

YORK LOCAL PLAN – MATTER 6

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 6** 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 Infrastructure Requirements, Delivery and Development Viability.

INFRASTRUCTURE REQUIREMENTS, DELIVERY & DEVELOPMENT VIABILITY

- 2.1 The key infrastructure requirements outlined in Doc. Ref. EX/CYC/70 for the Clifton Gate site largely align with the items that the developers have included within the current development proposals for the site or are required to ensure the site's delivery in the timescales envisaged.
- 2.2 As stated previously, a viable development of 1,348 homes can be delivered in the manner currently sought by the Council (in respect of the policy aspirations of Policy SS12 and the allocation site boundary), however, an expansion of the site in the manner proposed by the developers will enable the enhancement of the community and green infrastructure that the site can deliver in respect of the policy aspirations required by Policy SS12 of the Local Plan. Particularly in relation to design and density; increased areas of public recreation and open space; increased internal and external areas of landscaping; and the delivery of additional homes to meet the City's needs. Furthermore, the increase in the size of the site would also increase the sustainability of the development through delivering a critical mass to support the proposed services and facilities that are required to be delivered.
- 2.3 Whilst we believe that the Council's estimated costs of the required infrastructure items for the Clifton Gate site are reasonably accurate, there are areas where further detail can be provided by the developers and which can be discussed at the Phase 3 hearing sessions. However, a synopsis is provided below for the purpose of the Phase 2 hearing sessions: -

Infrastructure Requirement	Comments
Primary Education	<p>Policy SS12 of the Local Plan identifies that the Clifton Gate site will deliver on-site, accessible, combined nursery and primary education facilities.</p> <p>Doc. Ref. EX/CYC/70 outlines that the site will be required to deliver a 2-3 form Primary School at the site, the cost of which is estimated to be £11m, but with committed sums of £3.3m, leaving £7.7m for the developers of the site to provide.</p> <p>The development proposals currently seek to deliver a 2-form entry primary school (including nursery provision) and school playing fields. The cost of which has been taken into account by the developers when undertaking their own viability appraisal for the site.</p> <p>The developers are happy to work with the Council moving forward to agree the final primary education provision required for</p>

	<p>the site, however, such discussions will need to take place in the context of the availability of land within the current site allocation boundary (including the need to provide the other land-uses required by Policy SS12); the increased costs; and the developers position that the number of homes on site needs to increase to ensure the provision of a sustainable community in association with critical mass. Indeed, an increase in the number of homes to 1,725 would be more aligned to delivering the critical mass/number of pupils needed to sustain a 3-form entry school.</p> <p>Doc. Ref. EX/CYC/70 outlines that the Primary School will be provided in the period 2028-2031. The Council's housing trajectory for the site identifies that 735 homes will be delivered by 2031. This differs to the developer's housing trajectory for the site, which is a matter which will be discussed at the Phase 3 hearing sessions in more detail. However, for the avoidance of any doubt, the developers will work with the Council to ensure that the Primary School will be delivered at the site when required.</p>
Secondary Education	<p>Policy SS12 of the Local Plan identifies that the Clifton Gate site will secure developer contributions for secondary school places as necessary to meet the need for new places.</p> <p>Doc. Ref. EX/CYC/70 outlines the same approach for the Clifton Gate site.</p> <p>This approach has been taken into account by the developers when undertaking their own viability appraisal for the site. The final figures will be calculated and finalised as part of the future planning application for the site when the number of homes that the development will deliver is confirmed.</p> <p>Should the number of homes to be delivered at the site be increased within the final adopted Local Plan, the overall viability impact will be negligible as any increase in the costs of developer contributions will be commensurate with the increase in the number of homes to be delivered.</p>
Highways	<p>Doc. Ref. EX/CYC/70 outlines that the site will be required to deliver highway enhancements, including Access from A1237 ORR and B1363 Wigginton Road.</p> <p>The funding of the vehicular access to the site from the upgraded Clifton Moor roundabout and the new access from Wigginton Road to the east, have been taken into account by the developers when undertaking their own viability appraisal for the site.</p> <p>Works to the Clifton Moor Roundabout (which include the works needed to deliver the 4th arm and pedestrian/cycle underpass to connect Clifton Moor to the Clifton Gate site) 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. The required funding for these works is already in place.</p>

	<p>The works will deliver a key element of the Clifton Gate site's infrastructure requirements, when completed these works will accelerate the delivery of homes from the site. A plan providing details of the works is enclosed in Appendix A.</p> <p>Doc. Ref. EX/CYC/70 outlines that the access points to the site from the A1237 ORR and B1363 Wigginton Road will commence in 2024/2025, yet the Updated Housing Trajectory (Doc Ref. EX/CYC/69) identifies that new homes will be delivered in 2023/2024. Whilst these dates/times don't align, new homes can be delivered at the Clifton Gate site from the B1363 Wigginton Road access prior to the completion of the A1237 ORR roundabout access works.</p> <p>The developers have proposed different lead in times and annual delivery rates to the Council. The timescales proposed by the developer are based on robust evidence of construction activity; the housing market; and the ability of the site to be delivered by a number of housebuilding outlets simultaneously. Further details are provided in our Matter 5 Hearing Statement and this will also be discussed in further detail at the Phase 3 hearing sessions.</p>
Community Hall/Space	<p>Policy SS12 of the Local Plan identifies that the Clifton Gate site will create a new local centre incorporating appropriate shops, services, and community facilities.</p> <p>Doc. Ref. EX/CYC/70 outlines that the site will be required to deliver a Community Hall/Space, the cost of which is estimated to be £0.9m.</p> <p>The development proposals currently seek to deliver a Village Centre which will include Community Hall/Space. The cost of which has been taken into account by the developers when undertaking their own viability appraisal for the site. These facilities can also be provided as part of the new Primary School facilities.</p>
Other Matters	<p>There are a number of other key infrastructure requirements associated with the development of the Clifton Gate site. Including services, telecommunications, drainage, and other engineering works. We can confirm that these have been taken into account by the developers when undertaking their own viability appraisal for the site.</p> <p>There will also be a number of other S106 developer contributions associated with the development of the site. From reviewing recent developments in the City, and from discussions with the Council, the developers have a sound understanding of what these costs will be and we can confirm that they have also been taken into account by the developers when undertaking their own viability appraisal for the site.</p>

2.4 The Council's and Developer's positions in respect of the Key Infrastructure Requirements for the Clifton Gate site are closely aligned. The key differences relate to the proposed lead-in-time and annual delivery rates of the development, and the developer's proposal to increase the number of homes

within the site allocation. Matters which can be discussed in further detail as part of the Phase 3 hearing sessions and ultimately as part of a future planning application for the development of the site.