



# City of York Local Plan Modifications Consultation 2023

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

All Pages ▼

Respondent #259 ▼



INCOMPLETE

**Started:** Thursday, March 23, 2023 6:36:47 PM  
**Last Modified:** Thursday, March 23, 2023 6:38:36 PM  
**Time Spent:** 00:01:49  
**IP Address:** 185.220.14.16

Page 1: Survey Information

### Q1

Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes

Page 2: Register for consultation

### Q2

Your name:

Tim Waring

### Q3

Contact details: Please provide email and/or address

Email address

### Q4

Do you wish to be notified when the City of York Local Plan is adopted by the Council? If yes we will use contact details provided above

Yes

Page 3: Your response

### Q5

To which consultation document does this response relate? Please note, links shown beside each option are for associated documents.

Proposed Main Modifications - link

Page 4: Proposed Main Modifications

### Q6

To which section does this response relate?

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459 responses



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Page 5: Section 2: Nature

**Q7**

To which modification does this response relate?

MM2.1 Paragraph 2.5

Page 6: Section 3: Spatial Strategy

**Q8**

To which modification does this response relate?

Respondent skipped this question

Page 7: Section 4: Economy and Retail

**Q9**

To which modification does this response relate?

Respondent skipped this question

Page 8: Section 5: Housing

**Q10**

To which modification does this response relate?

Respondent skipped this question

Page 9: Section 6: Health and Wellbeing

**Q11**

To which modification does this response relate?

Respondent skipped this question

Page 10: Section 7: Education

**Q12**

To which modification does this response relate?

Respondent skipped this question

Page 11: Section 8: Placemaking, Heritage, Design and Culture

**Q13**

To which modification does this response relate?

Respondent skipped this question

Page 12: Section 9: Green Infrastructure

**Q14**

To which modification does this response relate?

Respondent skipped this question

**Q15**

To which modification does this response relate?

Respondent skipped this question

Page 14: Section 11: Climate Change

**Q16**

To which modification does this response relate?

Respondent skipped this question

Page 15: Section 12: Environmental Quality and Flood Risk

**Q17**

To which modification does this response relate?

Respondent skipped this question

Page 16: Section 14: Transport and Communications

**Q18**

To which modification does this response relate?

Respondent skipped this question

Page 17: Section 15: Delivery and Monitoring

**Q19**

To which modification does this response relate?

Respondent skipped this question

Page 18: Proposed Policy Map Modifications

**Q20**

To which modification does this response relate?

Respondent skipped this question

Page 19: New evidence documents

**Q21**

To which evidence document does this response relate?

Respondent skipped this question

Page 20: Comment Form

**Q22**

Do you support or object to the proposed modification(s)?

Support

**Q23**

If you object, please select your reason from the list below (select all that apply):

Respondent skipped this question

**Q24**

Please set out the reasoning behind your support or objection:Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

---

Respondent skipped this question

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# City of York Local Plan Modifications Consultation 2023

QUESTION SUMMARIES

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INDIVIDUAL RESPONSES

All Pages ▼

Respondent #337 ▼



COMPLETE

**Started:** Monday, March 27, 2023 2:34:36 PM  
**Last Modified:** Monday, March 27, 2023 3:34:58 PM  
**Time Spent:** 01:00:22  
**IP Address:** 185.220.14.16

Page 1: Survey Information

### Q1

Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes

Page 2: Register for consultation

### Q2

Your name:

Tim Waring

### Q3

Contact details: Please provide email and/or address

Organisation (optional) Quod Ltd

Address Capitol

Address 2 Bond Court

City/town Leeds

Post code LS1 5SP

### Q4

Do you wish to be notified when the City of York Local Plan is adopted by the Council? If yes we will use contact details provided above

Yes

Page 3: Your response

### Q5

To which consultation document does this response relate? Please note, links shown beside each option are for associated documents.

Proposed Main Modifications - link

Share Link



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459 responses



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To which section does this response relate?

Section 3: Spatial Strategy

Page 5: Section 2: Vision

**Q7**

To which modification does this response relate?

Respondent skipped this question

Page 6: Section 3: Spatial Strategy

**Q8**

To which modification does this response relate?

MM3.47 Policy SS13: Land West of Elvington Lane

Page 7: Section 4: Economy and Retail

**Q9**

To which modification does this response relate?

Respondent skipped this question

Page 8: Section 5: Housing

**Q10**

To which modification does this response relate?

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Page 9: Section 6: Health and Wellbeing

**Q11**

To which modification does this response relate?

