

**CITY OF YORK LOCAL PLAN  
EXAMINATION IN PUBLIC**

**STATEMENT OF CASE  
PHASE 3 HEARINGS**

**PREPARED ON BEHALF OF  
THE SUNDERLAND FAMILY**



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## **MATTER 8 – NON-STRATEGIC HOUSING ALLOCATIONS (ASIDE FROM H59)**

### **8.2 If their development is to be governed by general development control policies, is this sufficient?**

Directions Planning Consultancy are agent to a number of developers with land located in City of York district and we have been submitting planning applications for a variety of different development proposals within the district over the last decade or so. Consequently, we have experience of drafting and submitting a wide variety of planning applications, including on both allocated and non-allocated sites to City of York Council.

Whether for commercial or residential development, the nature of supporting information required to accompany the planning applications has been standard depending on the nature of development. We have largely ignored the Local Validation Checklist, because it is more than three years old and so it is to be considered out of date. We have instead reviewed the matters we consider pertinent to the applications with reference to policy and guidance, and provided the relevant supporting information. This generally means a number of supporting documents are standard and then there may be more site-specific documents to be prepared.

The purpose of allocating land within the Local Plan is to provide certainty in the supply of land over the Plan period. Allocating land is not, however, supposed to then introduce onerous or additional requirements that might not otherwise be sought from windfall sites. The need for a site-specific policy should therefore not be required unless there are a particular set of circumstances to suggest there is a specific need.

The process of drafting the Local Plan provides certainty that the sites are deliverable, suitable and available. In respect of sites H39, the Council's assessment and our own understanding of the sites does not suggest there is any need for additional policies or site-specific requirements. The route of the access is already established; there are hedges and trees that are to be worked into the layout; the topography is known and it does not give rise to any issues; we understand the open space and affordable housing requirement; the technical matters are understood and we are confident that they can be addressed satisfactorily; there is no reason to suspect any other designations or neighbouring land uses might give rise to issues that require mitigating, such as noise or odour. Consequently, we cannot see the need for a site-specific policy given the lack of any particular matter that requires a unique response or means of control.

### **8.3 Are these sites deliverable?**

We are the agents for sites H39: Land North of Church Lane Elvington and can confirm the site is deliverable.

In respect of site H39, preliminary work has been undertaken in regard to the capacity of the site taking into consideration the characteristics of the site. We have looked at the topography, drainage requirements, land features (e.g. trees) and access with a view to identifying any particular constraints. Additionally, we have reviewed the ground conditions and surrounding nature conservation designations and referred to other potential sources of constraints. Consequently, this work has informed previous consultation responses and helped confirm the information presented in the Local Plan under Table 5.1.

In terms of landownership, the family who own the land wish to retain control over the land until such time as the site allocation has been confirmed. The site will then be offered to the market for sale. Please note that this is an exception to the majority of allocations because the land is not subject to an option agreement with a developer. This will probably serve to be beneficial because developers bidding for the site at the time of sale are more than likely to want to develop the land straight away knowing that the allocation of the site in the Local Plan provides the certainty required to be confident to proceed with a planning application. There would be no reason for the site to be added to a landbank given the principle of development having been confirmed following adoption of the Local Plan.

#### **8.4 Are there any site-specific issues relating to any of them?**

I can confirm there are no site-specific issues that would alter the proposed allocation or prevent site H39 from being developed.

With reference to site H39, the capacity of the site is correct and reasonable. However, the site area is actually 1.2ha, if the boundary is taken to follow from the existing developed boundaries to the north and east. Please refer to the plan under Appendix One. The plan clearly shows at a reasonable scale the boundary of the site. We are unclear how the Council has arrived at a smaller site area. Irrespective of the difference between 0.92ha in Table 5.1 and the actual site area of 1.2ha, the yield is expected to be the same, because of the need to accommodate the road, drainage attenuation and to provide open space on site. These matters all impact on the extent of the net developable area rather than the site capacity.

#### **8.5 Where relevant, are the Green Belt boundaries of these sites reasonably derived?**

With regard to site H39, the boundaries to the north and east are formed by existing development, and the southern boundary is formed by Church Lane, which is an existing road. As such, these three boundaries are correct and are formed by existing features.

The western boundary does not, however, follow any existing land feature. Instead, it is intended to prevent development from extending any further west than the boundary to the north. Consequently, the position of the boundary will create a narrow strip of agricultural land to the west, which is a little 'odd' and creates a parcel of agricultural land that is too small to be productive because of the presence of a hedge. It would therefore be more sensible, with reference to defensible boundaries, to enlarge the allocation to follow the line of the existing field boundary to the west, so as to create a more robust long-term boundary.

