

YORK LOCAL PLAN – MATTER 1

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 Masterplans presenting each of the options for the site's development proposed by the developers have been prepared and were enclosed with the Phase 1 hearing statements. The masterplans identify the following key elements: -

- The proposals will deliver substantial community infrastructure including a village centre public open space, allotments, and recreational facilities.
- Whilst the site currently comprises open land, its boundaries will be clearly well-defined, robust, and enduring and have the ability to contain development within a framework of settlement, vegetation cover and landform.
- Vehicular access will be taken from Murton Way, Stockton Lane & Bad Bargain Lane. Preferential walking and cycling routes are provided throughout the site to deliver direct routes which are logical and well-integrated to encourage use. Bus penetration routes will be provided through the site also.
- Key views of York Minster and the character of Millennium Way and Osbaldwick Conservation Area will be preserved through sensitive master planning.
- Ecological mitigation will be provided through the retention of existing features. Biodiversity value will also be substantially enhanced through the provision of new landscape planting and Sustainable Urban Drainage Systems. The site previously contained a SINC, however, the ecological value of this area of the site has now been lost due to recent engineering works undertaken by Yorkshire Water.
- Public open space will be distributed evenly throughout the site allowing easy access for all future residents of the development. Amenity space which has been carefully considered in terms of its position both in relation to its accessibility and usability and also in respect of its visual impact and sensitivity to its surroundings.
- The development proposals replicate the historical development patterns of the City in respect of the formation of new development located inside of the Outer York Ring Road.

1.12 This statement seeks to respond to **Matter 1** 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 each of the Inspector's specific questions in respect of the Local Plan's Strategic Vision, Outcomes and Development Principles.

HAS THE PLAN BEEN INFORMED BY AN ADEQUATE PROCESS OF SUSTAINABILITY APPRAISAL AND HABITATS REGULATIONS ASSESSMENT IN THIS REGARD?

2.1 TW Fields supports the approach undertaken by the Council in respect of the Sustainability Appraisal and Habitats Regulations Assessment.

Sustainability Appraisal

2.2 As we have stated previously, the site has been identified as strategic housing site allocation ST7 within different iterations of the City of York Local Plan and its accompanying Sustainability Appraisal since June 2013. At that time, the Preferred Options Local Plan identified the site as having the potential to deliver an Urban Extension development of 1,800 homes. The number of homes to be

provided at the site was retained at 1,800 homes within the now withdrawn City of York Publication Draft Local Plan (October 2014).

- 2.3 Prior to the withdrawal of the previous Publication Draft Local Plan, TW Fields submitted technical assessments associated with the delivery of the previously proposed site allocation boundary and the delivery of 1,800 homes at the site. This work was considered within the Council's Sustainability Appraisal at that time.
- 2.4 The Council published a new Local Plan Preferred Sites Document for consultation in July 2016. Within this version of the Local Plan the Osbaldwick site boundary was the same as proposed in the now submitted version of the Local Plan.
- 2.5 At that time TW Fields proposed two site options to the Council associated with the development of a Garden Village of either 975 homes or 1,225 homes at the site.
- 2.6 TW Fields presented a further development option associated with the delivery of a Garden Village of 845 homes in response to the Publication Draft Local Plan (February 2018). This option also sought an expansion to the site boundary proposed by the Council.
- 2.7 TW Fields have been promoting alternative development options for the site in response to every publicised version of the Local Plan since September 2017. Including the Publication Draft Local Plan (February 2018) and the Proposed Modifications to the Local Plan (June 2019).
- 2.8 The updated Sustainability Appraisal (EX/CYC/62) again assesses the sustainability of the site and again supports its allocation as a strategic site for 845 homes. The focus of the update in respect of ST7 is in relation to the findings of the updated HRA and the proposed main modification to Policy SS9 which seeks to respond to them. As discussed below, we do not object to the proposed main modification to Policy SS9 as this issue is something that the development of the site can comprehensively respond to.
- 2.9 Accordingly, the Council has undertaken detailed Sustainability Appraisal work in respect of a number of different development site options for the Osbaldwick proposals ranging from 845 homes to 1,800 homes over an 8 year period. All of these options were considered to be sustainable.
- 2.10 As previously stated at the Phase 1 Examination Hearing Sessions, the proposed increase in the size of the site would also proportionately increase the sustainability of the development through delivering a critical mass to support the proposed services and facilities that are required to support it.
- 2.11 Furthermore, an expansion of the allocation boundary in the manner being proposed by the developers would bring the allocation, and the new homes to be delivered within it, closer to the services and facilities located within the surrounding areas of the site, thus making the allocation more sustainable from a purely locational/distance point of view.
- 2.12 There should therefore be no concerns associated with the sustainability of the Osbaldwick site and if there are these can be resolved through the expansion of the site in the manner proposed by the developer.
- 2.13 In conclusion, with specific regard to Site Ref. ST7, the Local Plan has been informed by an adequate process of Sustainability Appraisal.

