



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

**Additional Details Related to Various Housing Allocations Note**

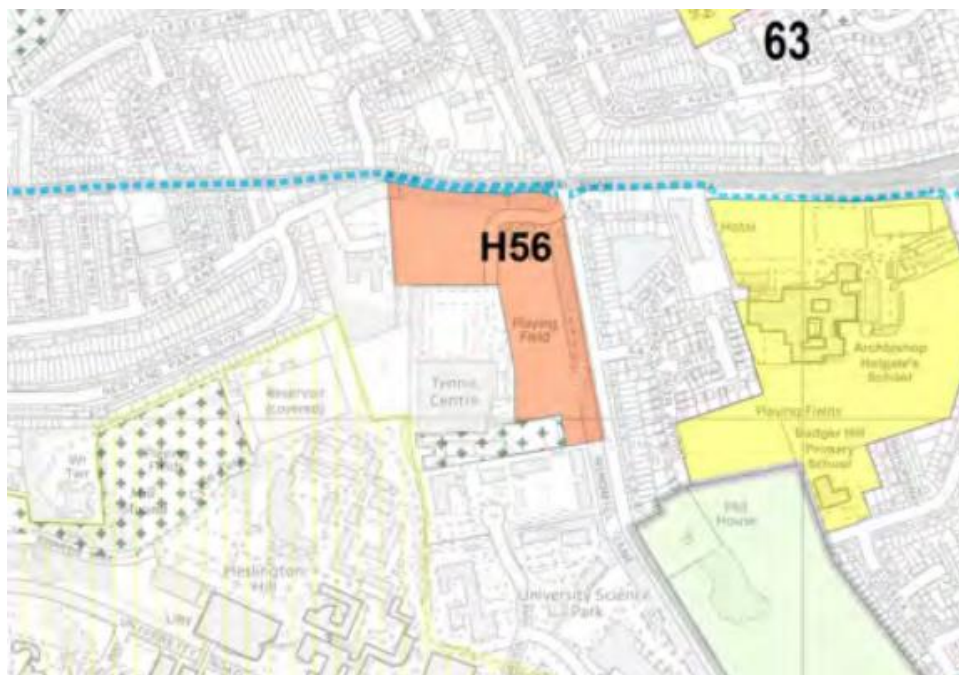
**August 2022**

**CITY OF YORK COUNCIL LOCAL PLAN**

## Additional Details Related to Various Housing Allocations Note, August 2022

1. In Phase 3 hearings on the Local Plan, the appointed Inspectors sought clarifications on various housing allocations including H56, ST33, Noddle Hill, H58 and H55. This note responds to this request for further information.

### H56 open space designation

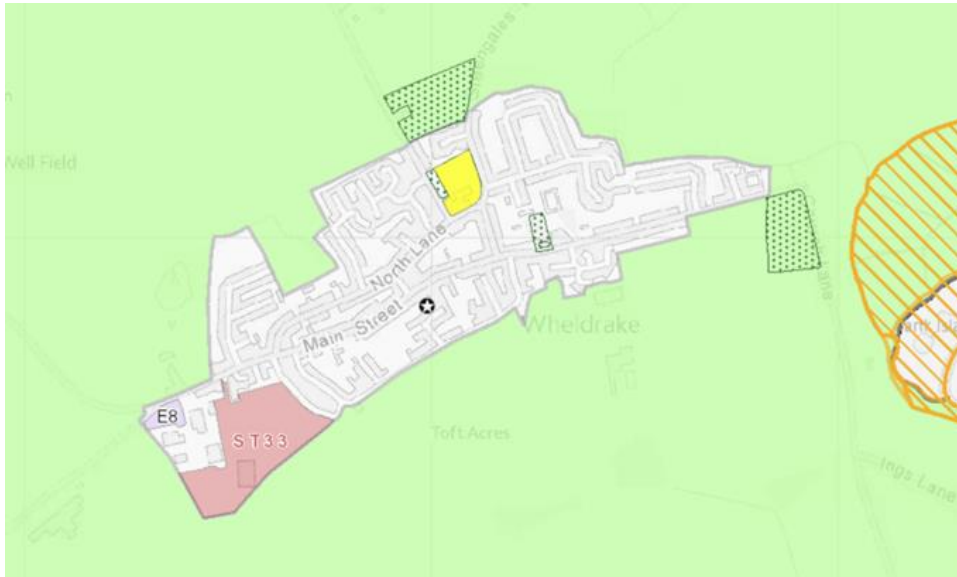


2. H56 relates to land formally part of York St John University playing fields to the south of Hull Road. Residential development of 69 affordable homes on the site completed in early 2022. The site is therefore proposed to be deleted from list of allocations in Policy H1 (table 5.1).
3. The development includes areas of open space (as shown on the plan below, approved under reserved matters application 18/02824/REMM), and the question arose during the hearing session as to whether these areas should be identified as such on the policies map and afforded protection under Policy GI5.