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Page 10: Section 7: Education

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To which modification does this response relate?

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Page 11: Section 8: Placemaking, Heritage, Design and Culture

**Q13**

To which modification does this response relate?

Respondent skipped this question

Page 12: Section 9: Green Infrastructure

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459 responses

To which modification does this response relate?

Respondent skipped this question

Page 13: Section 10: Managing Development in the Green Belt

**Q15**

To which modification does this response relate?

Respondent skipped this question

Page 14: Section 11: Climate Change

**Q16**

To which modification does this response relate?

Respondent skipped this question

Page 15: Section 12: Environmental Quality and Flood Risk

**Q17**

To which modification does this response relate?

Respondent skipped this question

Page 16: Section 14: Transport and Communications

**Q18**

To which modification does this response relate?

Respondent skipped this question

Page 17: Section 15: Delivery and Monitoring

**Q19**

To which modification does this response relate?

Respondent skipped this question

Page 18: Proposed Policy Map Modifications

**Q20**

To which modification does this response relate?

Respondent skipped this question

Page 19: New evidence documents

**Q21**

To which evidence document does this response relate?

Respondent skipped this question

Page 20: Comment Form

**Q22**

Do you support or object to the proposed modification(s)?

Object

**Q23**

If you object, please select your reason from the list below (select all that apply):

---

Not positively prepared - i.e. strategy will not meet development needs

---

Not justified - i.e. there is no evidence to justify the modification

---

Not effective - i.e. it won't work

---

Not consistent with national policy - i.e. doesn't comply with the law

**Q24**

Please set out the reasoning behind your support or objection:Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

---

Please see accompanying correspondence from Quod.

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**Our ref:** Q70385/tw/gl  
**Your ref:**  
**Email:** [REDACTED]  
**Date:** 27 March 2023



Local Plan Proposed Modifications Consultation (February 2023)  
Strategic Planning Policy Team  
City of York Council  
West Offices  
Station Rise  
YORK  
YO1 6GA

By Email

Dear Strategic Planning Policy Team

## **City of York Local Plan Proposed Modifications Consultation (February 2023)**

Quod, acting on behalf of Langwith Development Partnership Ltd (“LDP”), make the following representations to this consultation.

### **Scope of Consultation**

City of York Council (“CYC”) are consulting on the following documents:

1. Main Modifications to the Local Plan.
2. Policy Map Modifications.
3. Sustainability Appraisal Addendum (including SA of ST15a).
4. Habitat Regulations Assessment Addendum (including HRA of ST15a).
5. New evidence based documents.

### **LDP’s Interest in the York Local Plan**

LDP are the principal site promoter and master developer of the Land to the West of Elvington Lane, allocated for a new sustainable garden village (site allocation ST15). LDP have been actively engaged in the Local Plan process and working collaboratively with the CYC have supported them in the evidence underpinning the allocation.

At the recent examination of the Local Plan, LDP reached agreement with CYC that the allocation of the Land to the West of Elvington Lane (ST15), and the supporting policy (Policy SS13) were generally sound. However, it was agreed that some modifications were required to the Regulation 19 draft of the Local Plan, as proposed for modification by Proposed Modifications (July 2019 and May 2021), to make it sound.

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Quod Limited. Registered England at above No. 7170188





These matters were addressed in a Statement of Common Ground, exchanged with CYC in July 2022<sup>1</sup>.

The Main Modifications (MM) largely reflect the matters agreed with CYC, but with a few omissions and some modest changes which are referenced below. LDP request that the changes referenced below are made, in order to ensure the Plan is sound, and to enable early delivery of the new settlement, ensuring its much needed contribution to meeting the acute housing in the City.

Representations are also made to MMs in relation to density of residential development (Policy H2) and affordable housing (Policy H10) which are not considered sound<sup>2</sup>.

LDP support an expedient resolution of these MMs as well as an expedient adoption of the Local Plan, in order to provide the necessary certainty to future decision making by CYC thereby providing the planning policy foundation to enable CYC to deliver on their economic, environmental and social objectives (set out in Section 2 of their Local Plan under “Vision”).

### Representations to the Proposed Modifications

Set out in the tables below are the Main Modifications that are relevant to ST15/SS13, and LDP’s comments on each.

