

ST9  
Signed.



## STATEMENT OF COMMON GROUND

VISTRY HOMES

LAND AT 'ST9' HAXBY







## STATEMENT OF COMMON GROUND

**On behalf of:** Vistry Homes

**In respect of:** Land at 'ST9' Haxby

**Date:** July 2022

**Reference:** 1198LE

**Author:** ML/CM/CW

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## 1.0 Introduction

- 1.1 On behalf of our client Vistry Homes (formerly Linden Homes) who, in conjunction with Barratt and David Wilson Homes, have been promoting the residential allocation of the site known as 'ST9' in the City of York Local Plan ("the Plan"). DPP have been promoting ST9 since 2013 and during this period have submitted various representations in support of the allocation.
- 1.2 DPP, representing Vistry Homes, and Barton Willmore, representing Barratt and David Wilson Homes, attended a meeting with officers of City of York Council ("the Council") on the 20<sup>th</sup> June 2022 to discuss ST9 and its associated policy SS11. The purpose of the meeting was to agree, as far as reasonably possible, amendments to ST9 and its associated policy SS11 to ensure that the allocation and policy are up to date and sound.
- 1.3 This statement will set out the matters of common ground, and the remaining minor matters of difference.

## 2.0 Matters of Agreement

### ST9

#### The allocation of ST9

- 2.1 It is agreed that residential allocation known as ST9 is sound and that it accords with the spatial strategy in the Plan. However, the annotation depicting the location of the open space is not agreed which we discuss in further detail in Paragraph 3.2 below.

#### The Council's conclusions regarding the site's relationship to the settlement and the other potential primary constraints

- 2.2 It is agreed that ST9 represents a sustainable urban extension to Haxby.
- 2.3 It is agreed that ST9 lies just to the north of the existing centre of Haxby which contains a range of services and facilities. It is agreed that ST9 is well located in relation to the settlement, and the services and facilities within it. It is agreed that Haxby is a sustainable settlement and growth in Haxby is appropriate.
- 2.4 In support of the allocation, it is agreed that a number of technical reports have been submitted to the Council. It is agreed that these reports demonstrate that there are no constraints which, with mitigation, would preclude the beneficial development of ST9.

#### The Council's assessment of the Green Belt boundaries

- 2.5 It is agreed that the Green Belt boundaries proposed (as derived by the Council. Within Topic Paper 1: Approach to defining York's Green Belt Addendum (2021): Annex 4: Other Densely Developed Areas in the General Extent of the Green Belt ([EX/CYC/59F](#))) are appropriate and sound. It is agreed that the Green Belt boundaries proposed are clear and follow recognisable features. It is agreed that the proposed allocation will not harm the purposes of including land within the Green Belt.

### SS11

- 2.6 It is agreed that policy SS11 is essentially sound but to ensure that the policy is up to date, consistent with the Council approach in respect of other allocations and does not unnecessarily duplicate other policies the following amendments have been agreed:

- (1) It is agreed that the word '*approximately*' should be added into the first line of the policy. The first sentence of the policy should therefore read as follows:

*"Land North of Haxby (ST9) will deliver approximately 735 dwellings at this urban extension development site ..."*

- (2) It is agreed that criterion ii is to be deleted as it replicates policy H3.
- (3) It is agreed that criterion viii of the Policy SS11 should be amended to read:

*"viii. Demonstrate that all transport issues have been addressed, in consultation with the Council as necessary, to ensure sustainable transport provision at the site is achievable. The highway impacts of the site development should be assessed individually and cumulatively with sites ST7, ST8, ST14 and ST15 should be addressed. Where necessary, proportionate mitigation will be required."*

- 2.7 It is agreed that criterion v, vi, vii, x and xi do not require any amendments.

### 3.0 Matters not Agreed

#### ST9

- 3.1 It is not agreed that it is appropriate to identify the location of the open space to be provided on the allocation. See proposed amendment below.

#### SS11

- 3.2 In respect of Policy SS11, Vistry Homes are not in agreement with the Council over the following matters:

- (1) Criterion i requires the development to be *“of a high design standard”*. Vistry Homes are concerned that the word high, in terms of quality of design, is somewhat vague and difficult to define. The aspiration to achieve a suitable quality of design is included within the broader development management policies, particularly D1, and is therefore unnecessary.