Habitat Regulations Assessment

- 2.14 The Council's updated Habitat Regulations Assessment (REF/CYC/45 – HRA 2020) has comprehensively assessed the potential impact of the Local Plan and the proposed site allocations on Strensall Common.

- 2.15 With regards to Site Ref. ST7, the updated HRA identifies that the Osbaldwick site is situated approximately 4.8km from the most convenient access point to Strensall Common.
- 2.16 The HRA states that the development of the site would have a 1.6% increase in visitor pressures to Strensall Common, in combination with Site Ref. H46 and Site Ref. ST17.
- 2.17 In response the HRA identifies that the policy text for the site should be amended to ensure that the impacts identified in the HRA as a result of recreational pressure on Strensall Common are mitigated. Accordingly, the Council have proposed a modification to include the following additional criteria within Policy SS9 of the Local Plan: -
- xi. Provide a detailed site wide recreation and open space strategy and demonstrate its application in site masterplanning. This must include: -***
- ***Creation of a new open space (as shown on policies map as allocation OS7) to protect the setting of the Millennium Way that runs through the site. Millennium Way is a historic footpath which follows Bad Bargain Lane and is a footpath linking York's strays and should be kept open. A 50m green buffer has been included along the route of the Millennium Way that runs through the site to provide protection to this Public Right of Way and a suitable setting for the new development.***
 - ***Open space provision that satisfies policies GI2a and GI6***
- 2.18 TW Fields have previously stated that they have no objection to the amended policy wording for the site, as there are a number of specific measures that the site would deliver that will reduce the need and desire for future residents to visit Strensall Common to a negligible level include: -
- A minimum of 10.72ha of public open space, green corridors, and recreational facilities as part of the development proposals.
 - The retention and enhancement of existing hedgerows and trees located within and surrounding the site. Appropriate accessibility into these areas will be provided.
 - The provision of substantial levels of new landscape planting within and surrounding the site. Appropriate accessibility into these areas will be provided.
 - New walking and cycling routes will be provided to connect the site to the wider York footpath and cycle network. The HRA identifies these as Bad Bargain Lane a public bridleway that connects south via a Public Right of Way (PRoW) to the Sustrans Route 66 (Foss Island dismantled railway) and onwards west to St Nicholas Fields Local Nature Reserve a few hundred metres away. All comprise part of the Millennium Way, a 37 kilometre walking route linking the historic open strays of York.
 - The setting of Millennium Way will be preserved and enhanced through a series of green corridors proposed within the development masterplan. Including a large strategic greenspace located in the central area of the site in accordance with CYC's proposals.
 - The walking and cycling routes in and around the site would be in excess of 5km in length and therefore remove any day to day need or desire to visit Strensall Common for general recreation purposes (including dog walking).
- 2.19 Furthermore, strategic issues such as the disposal of wastewater, would effectively be screened out through adhering to the requirements of Local Plan Policy GI2 (vii). In particular, the Drainage Strategy for the development proposals will ensure that the water quality of the site and surrounding area is not negatively affected through the provision of three phase Sustainable Urban Drainage Systems and

the removal of silt and chemical inputs. A Construction Environment Management Plan will also be produced to demonstrate that construction run-off will be attenuated to prevent silt or diffuse pollutants entering the wider catchment area.

2.20 The distance of the Osbaldwick site from Strensall Common; the provision of a substantial quantity of high quality on-site publicly accessible open space; and the provision of sustainable urban drainage systems will ensure that the development has a negligible impact on Strensall Common, which is no greater than any other part of the City. The aforementioned measures would of course be provided to meet the requirements of Policy GI6, Policy GI2a and Policy SS9 of the Local Plan.

2.21 In conclusion, with specific regard to Site Ref. ST7, the Local Plan has been informed by an adequate process of Habitat Regulations Assessment.