



**EXAMINATION OF THE CITY OF YORK LOCAL PLAN  
2017-2033**

**SH1: Land at Heworth Croft Note**

**August 2022**

**CITY OF YORK COUNCIL LOCAL PLAN**

## SH1: Land at Heworth Croft Note, August 2022

1. In Phase 3 hearings on the Local Plan, the appointed Inspectors sought further information on indicative capacity and associated proposed modifications associated with allocation SH1: Land at Heworth Croft.
2. This note responds to this request.
3. A site visit was undertaken on 1<sup>st</sup> August 2022.
4. Indicative capacity at the site is estimated to be 400 bedspaces. This is subject to a scheme addressing constraints including setting of the Heworth Green/ East Parade Conservation Area, flood risk and consideration of scale and massing.
5. Proposed revisions to the Plan to take account of this are presented below (and will be reflected in a consolidated schedule of modifications published alongside Phase 4 hearing statements):
  - At table 5.1 in Policy H1, additional row to include

Allocation Reference	Site Name	Site Size (ha)	Estimated Yield (Dwellings)
<u>SH1</u>	<u>Land at Heworth Croft</u>	<u>XX</u>	<u>TBC</u>

- Additional cross reference to be added at the end of Policy ED5 to ENV4, which relates to flood risk.
- The explanatory text to Policy ED5 to be modified at paragraph 7.18:

### Student Housing

- 7.18 There is insufficient capacity at the existing York St. John University campus to accommodate student housing needs. SH1: Land at Heworth Croft is allocated for student housing to support the university in meeting its students' accommodation needs. High quality, purpose built student accommodation that it is designed and managed in a way that attracts students to take it up can free up accommodation suitable for wider general housing needs. ~~Development will be permitted at the allocated site in accordance with Policy H7 'Student Housing' and will also need to ensure that those elements which contribute to the conservation area are not harmed.~~

- 7.18a** As identified in Policy H1, it is considered that an indicative capacity of 400 bedspaces could be accommodated. However, realising this density of development is contingent on appropriate mitigation of flood risk and ensuring the scale and massing is appropriate to the context, and in particular the impact on the setting of the Heworth Green/ East Parade Conservation Area.