*“Be of a high designed in accordance with policy D1 in order to ~~standard which will~~ provide an appropriate new extension to the settlement of Haxby”*

- (2) Criterion iii identifies the location of the open space; the type of open space required and requires the developer to liaise with a number of parties in defining open space requirements. We suggest that this criterion should be amended to read as follows:

*“The general location of the open space should be determined through the preparation and approval by the Local Planning Authority of a masterplan and the level of provision should be in accordance with a scheme designed to meet local need, as defined by an up-to-date needs assessment.”*

The Council proposes the following:

Provide a detailed site wide recreation and open space strategy and demonstrate its application in site masterplanning. This must include:

- Create Creation of a new open space to the south of the site (as shown broadly on the proposals policies map as allocation OS9) to reflect provide recreation and sports pitches that meet the identified needs of the Haxby and Wigginton ward. This may include including formal pitch provisions, informal amenity greenspace, play provision, cemeteries and allotments. The openspace needs of the area should be assessed in detail, liaising with Haxby Town Council and Wigginton Parish Council, the neighbourhood plan group and local residents.
  - Open space provision that satisfies policies GI2a and GI6.
- (3) Criterion iv stipulates that the developer should create new local facilities, including shops, services and facilities to meet the needs of future occupiers of the development, *as required*. As we have set out in our Phase 3 Matter 4 submission, Haxby is one of the most sustainable settlements in York. It benefits from a wealth of existing shops and services to serve the needs of residents. Given the proximity of ST9 to the centre of Haxby High Street,



it is unlikely that the development would support the creation of additional facilities above and beyond the existing businesses located in the centre of Haxby. We therefore wish to discuss the deletion of criterion iv in the examination sessions. At the very least, we believe that the wording of criterion iv should be amended to require the developer to provide local facilities only where required, and *where viable*. We suggest that this criterion should be amended to read as follows:

*“iv. Create new local facilities as required, and subject to viability, to provide an appropriate range of shops, services and facilities to meet the needs of future occupiers of the development.”*



## 4.0 Signatures

4.1 Vistry Homes and the City of York Council hereby agree that the above stated matters are the matters of common ground and the remaining minor matters of difference between the two parties.

Signed:



Mark Lane  
Director

DPP (on behalf of Vistry Homes)

Date 25/07/22

Signed:



Neil Ferris

Corporate Director of Place  
City of York Council

Date 25/07/22

## 5.0 Appendix 1 - Proposed Policy Rewording by Vistry

- 5.1 Vistry Homes proposes that the Policy is reworded to say the following (suggested modifications in red/strike through):

“Land North of Haxby (ST9) will deliver **approximately** 735 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 delivered in accordance with the following key principles:

i. Be of a **high quality design standard** which will provide an appropriate new extension to the settlement of Haxby”

~~“ii. Deliver a sustainable housing mix in accordance with the Council’s most up-to-date Strategic Housing Market Assessment and affordable housing policy, addressing local need for smaller family homes and bungalows/sheltered housing.”~~

iii. The **general location of the open space should be determined through the preparation and approval by the Local Planning Authority of a masterplan and the level of provision should be in accordance with a scheme designed to meet local need, as defined by an up-to-date needs assessment.**

iv. Create new local facilities as required, and **subject to viability**, to provide an appropriate range of shops, services and facilities to meet the needs of future occupiers of the development.

v. Provide a new primary school or required financial contributions to existing local primary and secondary facilities to enable the expansion to accommodate demand arising from the development.

vi. Provide a suitable drainage strategy to ensure there is no increase to existing agricultural run-off rates and existing drainage ditches are maintained and enhanced. The strategy should be developed in conjunction with the Council and required statutory bodies and should ensure that the development will not exacerbate any existing issues with surface water and drainage owing to the site being flat with a high water table. The drainage scheme will need to connect to the Strensall and Towthorpe Waste Water Treatment Works to the north of the site given capacity issues within Haxby.

vii. Connect the site to the public sewer network, which will incur additional costs. Developers will need to work with Yorkshire Water in developing a suitable scheme.

