

**RAPLEYS**

Examination of City of York Local Plan  
Phase 2 Hearing Sessions

Written Statement - Response to CYC Housing Land Supply Update  
May 2022 EX/CYC/76

Prepared by Rapleys on behalf of British Sugar

**FORMER BRITISH SUGAR SITE,  
BOROUGHBRIDGE ROAD,  
YORK YO26 6XF**

**May 2022**

**Our Ref: 1119/114/3**



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## 1 INTRODUCTION

- 1.1 This statement provides Rapleys response, on behalf of British Sugar, to the CYC Housing Land Supply Update May 2022 EX/CYC/76.
- 1.2 This response is provided for the benefit of the Inspectors, and to provide clarity in relation to comments at the Matter 5 hearing sessions relative to the delivery timetable for housing on the British Sugar site.

## 2 RESPONSE TO CYC HOUSING LAND SUPPLY UPDATE MAY 2022 EX/CYC/76

- 2.1 The British Sugar site is included as the substantial part of Strategic Site allocation ST1 (British Sugar and Manor School).
- 2.2 The Council's HLS Update May 2022 includes at Appendix 1 the Housing delivery trajectory update. This identifies the delivery and completion of homes at the British Sugar site as follows:

Site Address	YEAR												
	1	2	3	4	5	6	7	8	9	10	11	12	13
British Sugar site	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032/ 33	2033/ 34
						150	150	150	150	150	150	150	50

- 2.3 This trajectory for the British Sugar site reflects the information provided by Rapleys in our previous Local Plan representations and written statements.
- 2.4 As explained in these previous representations and written statements, the British Sugar site benefits from extant outline and full planning permissions for remediation and reclamation works, and residential led development of the site, to provide up to 1,100 homes and associated community facilities.
- 2.5 The vast majority of the pre-commencement conditions relating to the remediation and reclamation works have been discharged with a view to commencing this work. British Sugar is actively progressing the further work necessary to bring forward the development of the site.
- 2.6 British Sugar is undertaking the role of masterdeveloper of the site, with a full specialist consultant team appointed to ensure this work is progressed. British Sugar intends to retain their interest in the site, acting as masterdeveloper, and will undertake directly the required remediation and reclamation works, and will install directly the strategic infrastructure across the site including roads, drainage, utilities, and strategic green infrastructure. This approach will not only control the quality of the development, it will enable the construction of 'oven-ready' development parcels, in phases, which will be brought to the market, ready for development by the chosen housebuilders.
- 2.7 This masterdeveloper model ensures that British Sugar retains a level of control over the quality of the development on the site, which is very important to them in terms of their legacy in York.

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2.8 The timetable for the ongoing works is confirmed by the appointed project team as follows:

- Procurement 2022/23
- Remediation earthworks - 2023/24
- First reserved matters applications 2023/24
- Infrastructure installation - 2024
- Housing building Phase 1 commences - 2025/26
- Completion of Phase 1 homes - 2026/27

2.9 It is this approach to delivery on which the timetable for completion of homes on the site, as set out in Rapleys written statements and included the Council's HLS Update, is based. Given their role as masterdeveloper actively progressing the development of the site, British Sugar is therefore confident that this programme is realistic and achievable.