

YORK LOCAL PLAN – MATTER 5

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 5** 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 the Inspector's specific questions in respect of Housing Land Supply.

HOUSING TRAJECTORY LEAD IN TIMES & ANNUAL DELIVERY RATES

- 2.1 Whilst the developers support the Council's proposed delivery of new homes from the Osbaldwick site in the first 5-years of the Local Plan period, they have previously submitted robust, site-specific, evidence which outlines different lead-in-times and annual delivery rates to that identified in the Council's Updated Housing Trajectory Doc. Ref. EX/CYC/69.
- 2.2 Whilst this matter will be discussed in more detail at the Phase 3 hearing sessions, we provide here a synopsis of the developers' position.
- 2.3 The Council's latest housing trajectory identifies a lead-in-time to the delivery of new homes at the site of 3.5 years from this point in time. With an annual delivery rate of 35 homes per annum for the first 2 years of delivery (2024/2025 & 2025/2026), which then increases to 70 homes per annum in the period 2026/2027 to 2037/2038.
- 2.4 In comparison, the developers have previously outlined a 2-3 year lead-in-time for the delivery of new homes, following the submission of a hybrid planning application.
- 2.5 The potential size of the site offers the opportunity for three to four housebuilders (of different size and housing offer) developing the scheme simultaneously. Including Barratt Homes, David Wilson Homes and Taylor Wimpey Homes who are joint developers of the site. Therefore, it is anticipated that the development could deliver a yield of up to 120 homes per annum.
- 2.6 Evidence of the deliverability of the proposed delivery rates will be provided as part of the phase 3 hearing sessions. Though the fact that three different housebuilding brands are actively involved in the promotion of the site is tangible evidence to corroborate the proposed delivery rates for the site. Furthermore, the development of the site also offers the opportunity for the delivery of homes by small housebuilders, extra care providers and Registered Providers. Providing further justification that the proposed delivery rates can be achieved.
- 2.7 The developers are in the process of preparing a hybrid planning application for the site. The detailed element of the proposals will relate to the initial phases of housing, in order to expedite the delivery of homes at the site.
- 2.8 It is envisaged that the application will be submitted in the monitoring year 2022/23, once the site allocation boundary and indicative housing numbers for the site are established. Allowing for a 12-month application determination period, the application could then be approved in 2023/24.
- 2.9 As set out in our Matter 6 Hearing Statement, and in the Council's Doc. Ref. EX/CYC/70, the site will be accessed from Murton Way *and* Stockton Lane. The provision of two access points which enter the site at two separate/isolated locations, will aid the housing delivery process as it means that multiple housebuilding outlets can operate/deliver homes at the site simultaneously.
- 2.10 One of the reasons which the developers want to expand the size of the allocation is so that the length of the access roads can be shortened to a more appropriate distance, which not only aids the viability of the development, but which will also accelerate the delivery of homes from the site given that the two access points can be delivered sooner.
- 2.11 Notwithstanding the above, it is anticipated that the two access roads will be delivered simultaneously and will become operational within 6 to 12-months of the approval of the planning application. Temporary construction haul roads will be put in place whilst the permanent access points are being

delivered, meaning the delivery new homes could commence from the site in the monitoring year 2024/2025.

- 2.12 The Osbaldwick site should therefore be able to deliver approximately 120 new homes per annum from the monitoring year 2025/2026 onwards.
- 2.13 A delivery projection for the current envisaged delivery projection for the site is provided below: -

Year	Osbaldwick No of Homes Cumulative	Osbaldwick Delivery Milestones
2022/2023	0	Submission of Planning Application
2023/2024	0	Determination of Application & Delivery of Murton Way & Stockton Lane Access Points
2024/2025	60	Murton Way & Stockton Lane Access Points Operational
2025/2026	180	
2026/2027	300	
2027/2028	420	
2028/2029	540	
2029/2030	660	
2030/2031	780	
2031/2032	900	845 Homes Delivered
2032/2033	1020	975 Homes Delivered
2033/2034	1140	
2034/2035	1225	

- 2.14 Whilst the commencement of delivery of new homes from the Osbaldwick site mirrors that envisaged in the Council's updated Housing Trajectory, as the annual pace of housing delivery at the site will be greater than that assumed by the Council, a total of 845 homes will be delivered at the site in 2031/2032, which is **6-years** earlier than that predicted by the Council.
- 2.15 The completion of 845 homes at the site 6-years in advance of the Council's predicted timescales presents further evidence to support an increase in the size and indicative housing number of the Osbaldwick site, as the developer's site specific lead-in-times and annual delivery rates for the site identify that the Osbaldwick site will deliver 975 homes by 2032/2033, and 1,225 homes by 2034/2035. The monitoring year 2034/2035 would of course be within 15-years of the adoption of the Local Plan. Meaning an increase in the Osbaldwick site in the manner proposed by the developers would also help to achieve the provision of Green Belt permanence.
- 2.16 Further evidence to corroborate this position will be provided as part of the Phase 3 hearing sessions process.