~~“viii. Demonstrate that all transport issues have been addressed, in consultation with the Council as necessary, to ensure sustainable transport provision at the site is achievable. The **highway impacts of the site development should be assessed individually and cumulatively with sites ST7, ST8, ST14 and ST15 should be addressed.** Where necessary, proportionate mitigation will be required.”~~

ix. Provide highway access to the site from Moor Lane on the West side, with secondary access from Usher Lane on the East side. Improvements would be required both to the junction of Moor Lane with The Village and Usher Lane/Station Road to improve safety and visibility. The scheme should seek to minimise the amount of trips using the Usher Lane/Station Road junction due to existing capacity and safety issues. Alternative access should also be explored in relation to this site.

x. Optimise pedestrian and cycle integration, connection and accessibility in and out of the site and connectivity to the city and surrounding area creating well-connected internal streets and walkable neighbourhoods, to encourage the maximum take-up of these more 'active forms of transport (walking and cycling).

xi. Protect and enhance existing valuable landscape features including field patterns, mature hedgerows and trees. Development should minimise the impact on the landscape and setting of the village and reflect the character and rural setting of the surrounding area. Views into the site are limited as the site itself is mainly enclosed and well screened by mature trees and hedgerows which should be retained. New strong defensible landscape boundaries should be created and the historic field patterns should be protected and the layout of the development and the open space should be designed to integrate these narrow medieval strip fields."



## 6.0 Appendix 2 - Proposed Policy Rewording by the Council

6.1 The Council proposes that the Policy is reworded to say the following (suggested amendments in red/strike through):

*“Land North of Haxby (ST9) will deliver **approximately** 735 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 delivered in accordance with the following key principles:*

*i. Be of a high design standard which will provide an appropriate new extension to the settlement of Haxby.*

*~~ii. Deliver a sustainable housing mix in accordance with the Council’s most up to date Strategic Housing Market Assessment and affordable housing policy, addressing local need for smaller family homes and bungalows/sheltered housing.~~*

*iii. Provide a detailed site wide recreation and open space strategy and demonstrate its application in site masterplanning. This must include:*

- o ~~Create~~ Creation of a new open space to the south of the site (as shown on the ~~proposals~~ policies map as allocation OS9) to reflect the needs of the Haxby and Wigginton ward including formal pitch provisions, informal amenity greenspace, play provision, cemeteries and allotments. The openspace needs of the area should be assessed in detail, liaising with Haxby Town Council and Wigginton Parish Council, the neighbourhood plan group and local residents.*
- o Open space provision that satisfies policies GI2a and GI6.*

*iv. Create new local facilities as required, and subject to viability, to provide an appropriate range of shops, services and facilities to meet the needs of future occupiers of the development.*

*v. Provide a new primary school or required financial contributions to existing local primary and secondary facilities to enable the expansion to accommodate demand arising from the development.*

*vi. Provide a suitable drainage strategy to ensure there is no increase to existing agricultural run-off rates and existing drainage ditches are maintained and enhanced. The strategy should be developed in conjunction with the Council and required statutory bodies and should ensure that the development will not exacerbate any existing issues with surface water and drainage owing to the site being flat with a high water table. The drainage scheme will need to connect to the Strensall and Towthorpe Waste Water Treatment Works to the north of the site given capacity issues within Haxby.*

vii. Connect the site to the public sewer network, which will incur additional costs. Developers will need to work with Yorkshire Water in developing a suitable scheme.

viii. Demonstrate that all transport issues have been addressed, in consultation with the Council as necessary, to ensure sustainable transport provision at the site is achievable. The *highway impacts of the site development should be assessed individually and cumulatively with sites ST7, ST8, ST14 and ST15. Where necessary proportionate mitigation will be required should be addressed.*

ix. Provide highway access to the site from Moor Lane on the West side, with secondary access from Usher Lane on the East side. Improvements would be required both to the junction of Moor Lane with The Village and Usher Lane/Station Road to improve safety and visibility. The scheme should seek to minimise the amount of trips using the Usher Lane/Station Road junction due to existing capacity and safety issues. Alternative access should also be explored in relation to this site.

x. Optimise pedestrian and cycle integration, connection and accessibility in and out of the site and connectivity to the city and surrounding area creating well-connected internal streets and walkable neighbourhoods, to encourage the maximum take-up of these more 'active forms of transport (walking and cycling).

xi. Protect and enhance existing valuable landscape features including field patterns, mature hedgerows and trees. Development should minimise the impact on the landscape and setting of the village and reflect the character and rural setting of the surrounding area. Views into the site are limited as the site itself is mainly enclosed and well screened by mature trees and hedgerows which should be retained. New strong defensible landscape boundaries should be created and the historic field patterns should be protected and the layout of the development and the open space should be designed to integrate these narrow medieval strip fields."