 2.9 The Council's Local Plan consultation has included working alongside statutory consultees including Historic England, National Highways, Natural England and the Environment Agency.
- 2.10 The site represents a suitable option to deliver a new freestanding suburban garden village which can play a substantial role in meeting the City's housing needs over the plan period.

- 2.11 The Osbaldwick development proposal is one of the City's most appropriate locations for the development of a sustainable suburban garden village community when considered against all reasonable alternatives.
- 2.12 The Local Plan's allocation of freestanding settlements, such as the Osbaldwick site, is in accordance with the guidance presented in Paragraph 52 of NPPF 2012 and within the amended and updated guidance presented in Paragraph 73 of NPPF 2021, which strengthens the support of national planning guidance for meeting the supply of a large number of new homes through planning for new settlements. We will provide evidence at the Phase 3 hearing sessions to establish that the Osbaldwick development proposals will meet the relevant guidance presented in the NPPF 2012 and NPPF 2021 with regard to the development of new settlements.
- 2.13 Whilst we maintain our objection to the Council's findings in respect of their conclusions with regards to the proposed detailed boundaries of ST7, a key outcome of the Council's further work is that the expanded land area required to deliver the developer's proposed options for the site (bar the area located immediately adjacent to Tang Hall Beck) does not fulfil Green Belt purposes or the Council's Site Selection Criteria, as identified on the plan shown on page A5:3 of Annex 5 of Topic Paper 1 (EX/CYC/59g).
- 2.14 Furthermore, it is the developer's view that the Council's further work undertaken in Annex 5 of the Green Belt Topic Paper 1 (EX/CYC/59g) provides inadequate justification for the inclusion of the area of land to the west of Site ST7 to be included within the Green Belt. The identified justification for the currently proposed boundaries is weak and has not taken into account the context of the area which would be a thin wedge of land between two areas of modern development, thus not preserving the understanding of the compact, historic city within a rural hinterland. The area would be surrounded by development on all sides. The Council's own evidence has not shown that this area serves the purpose of Green Belt and it is considered that this area does not demonstrate the essential characteristics of Green Belt.
- 2.15 As outlined above, the final resolution of the precise boundary of the new settlement will be determined at the Phase 3 of the examination of the Local Plan.