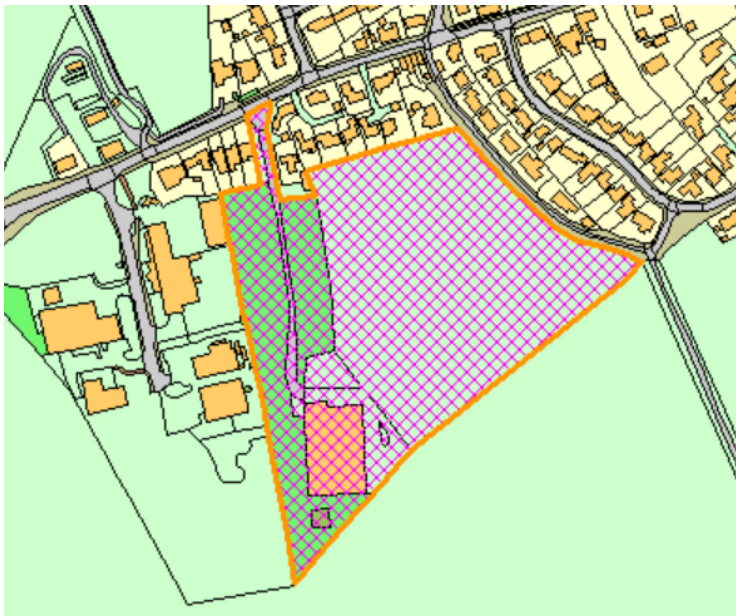
4. The Council has reviewed these areas of open space and considered it appropriate to identify them on the policies map as 'existing openspace'. A modification will therefore be proposed and presented as part of a composite set of policy map modifications.

## ST33 land ownership



5. 4.7ha of the 6.0ha allocated site ST33 is subject to a full planning application (ref: 21/02283/FULM) for 140 homes, submitted by Barratt David Wilson Homes. The application is currently pending consideration.

6. Site area is indicated below:



7. There have been no objections from landowners of the remaining parcel of ST33 being allocated for affordable housing since the land was put forward in response to the Preferred Sites Consultation in July 2016. ST33 benefits from willing landowners.

## **Noddle Hill layby**

8. On the 28<sup>th</sup> of July hearing sessions York Travellers Trust raised the issue of an unauthorised Gypsy and Traveller pitch at Noddle Hill. This is a site of which the Council are aware of. The residents at Noddle Hill were formerly resident on a Council site and lost their pitch for undisclosed reasons. The occupation of this site does not give rise to additional need as the occupants lost their pitch for reasons unrelated to site availability.

## **Affordable housing on H58 (Clifton Without Primary School)**

9. In the Executive Report of the Assistant Director of Customer and Communities Portfolio of the Executive Member for Culture, Leisure & Communities of the 13<sup>th</sup> of January 2022 relating to the Future Libraries Investment Programme (FLIP) paragraph 36 states:

*Through any sale/long lease entered with a housing provider the Council will seek to impose the following restrictions -*

- *100% Affordable housing to be delivered on the CWJS (Clifton Without Junior School) housing development land*

10. The Council Executive approved for the former Clifton Without Junior School site to be developed as a library hub, with a part of the site to be disposed (either by freehold sale or long lease) for affordable housing.

## **Existing uses on H55 (Land at Layerthorpe)**

11. The site incorporates three properties that are owned and leased by the council:

- 60 Layerthorpe (St Leonard's Hospice Furniture Charity Shop) Lease Expiry 2063 (gross internal floor space = 285 sq m)
- 62 Layerthorpe (York Motor Factors Car Part Sales) Lease Expiry 2072 (gross internal floor space = 865 sq m)
- 64 Layerthorpe (National Tyres) Lease Expiry 2070 (gross internal floor space = 505 sq m)

Whilst all these leases are due to expire during the next 40 to 50 years, experience has shown that the tenants are willing to approach the Council as landlords and negotiate an early release if development is sought and is viable. The local area has undergone rapid change over the last few years, and it is anticipated that this will continue over the short to medium term.

Each of these sites falls within Class E: Commercial, Business and Services use classes and have a combined gross internal floorspace of approximately 1,655 sq m. Given the relatively small scale of the units on the site and their largely retail nature,

it was not considered appropriate or necessary to factor the loss of the space into the employment land requirements.