

**YORK LOCAL PLAN**

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

**Schedule of Matters, Issues and Questions for the Examination  
Phase 4 Hearings**

**Made on Behalf of Barratt and David Wilson Homes**

*Matter 5 – Green Infrastructure*

**Introduction**

5.1 These representations are made on behalf of Barratt and David Wilson Homes (Yorkshire East). Our Client has a number of strategic allocations and housing allocations across the city and has made representations at all stages of the plan, together with appearing at the Examination in Public. These representations should be read in conjunction with those representations and also our separate responses to the Councils housing needs assessment.

**5.7 Is the approach of Policy GI6 to the provision of new open space sound?**

5.2 Objections were made at the site specific session on behalf of Our Client with regards to land at Haxby (ST9). The allocation previously required a significant amount of different typologies of open space, which was subsequently amended through a SoCG with the Council to provide an and/or requirement for the site.

5.3 Further objections were also made on the location of these spaces, which is considered to be prejudiced by the inclusion of new open space identified via Policy GI6, through designation OS9 to the south of the site. OS9 covers an area to the south of the allocation between the existing homes and the proposed homes, which we understand to provide separation between the existing and proposed homes. This was referenced at the site specific session by the Council highlighting that properties facing onto the site and a need to protect their privacy and also open outlook over currently undeveloped land.

5.4 Whilst we object to this requirement in this location based on amenity, we do not object to the principle of new open space within the site, however, consider that this should be done through masterplanning of the site.

5.5 We note that Policy GI6 makes reference to being an indicative location and that further masterplanning of the site would provide precise locations at a later date, within the wording of the policy. However this is in conflict with detailed boundaries being shown on the policies map. It is difficult to understand if a planning application provided homes in the southern parcel area of land and the equivalent greenspace elsewhere on the site if this

would comply or not with policy or not. For this reason the land to the south should either be justified or the allocation removed and the allocation relied upon to deliver the necessary level of open space.

- 5.6 The Policy identifies that the land is being allocated for new recreation and sports provision and states that 'the areas included on the proposals map are a guide to general extent based on current understanding of site and other considerations.' The southern part of the site has a number of hedgerows and trees within the identified area showing clear field patterns. This may make this part of the site inappropriate for sports provision, which is explicitly the type of use required by the designation.
- 5.7 Given the lack of evidence, the amendments to the site allocation and the concerns over the ability to provide sports pitches in this area, flexibility should be provided, and this policy amended to reflect the flexibility in the site allocation.