

**YORK LOCAL PLAN – MATTER 5**

**STRATEGIC SITE ALLOCATION SITE REF. ST14**  
**LAND WEST OF WIGGINTON ROAD**

**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. ST14 Land West of Wigginton Road.
- 1.2 TW Fields are one of two developers (along with Barratt Developments plc) promoting the delivery of the strategic site allocation Land to the West of Wigginton Road (Ref. ST14). The two 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.
- 1.3 Land to the West of Wigginton Road, referred to as the Clifton Gate Garden Village scheme, is identified as a Strategic Allocation in the submitted York Local Plan (ST14) to deliver a new sustainable Garden Village of a minimum of 1,348 new homes, alongside the delivery of significant community infrastructure in the form of a new primary school, a village centre, a health centre, affordable homes, elderly persons care homes, public open space, and recreational facilities. This Garden Village approach fully supports the Government's ambitions for Garden Villages.
- 1.4 The identified Vision of the Clifton Gate site is to deliver: -  
  
***A new village with its own identity and good local facilities to meet the everyday needs of residents as the community grows over time. A new village which is well-connected to the centre of York and surrounding settlements by sustainable modes of transport but clearly separated and screened from existing settlements to avoid coalescence. A place that feels a part of York but is still a separate place.***
- 1.5 The Clifton Gate site is strategically located to the north of York, beyond the established boundary of the Outer York Ring Road. The site is separated from the existing urban edge and surrounding villages. The site's location respects the historic and landscape character of this area of the City.
- 1.6 The development proposals are situated in a suitable and highly sustainable location in respect of connectivity to existing jobs and services at Clifton Moor. Importantly, there are no technical or environmental (built and natural) constraints that would preclude the development of the site.
- 1.7 The Clifton Gate site will make a significant contribution to meeting the City's housing needs over the emerging Local Plan period.
- 1.8 The Local Plan supports a development of 1,348 homes at the site. Whilst TW Fields supports the principle of this allocation, they consider that the defined boundary of the site is unsound and have therefore proposed a number of expansion options for the scheme, which they consider to be viable and deliverable alternatives.
- 1.9 In making representations to the Local Plan the developers have presented three potential development options to the Council to provide a new Garden Village of either 1,350 homes; 1,725 homes; or 2,200 homes. The final resolution of the precise boundary of the new settlement will be determined at Phase 3 of the examination of the Local Plan.

- 1.10 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.
- 1.11 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.
- 1.12 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.
- 1.13 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 Clifton Gate 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 2.5 years from this point in time. With an annual delivery rate of 70 homes per annum for the first 1.5 years of delivery, which then increases to 105 homes per annum in the period 2025/2026 to 2036/2037.
- 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 five housebuilders (of different size and housing offer) developing the scheme simultaneously. Including Barratt Homes & David Wilson Homes who are joint developers of the site. Therefore, it is anticipated that the development will deliver a yield of at least 150 homes per annum.
- 2.6 Evidence of the deliverability of the proposed delivery rates will be provided in the form of letters received from those parties interested in delivering new homes at the site. These parties include national housebuilders, small housebuilders, extra care providers and Registered Providers. This evidence has been submitted to the Council previously and will be updated as part of the Phase 3 hearing sessions.
- 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 the upgraded Clifton Moor roundabout (which include the works needed to deliver the 4<sup>th</sup> arm and pedestrian/cycle underpass to connect Clifton Moor to the Clifton Gate site) **and** a new access will also be provided from Wigginton Road to the east. The provision of two access points

which enter the site at two separate/isolated locations, aid the housing delivery process as it means that multiple housebuilding outlets can operate/deliver homes at the site simultaneously.

- 2.10 Works to the Clifton Moor Roundabout are due to be commenced by the Council as part of the wider dualling works being undertaken to the A1237 ORR in 2023. It is anticipated that they will take 2-years to complete. As identified in our Matter 6 Hearing Statement, the required funding for these works is already in place.
- 2.11 Prior to the upgraded Clifton Moor Roundabout becoming operational, the development will be served from the Wigginton Road access point, which is proposed to become operational within 6 to 12-months of the approval of the planning application. A temporary construction haul road will be put in place whilst the permanent access is being delivered, meaning the delivery new homes could commence from the site in the monitoring year 2024/2025.
- 2.12 It is also envisaged that the connecting access road from the site to the Clifton Moor Roundabout will be delivered at the same time that the Council are undertaking the A1237 ORR works, enabling the provision of additional housebuilding outlets form this access point as soon as the roundabout works have been completed. Which is anticipated by 2025.
- 2.13 The Clifton Gate site should therefore be able to deliver at least 150 new homes per annum from the monitoring year 2026/2027 onwards.
- 2.14 A delivery projection for the current envisaged delivery projection for the site is provided below: -

Year	Clifton Gate No of Homes Cumulative	Clifton Gate Delivery Milestones
2022/2023	0	Submission of Planning Application
2023/2024	0	Determination of Application & Delivery of Wigginton Road Access
2024/2025	50	Delivery of Clifton Moor Roundabout Access
2025/2026	100	
2026/2027	250	
2027/2028	400	
2028/2029	550	
2029/2030	700	
2030/2031	850	
2031/2032	1000	
2032/2033	1150	
2033/2034	1300	
2034/2035	1450	
2035/2036	1600	
2036/2037	1725	

- 2.15 Whilst the commencement of delivery of new homes from the Clifton Gate site may be one year later than 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 1,350 homes will be delivered at the Clifton Gate site in 2034/2035, which is 2-years earlier than that predicted by the Council.
- 2.16 The completion of 1,350 homes at the site 2-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 Clifton Gate site, as the developer's site specific lead-in-times and annual delivery rates for the site identify that the Clifton Gate site will deliver 1,725 homes by 2036/2037. The monitoring year 2036/2037 would of course be within 15-years of the adoption of the Local Plan. Meaning an increase in the Clifton Gate site in the manner proposed by the developers would also help to achieve the provision of Green Belt permanence.

2.17 Further evidence to corroborate this position will be provided as part of the Phase 3 hearing sessions process.