

STATEMENT OF COMMON GROUND

**LAND SOUTH OF NORTH LANE, WEST OF MONKS CROSS LINK ROAD,
HUNTINGTON,**

LOCAL PLAN REF: Site ST8/ Policy SS10

PHASE 3 HEARINGS

**AS AGREED BETWEEN CITY OF YORK COUNCIL, REDROW HOMES LIMITED
AND M GLOVER (Land Agent for Various Landowners)**

30th June 2022

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1. INTRODUCTION

- 1.1 This Statement of Common Ground (SoCG) has been prepared jointly between City of York Council, Redrow Homes Limited, M Glover (on behalf of smaller landowners) and Johnson Mowat (Planning Agents for the whole). Johnson Mowat has the authority to sign this SoCG on behalf of all owners.
- 1.2 The purpose of this SoCG is to inform the Inspectors of areas of agreement and disagreement between the parties in relation to the matters to be heard during the phase three hearings into the submitted draft York Local Plan (Local Plan) [CD001]. This SoCG also seeks to update the Local Plan Inspectors on the recent (January 2022) site specific s78 planning inquiry.
- 1.3 The topics covered in this SoCG are in relation to the site-specific matters for Phase 3 Hearings and issues where agreement has not been reached.

2. BACKGROUND TO THE RECENT S78 APPEAL

- 2.1 This strategic site (ST8) has a parallel planning application history that runs alongside the Local Plan EiP.
- 2.2 The Application (LPA Ref: 18/00017/OUTM) was submitted on 4th January 2018 and validated on the 8th January 2018 with a decision target date (after multiple agreed extensions) of 31st March 2021.
- 2.3 The application comprised residential development of circa 970 dwellings with associated demolition, infrastructure works, open space, primary school, community facilities and convenience store (use class A1; not exceeding 200sqm floorspace) on land west of Monks Cross Link Road and a country park with drainage infrastructure east of Monks Cross Link Road.
- 2.4 The application was an Outline application with all matters reserved except means of access. The new vehicular accesses proposed include:
 - A new access from North Lane (the existing access is to be closed and the access sited further west)
 - Monks Cross Link northern roundabout
 - Monks Cross Link southern roundabout
- 2.5 The application was appealed for non-determination on 2nd September 2021 and was the subject of a public inquiry on 25th-28th January 2022. PINS Ref: APP/C2741/W/21/3282969.
- 2.6 The main matters discussed at the inquiry included:-
 - Sustainable Transport and Highways
 - Education requirements
 - Other S106 contributions

- 2.7 Upon closing the inquiry, both the Appellants and Council agreed (subject to Conditions and S106) the appeal proposals represented sustainable development and should be approved. The S106 includes:
- Education Provisions (Primary School on-site, Secondary school provision in an off-site contribution)
 - Off-site Ring Road junction improvements
 - Local highway junction improvements
 - Local Cycle Lane upgrades
 - 30% Affordable Housing
 - 5% Self Build
 - Off-site contribution to Gypsy and Traveller Pitches
 - Travel Plan and Bus Service payments
- 2.8 The inquiry Inspector completed his report in March 2022 and transferred the decision-making process to the Secretary of State.
- 2.9 In the period April- Mid June 2022, Natural England re-opened their case on the site following new visitor survey update material on Strensall Common. In May, the Appellants submitted to all parties an updated action plan to mitigate any recreational pressure on Strensall Common through an alternative provision on the Country Park (OS8) area that is associated with the ST8 Allocation. This was accepted by Natural England on 10th June 2022.
- 2.10 The Secretary of States decision on the 970 dwelling Outline appeal is now due on or before **4th August 2022**.

3. AREAS OF AGREEMENT

- 3.1 This SoCG relates to three topic areas of the Strategic Site ST8
- Components of Policy SS10
 - Delivery expectation
 - Viability

Components of Policy SS10

- 3.2 Policy SS10 current has two proposed Modifications. These are
- PM 6 - Minor revision to criterion x – to remove reference to ST35.
 - PM 59 – Minor revision relating to the Country Park area OS8, criterion vi.