Table 1: Main Modifications and LDP’s Response

Main Modifications (and omissions)	LDP’s Response
MM3.47	Please refer to attached Note.
MM3.48	LDP support the changes, which are required to make the Local Plan sound.
MM3.49	LDP support the changes, which are required to make the Local Plan sound.
MM3.50	LDP support the changes, which are required to make the Local Plan sound.
MM3.51	LDP support the changes, which are required to make the Local Plan sound.
MM3.52	LDP support the changes, which are required to make the Local Plan sound.
MM3.53	LDP support the changes, which are required to make the Local Plan sound.
MM3.54	Please refer to attached Note.

---

<sup>1</sup> [EX SOCG 21](#)

<sup>2</sup> Paragraph 35 of the NPPF.



Main Modifications (and omissions)	LDP's Response
MM3.55	LDP support the changes, which are required to make the Plan sound.
Omission 1 – paragraph 3.62	Please refer to attached Note.
Omission 2 – paragraph 3.65	Please refer to attached Note.
Omission 3 – paragraph 3.66	Please refer to attached Note.
MM3.56	LDP support the changes, which are required to make the Plan sound.
MM3.57	LDP support the changes, which are required to make the Plan sound.
MM3.58	LDP support the changes, which are required to make the Plan sound.
MM5.6	Please refer to attached Note.
MM5.21	Please refer to attached Note.

Table 2: Proposed Modifications to Policies Maps

Main Modifications (and omissions)	LDP's Response
ST15	LDP support the changes, which are required to make the Local Plan sound.
Proposed New Open Space (OS10)	LDP support the changes, which are required to make the Local Plan sound.

Table 3: Sustainability Appraisal Addendum (including SA of ST15a)

Main Modifications (and omissions)	LDP's Response
ST15a	LDP support the findings of the SA which demonstrate the proposed removal of land from the Green Belt for a potential secondary school is sound.

Table 4: Habitat Regulations Assessment Addendum (including HRA of ST15a)

Main Modifications (and omissions)	LDP's Response
HRA of ST15a	LDP consider this part of the HRA Addendum to be appropriate.

## Summary

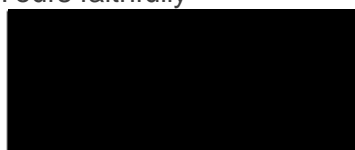
In summary, subject to the above comments, and any corresponding changes, suggested by LDP, it is considered that the Local Plan is sound in respect of site allocation ST15 and Policy SS13, and these policies that will be relevant to its delivery.



We wish for an expedient conclusion to the Examination of this Local Plan, and the Inspectors' findings that the Plan is sound, in order that LDP can bring forward the delivery of ST15.

If you require any clarification on the above, please do let me know.

Yours faithfully



Tim Waring  
Senior Director

Cc:	Chris Procter	LDP
	Ian Laight	LDP
	Alex Walsh	LDP
	Patrick James	LDP



## Note

# REPRESENTATIONS ON BEHALF OF LANGWITH DEVELOPMENT PARTNERSHIP LTD (“LDP”) TO: CITY OF YORK LOCAL PLAN PROPOSED MODIFICATIONS CONSULTATION (FEBRUARY 2023)

---

## 1 Introduction

- 1.1 These representations address CYCs proposed Main Modifications (MMs) to the emerging Local Plan, and are provided in order to assist CYC in the delivery of the objectives of this Local Plan.
- 1.2 These representations refer to two MMs, and three specific omissions that should have been included within the MMs, relating to ST15 following the agreed position on those matters at the Examination of the Local Plan in 2022 (SoCG at [EX/SOCG/21](#)).
- 1.3 In addition, these representations also refer to the Policies on residential density and affordable housing.

### MM3.47

- 1.4 This MM modifies the new homes delivery expectation of Policy SS13 reducing it to 560 homes (from the 2,200 homes noted in the Regulation 19 Local Plan) during the Plan period.
- 1.5 Evidence was presented at the EiP by LDP which addressed the delivery programme of new homes from this site, and it was demonstrated in LDP’s delivery trajectory that at least 1,040 homes could be delivered on this site during the Plan period.
- 1.6 In view of the above, we respectfully request that the MM is modified to state:

*“...it will deliver approximately 3,339 dwellings of which it is expected that around 1,040 will be delivered within the Plan period...”*

### Omissions from the MMs in relation to paragraph 3.62 of the Local Plan

- 1.7 Paragraph 3.62 of the Regulation 19 Local Plan refers to development commencing on the site in “2022/2023”. In the SoCG it was agreed between LDP and CYC that this date should be changed to “2025/2026”.
- 1.8 LDP respectfully request that Paragraph 3.62 is modified.

