

YORK LOCAL PLAN – MATTER 6

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 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.

- 1.12 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 Osbaldwick site largely align with the items that the developers have included within the current development proposals for the site or which are required to ensure the site’s delivery in the timescales envisaged.
- 2.2 As stated previously, a viable development of 845 homes can be delivered in the manner currently sought by the Council (in respect of the policy aspirations of Policy SS9 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 SS9 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.
- 2.3 Furthermore, the increase in the size of the site would ensure the site’s viability through a reduction in the length of the site’s two access roads and through delivering a critical mass of new homes to support the proposed services and facilities that are required to be delivered.
- 2.4 Whilst we believe that the Council’s estimated costs of the required infrastructure items for the Osbaldwick 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 SS9 of the Local Plan identifies that the Osbaldwick site may be required to deliver a new primary facility on-site.</p> <p>Whereas Doc. Ref. EX/CYC/70 outlines that the Osbaldwick site will secure developer contributions for primary school places as necessary to meet the need for new places.</p> <p>The developers support the Council’s updated position in respect of primary education. The site is located within circa 500m of Hempland Primary School and 1km from Saint Aelred’s Roman Catholic Primary School (which are both located to the west of the site). Both of these schools will be accessible from the new pedestrian/cycle connections that will be delivered as part of the development proposals. The Osbaldwick development proposals would therefore play an important role in providing future pupils to sustain these two existing Primary Schools.</p> <p>The developers’ masterplans for their 975 home and 1,225 home options include land for a Primary School on-site. This was on the basis of the potential need for such facilities as outlined in Policy SS9 of the Local Plan.</p> <p>Should the number of homes to be delivered at the site be increased through the Local Plan process, the developers will work with the Council to discuss the implications of this in respect of primary education provision for the site.</p>

	<p>Such discussions will need to take into account the increased costs associated with on-site provision and the number of homes needed to ensure the provision of the critical mass of pupils needed to sustain a Primary School at the site in perpetuity.</p> <p>However, for the avoidance of any doubt, the developers will work with the Council to ensure that the site delivers the required primary education provision needed.</p>
Secondary Education	<p>Doc. Ref. EX/CYC/70 identifies that the Osbaldwick site will secure developer contributions for secondary school places as necessary to meet the need for new places.</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 vehicle access from Stockton Lane or Murton Way.</p> <p>The funding of the vehicular access to the site from Stockton Lane and Murton Way have been taken into account by the developers when undertaking their own viability appraisal for the site.</p> <p>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.</p> <p>Doc. Ref. EX/CYC/70 outlines that the access points to the site will be needed/become operational by 2024/2025. As set out in our Matter 5 Hearing Statement, these timescales mirror those of the developers. Further details will be provided at the Phase 3 hearing sessions.</p>
Other Matters	<p>There are a number of other key infrastructure requirements associated with the development of the Osbaldwick site. Including a local centre, pedestrian/cycle infrastructure, 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> <p>As discussed previously, should the site be expanded in the manner proposed by the developers (including a shortening of the two site access roads), this will ensure the delivery of a critical mass of new homes to support the proposed services and facilities that are required to be delivered.</p>
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- 2.5 The Council's and Developer's positions in respect of the Key Infrastructure Requirements for the Osbaldwick site are closely aligned. The key differences relate to the proposed 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.