Yield and Mix:

- 3.3 The beginning of Policy SS10 sets an approximate yield of 968 dwellings as an 'urban extension'. The Redrow application/appeal Masterplan is attached. The Masterplan for 970 dwellings matches well the Council's expectation of yield. It reflects a 'garden village' approach to urban design with a predominantly family housing mix with apartments in key nodal areas. The mix used to construct the Masterplan was circa
- 33% 1-2 bed
 - 33% 3 bed

- 34% 4-5 bed

Masterplanning:

3.4 The text requires the allocation to be Masterplanned. Redrow agree with this principle.

3.5 The policy contains 13No 'key principles'. These are summarised and remarked upon below.

Item		Promoter	CYC
i.	Mix	The text requires an amendment that requires the mix to 'have regard to the SHMA' and any other relevant up to date evidence of housing needs and demands.	Modification to be proposed – deletion of this criterion as it is sufficiently dealt with in Policy H3
ii.	Landscape Buffers	Agreed and deliverable.	
iii.	Landscape Buffers	Agreed and deliverable.	
iv.	Create a Green Wedge	Agreed and deliverable to the south of the Garth Road link <u>only</u> . See Masterplan.	Modification to be proposed - wording to be updated accordingly
v.	Increase Biodiversity	Agreed and deliverable.	
vi. PM 59	Country Park	Agreed and deliverable. Strategy for SANG agreed with Natural England June 2022.	
vii.	Social Infrastructure	Suggest remove 'health' due to tested lack of need for on-site provision. Otherwise agreed and deliverable.	No change proposed. Accept that there is currently no need, but should a new scheme come forward and that need change this would be a relevant consideration. Policy is sufficiently flexible in that regard
viii.	Primary School	Agreed and deliverable.	
ix.	Access	The appeal proposals provide for two access points off Monk Cross Link (both roundabouts). The proposals include a secondary vehicular access off North Lane which through an agreed condition is limited to 300 dwellings off that access. There	

		is no access off the A1237 and this criterion is agreed.	
x. PM 6	Highway Network	Agreed and deliverable.	
xi.	Public Transport	Agreed and deliverable.	
xii.	Walking and Cycling Link to Monks Cross	Agreed and deliverable.	
xiii.	Walking and Cycling Link to adjoining areas	Agreed and deliverable.	

3.6 The table above, alongside the evidence, agreed draft Conditions and agreed draft S106 presented to the s78 public inquiry in January 2022 inform the policy requirements of SS10 (as modified) can be achieved. The promoters suggest the text to criterion (i) on mix be revised to be more reflective of more up to date need which can be discussed under Policy H3. Also, (vii) can remove 'health' as there is no need for such a facility on this site.

Delivery expectation

3.7 Subject to a positive decision being delivered on the s78 appeal in early August 2022, the promoters can inform a detailed phase 1 Reserved Matters application is now well advanced and will be submitted in late 2022 for a determination in 2023. A site start is expected in late 2023 with first dwelling occupations in early 2024. The Council's latest trajectory (EX/CYC/76) is reasonable in that respect.

Viability

3.8 The main promoters of ST8 (Redrow Homes Ltd) have tested in detail the viability of ST8 throughout the s78 inquiry having regard to both the requirements of Policy SS10 and other draft policies and the S106 requests now agreed through the s78 inquiry.

3.9 The promoters inform the allocation ST8 is viable for the 970 dwellings proposed based upon a broad mix of dwellings referenced above.

4. AREAS OF DISAGREEMENT

4.1 The areas of disagreement are limited only to two matters:

- The designation of land immediately west of ST8 as 'Green Belt'. It is the promoter's case this land does not meet the objectives of Green Belt land.
- The use of the land west of ST8 north of Garth Road and south of North Lane. It is the promoter's case this land could be better used for low density residential development with buffer planting for circa 100 dwellings which could still satisfy the aims of providing a transition from the existing urban edge into the allocation. The Masterplan at Appendix 1 can facilitate entry into this land

if the allocation was modified. Save for trees and hedgerows, the land in this disputed area contains no features that warrant protection.

4.2 The above two matters do not impact upon ST8 as currently proposed being delivered.

5. SIGNATURES

On behalf of City of York Council

Name:



Neil Ferris, Corporate Director of Place

Date: ...21 July 2022.....

On behalf of the Promoters

Name: Mark Johnson

Date:30 June 2022

Appendix 1 Masterplan

