

**YORK LOCAL PLAN**

**EXAMINATION INTO THE SOUNDNESS OF THE CITY OF YORK LOCAL PLAN**

**Response to Inspector’s Matters, Issues and Questions**

**Made on Behalf of Barratt and David Wilson Homes**

*Matter 6 – Infrastructure Requirements, Delivery and Development Viability*

**Introduction**

2.1 These responses are made on behalf of Barratt and David Wilson Homes (Yorkshire East), hereafter referred to as our Client. Our Client is the country’s largest housebuilder and has an excellent delivery record nationally and locally in the region.

Our Client has a significant number of land holdings within and around York and has made representations throughout the CYCLP consultation process at all stages. In summary and for clarity the following is a list of our Client’s interests.

Site Address	Site Reference	CYCLP Area	CYCLP 2013 Capacity (BDWH control)	CYCLP 2016 Capacity (BDWH control)
Manor Heath, Copmanthorpe	ST12	1	250	0
Moor Lane, Copmanthorpe	H29	1	65	88
Riverside Gardens, Elvington	SF10	2	0	0
Eastfield Lane, Dunnington	H31	3	75	84
Metcalfe Lane, Osbaldwick	ST7	4	750	35
New Lane, Huntington	ST11	4	360	0
North of Monks Cross	ST8	6	35	35
North of Haxby	ST9	6	375	375
North of Clifton Moor	ST14	6	750	500

**The housing land supply overall**

**6.1 What are the key infrastructure requirements for the successful delivery of the housing and economic development planned?**

6.1 Many of the residential allocations will require contributions to be made through the s106 process as outlined in the IDP. Likewise some of the larger garden villages will require education provision, open space and in the case of ST14 a community hall.

6.2 A key wider piece of infrastructure will be strategic highways improvements planned by the Council.

**6.2 Does the Plan take a justified and suitably evidenced-based approach to infrastructure requirements and delivery? Does it set out the infrastructure requirements arising from the level of growth / new development proposed in the Plan in sufficient detail?**

6.3 The policies relating to the strategic sites identify the site specific needs, which have been consistent through the various versions of the plan. These outline the contributions or on site contributions necessary in order to deliver the homes proposed.

6.4 The Infrastructure Delivery Plan now identifies more detail together with timescales for the implementation of the wider strategic investment in order to deliver the plan.

**6.3 The Council has provided an update to the infrastructure requirements for the planned growth set out in the Plan [EX/CYC/70] which builds upon the Infrastructure Plan 2018 (the IDP) [SD128] that was submitted with the Plan and a subsequent update to Annex 4 of the IDP, published and submitted in November 2018 [EX/CYC/7b and EX/CYC/7c]. What reassurances are there that the elements set out in this evidence can, and will, be delivered when and where they are needed?**

6.5 Our Client has no comment to make on this question.

**6.4 Has the cost of these infrastructure elements been estimated reasonably, robustly and with justification and are appropriate and realistic funding sources identified?**

6.6 Our Client has no comment to make on this question.

**6.5 Does the evidence base support the site allocations and demonstrate that they are viable and deliverable, having regard to all of the policies contained within the Plan, including in relation to the provision of necessary infrastructure?**

6.7 As part of the consultation Our Client has previously considered the relevant contributions, on site requirements and policy considerations both in generic policies (affordable housing) and site specific policies in the allocations.

6.8 In all instances the delivery of these sites is considered viable and deliverable.

**6.6 In terms of the provision of necessary infrastructure, are the viability assessments contained within the evidence base sufficiently robust and are they based on reasonable assumptions? In particular:**

**a) do the viability assessments adequately reflect the nature and circumstances of the proposed allocations?**

- b) has the cost of the full range of expected requirements on new housing been taken into account, including those arising through policy requirements identified by the Plan (e.g. affordable housing and infrastructure)?**
- c) have the costs of upgrading the strategic transport infrastructure been suitably identified in the Infrastructure Delivery Plan (IDP) and have necessary mechanisms for securing it been incorporated into the Plan? If not, why not and what are the implications for the delivery of the Plan?**
- d) have the costs of meeting education needs been identified in the IDP and has the necessary mechanism for funding been secured to provide for those needs? If not, why not and what are the implications for the delivery of the Plan?**
- e) have the costs of ecological mitigation measures been identified in the IDP and has the necessary mechanism for funding been secured? If not, why not and what are the implications for the delivery of the Plan?**
- f) does the evidence base demonstrate that the above costs would not threaten the delivery of the housing and economic growth planned?**
- g) is there a reasonable prospect that the housing and economic development sites identified will come forward for development when anticipated during the Plan period?**
- h) the Council is requested to provide a clear explanation as to what methodology has been used to assess viability and how infrastructure requirements have formed a part of that methodology.**

6.9 Our Client has no comment to make on this question.

**6.7 Is the development proposed in the Plan, as set out in Policy SS1, financially viable?**

6.10 Our Client has no comments to make on this question.

**6.8 In what way does the Plan and its policies provide a clear and effective framework for securing the necessary infrastructure or other obligations to support or mitigate the effects of development?**

6.11 The plan establishes both general policies and policies relating to the allocations, which clearly set out the site specific requirements and developer contributions in order to deliver the housing and employment allocations. These policies establish the need and the timing for delivery together with the mechanism.

6.12 Whilst it will be the planning applications that deliver these, the policies set out clear guidance to enable the necessary infrastructure to be considered early in the process and delivered through those planning applications.