

**YORK LOCAL PLAN EXAMINATION - PHASE 3 - MATTER 4**

**STRATEGIC SITE ALLOCATION SITE REF. ST14 - LAND WEST OF WIGGINTON ROAD**

**TW FIELDS**

**RESPONSE TO MR MERRETT'S COMMENTS – HEARING SESSION 27<sup>TH</sup> July 2022**

- 1.1 We write to provide our brief response to the verbal comments made by Mr Merrett at the 27<sup>th</sup> July 2022 hearing session in respect of Site Ref. ST14, and to the written response to those comments submitted by Airedon Planning & Design received 29<sup>th</sup> July 2022.
- 1.2 As outlined within our hearing statements, within the Statement of Common Ground, and at the hearing session on Wednesday 27<sup>th</sup> July 2022, the site as currently proposed by the Council in the Local Plan is viable and deliverable.
- 1.3 The promotion of the site by a national housebuilder, and the confirmed interest to develop the site by a number of other national housebuilders, is further evidence of the site's viability and overall deliverability.
- 1.4 An increase in the size of the site in the manner proposed by the developers would provide viability benefits in association with economies of scale, particularly as the site's key infrastructure requirements (namely the highways/access infrastructure for the site, including the proposed roundabout and pedestrian/cycle underpass at Clifton Moor) already have the design capacity to support a larger development at the site.
- 1.5 Accordingly, an increase in the size of the site in the manner proposed by the developers would not create any viability concerns and would also deliver a proportionate increase in the social, economic, and environmental benefits that the site can deliver. Including an increase in the delivery of much needed affordable homes.