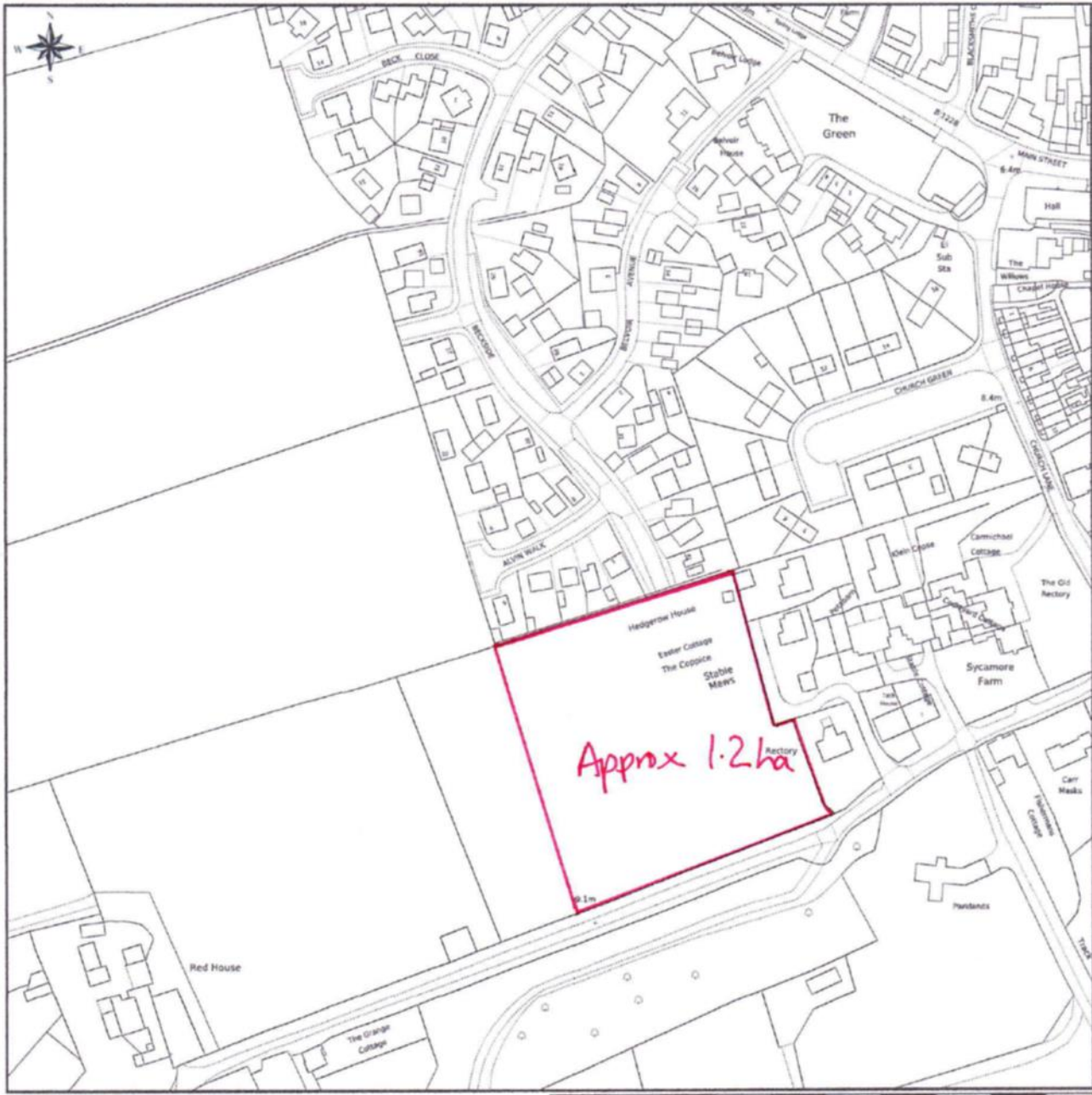
Elvington is far enough from the centre of York for development to not impact upon the historic setting of the City. Also, development of site H39 will not erode the gap between Elvington or any other settlement for development to create coalescence. With reference to the purposes of green belt, extending development further west will not undermine the objectives of green belt.

The western boundary of Elvington is already irregular, with protrusions further north, so there is no real reason why the western boundary to the site needs to follow the western boundary of development immediately to the north, as currently drawn, especially as the natural extension of Elvington in the future would be along the western edge to make use of the existing access roads that have already been put in place to allow extensions to serve development. This is evident from the plan under

Appendix One which identifies the location of several existing dead ends and turning heads along the western boundary of Elvington.

We would therefore ask for the boundary to be amended to follow the line of the existing field boundaries. This will avoid creating an artificial boundary that does not make sense on the ground due to the narrow strip of unproductive field that will be located along the western edge of the development.

**APPENDIX ONE: PLAN SHOWING THE EXTENT OF THE SITE AREA OF 1.2HA**



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0m 20m 40m 60m 80m 100m 120m 140m 160m 180m

Scale: 1:2500, paper size: A4