

Statement of Common Ground between City of York Council and Persimmon Homes Limited

Representation Nos: PM SID 125-3

York Local Plan Publication Draft Examination

Matter 4 – Strategic Sites Phase 3 Hearings

July 2022



Introduction

This statement of Common Ground has been jointly prepared by the City of York Council (the “Council”) and Persimmon Homes Limited (the “Developer”).

This statement has been prepared in relation to Question 4.4 of Matter 4 ‘*Strategic Sites*’ which states; *“Is the allocation and associated Policy SS8 relating to ST4 soundly based ?”*

The Statement sets out the confirmed points of agreement between the Council and the Developer on matters relating to draft allocation ST4 within the City of York Local Plan Publication Draft 2018, which will assist the Inspector during the examination.

Background

Site ST4 is proposed as a strategic housing allocation within the City of York Local Plan Publication Draft 2018. The allocation policy (SS8) contains the following requirements, including proposed modifications:

Policy SS8: Land Adjacent to Hull Road

Land adjacent to Hull Road (ST4) will deliver approximately 211 dwellings at this urban extension development site. In addition to complying with the policies within this Local Plan, the site must be master planned and be delivered in accordance with the following key principles:

- i. Maximise pedestrian and cycle integration, connection and accessibility in and out of the site and connectivity to local facilities. The site is adjacent to the Grimston Bar Park & Ride which provides a high frequency bus service to the city centre and is close to other frequent bus routes. It is important that sufficient good quality pedestrian and cycle path connections are made between the site and these facilities and that the Field Lane roundabout barrier to cycling and walking is addressed.
- ii. Provide access to the site from ~~a new roundabout created for the Heslington East development Kimberlow Rise~~ via Field Lane, subject to detailed transport analysis. Other access (e.g. via Hull Road) is not preferred.
- iii. ~~Deliver a sustainable housing mix in accordance with the Council's Strategic Housing Market Assessment.~~
- iv. Ensure important views including to York Minster are protected and that the site is designed appropriately in relation to the gradient of the site which forms part of Kimberlow Hill (York Moraine) and provides important views of York.
- v. Maintain and enhance existing trees and hedgerows ~~behind to the south of~~ the site which act as a gateway for biodiversity.
- vi. ~~Provide appropriate contributions to expand existing education facilities, given that primary and secondary school facilities have limited existing capacity to accommodate the projected demand arising from the site. Secure developer contributions for education provision, including primary and secondary, which meet the needs generated by the development~~
- vii. Undertake an air quality assessment as there is potential for increased traffic flows which may present new opportunities for exposure if not designed carefully. The assessment should also consider the impact of the University of York boiler stacks. ~~Identified adverse impacts should be appropriately mitigated.~~
- viii. Undertake a noise survey given the site's proximity to the A1079 and the Grimston Bar Park & Ride. ~~Identified adverse impacts should be appropriately mitigated.~~
- ix. Explore any land contamination issues due to the site's location within 250m of a closed land fill site. Investigation and remediation work (if necessary) will be required to ensure that the land is safe and suitable for its proposed use.

Areas of Common Ground

The Developer submitted two planning applications (15/00166/FULM and 15/00167/FULM), covering the whole allocation, in 2015. Since then, the applications have occasionally been held in abeyance while the Local Plan progresses towards Examination. These two applications are pending consideration and have undergone recent design and layout changes, following meetings with Council officers.

The Developer and the Council have worked together since the submission of the two full planning applications covering the draft allocation to resolve and agree the principles for developing this site. These principles and areas of common ground comprise the access; views towards the minster; education contribution, air quality assessments, noise surveys and the overall quantum of development. These areas of common ground are outlined below:

The Developer agrees with the Council that the requirements of Policy SS8 are deliverable and sound.

Access - Kimberlow Rise Roundabout

It is agreed that the site will be accessed from the existing Field Lane Roundabout via the Kimberlow Rise eastern arm constructed as part of the Health and Retail Facilities at Kimberlow Hill application (15/00049/FULM), in accordance with Part ii. of Policy SS8. The 2021 Transport Assessment, submitted with the applications, has identified that the access from Field Lane Roundabout is sufficient to support the delivery of the residential scheme and that the road can provide suitable access for emergency vehicles. The Developer and Council both agree that no suitable access can be provided via Hull Road or directly from Field Lane to the west.

York Minster Views

The two Minster View corridors through the site from the elevated position on Kimberlow Hill to the south of the site will be free from build development to provide positive views towards York city centre and the Minster.

Education

The Council's PFI contracts manager has provided detailed costings for the provision of new places for primary, secondary and early years places and for the expansion of existing schools. The affected education providers benefitting from education contributions include Lord Deramore, Fulford School and Archbishop Holgate's School. These contributions are subject to the grant of planning permission and will be secured through the Section 106 Agreement.

Air Quality

Part vii. of Policy SS8 requires the applicant to undertake an assessment of the air quality and the impact of increased traffic flows. The policy also requires an assessment of the stacks at the University of York. This assessment was undertaken in 2021 to support the planning applications.

The overall impact upon on air quality from traffic generated by the residential scheme was determined to not be significant in accordance with EPUK and IAQM guidance. The Council's Environmental Health Officer has reviewed the report using their own air quality monitoring data and are satisfied with the report submitted.

Noise Survey

Part viii. of Policy SS8 requires the Developer to prepare and submit a noise assessment due to the Site's proximity to Hull Road (A1079). A Noise Impact Assessment was prepared and submitted in 2021 to accompany the planning applications and concludes that mitigation measures, including enhanced glazing, can be incorporated into dwellings along the northern and western boundaries. The Council's Environmental Health Officer has agreed to the mitigation measures proposed.

Land Contamination

A ground investigation desk study has been carried out and will be supplemented with a full intrusive investigation following the grant of planning permission.

Common Ground

The requirements of Policy SS8 are clearly expressed. The Developer is seeking to obtain planning permission on the whole allocation in full compliance with these requirements. It is therefore common ground between the Council and Developer that Policy SS8 is soundly based.

Signed:



Neil Ferris, Corporate Director of Place, City of York Council

Signed:



Graham Whiteford, Planning Manager, Persimmon Homes Limited

20th July 2022