



Matter 4 – Strategic Housing Sites III – Policy SS12 (ST14) – further comments

1. This brief Statement is written in response to the further verbal representations made by Mr Merrett in relation to ST14 at the Phase 3 Hearing Session on Wednesday 27th July 2022.
2. In respect of the size of ST14 and the merits of setting back the allocation from the Outer Ring Road and the main urban area of York, our existing representations and the points raised by us on Wednesday 27th July 2022 sufficiently put our opinions across.
3. There is one point that we would like to raise in relation to Mr Merrett's comments regarding viability. Mr Merrett is of the opinion that the viability position of the site would improve should the allocation be made larger. Whilst this may be the case, it could also quite easily swing in the opposite direction.
4. There is a case to be made that efficiencies of scale could come into play in such circumstances, leading to the costs of the development being spread across a greater number of properties and therefore improving the viability situation. However, there is no guarantee that this would happen.
5. It may be the case that a greater number of dwellings would trigger the need for more substantial infrastructure arrangements, for example an increase in off-site highways contributions to account for a greater population, the need for a secondary school on site, and/or significantly greater and more intrusive drainage solutions. These uncertainties could quite easily tip the balance and render the proposal even less viable.
6. In our opinion there is not enough evidence available to demonstrate the existing proposed allocation is viable, let alone an allocation of a much greater size.