### Omissions from the MMs in relation to paragraph 3.65 of the Local Plan

- 1.9 As the EiP into the Local Plan, it was agreed by CYC and LDP that some modifications were required to Paragraph 3.65 for reasons of soundness. These were:

*“...currently the site has no ~~access to~~ facilities within close proximity and would be reliant on new facilities...”*

- 1.10 It is respectfully requested that these modifications are made to the final Local Plan.



## Note continued

### Omissions from the MMs in relation to paragraph 3.66 of the Local Plan

1.11 LDP and CYC agreed (in the SoCG) at the EiP that major changes were required to Paragraph 3.66 for the sake of soundness and that these needed to be adopted in the MMs. These have not been traced through to the MMs and we respectfully request that they are included and assume that its exclusion was in error.

1.12 Notably, the following changes were agreed to the end of the paragraph:

*“...the site promoters will also continue to engage with National Highway over issues on the strategic road network, with regard to the new Grade Separated Junction and any management/mitigation required on the A64. CYC will work with National Highways to address identified issues at 2025 at Fulford Road junction...”*

### MM3.54

1.13 It was agreed at the EiP (in the SoCG), that modifications were required to ensure that the transport and highway impacts of the site, and other sites, were considered both individually and cumulatively, and where necessary proportionate mitigation would be required.

1.14 The other sites which were relevant to the cumulative impacts were Strategic Sites ST7, ST8, ST9, ST14, ST27 and ST36.

1.15 It is notable that whilst MM3.54 modifies this in relation to ST15, the same requirements for cumulative testing and proportionate mitigation, are not applied to the other site allocations (ST7, ST8, ST9, ST14, ST27 and ST36).

1.16 LDP respectfully request that the Plan is modified, and that the associated strategic policies for these six strategic sites are modified in the same manner.

### MM5.6

1.17 These modifications to Policy H2 are not justified. The residential densities for the strategic sites will be determined in the masterplanning for each site and the masterplanning of each site is a requirement of the relevant strategic spatial policies, such as the requirements of SS13 (relating to ST15).

1.18 Policy SS13 states that “...the site must be masterplanned...” and goes on to note it will be developed in accordance with a range of principles that include, amongst other matters, that level address site specific design considerations, which will be influenced by urban form of the City and the environment in which it is set.

1.19 The MMs to Policy H2 is not, therefore, necessary, as the masterplanning for each site will determine the appropriate density target, which will be bespoke for each site. Therefore, the justification sought by MM5.6 will already have been made in relation to the masterplanning. This policy change is, therefore, irrelevant to the Strategic Sites.



## Note continued

### MM5.21

- 1.20 MM5.21 involves a number of modifications to Policy H10. LDP's comments are in relation solely to the modifications to Criterion (i), where it requires affordable housing to be provided at a minimum level (outlined in Table 5.4), but with a further requirement that "...higher rates of provision will be sought where development viability is not compromised."
- 1.21 It is neither appropriate, nor effective, to require higher rates to be sought where viability would not be undermined. It cannot be a requirement of Policy to provide more housing than the target, as the effect of this requirement would be for all schemes to have to provide viability evidence, even where they met the targets set out in Policy H10. This would place an undue burden on the developer and is unnecessary and, therefore, the proposed changes in respect of this matter are unsound.
- 1.22 The proposed modifications to the Policy make it clear that the targets set out in Policy H10 are a "minimum", and consequently the Policy already has an in-built approach that encourages developers to delivery more affordable housing than the policy targets.
- 1.23
- 1.24 LDP, therefore, respectfully request that the following is removed from Policy H10:  
"~~...higher rates of provision will be sought where development viability is not compromised.~~"



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# City of York Local Plan Modifications Consultation 2023

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

All Pages ▼

Respondent #360 ▼



COMPLETE

**Started:** Monday, March 27, 2023 3:34:59 PM  
**Last Modified:** Monday, March 27, 2023 5:00:28 PM  
**Time Spent:** 01:25:29  
**IP Address:** 185.220.14.16

Page 1: Survey Information

### Q1

Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes

Page 2: Register for consultation

### Q2

Your name:

Tim Waring

### Q3

Contact details: Please provide email and/or address

Organisation (optional) Quod Ltd

Address Capitol

Address 2 Bond Court

City/town Leeds

Post code LS1 5SP

Email address [REDACTED]

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Do you wish to be notified when the City of York Local Plan is adopted by the Council? If yes we will use contact details provided above

Yes

Page 3: Your response

### Q5

To which consultation document does this response relate? Please note, links shown beside each option are for associated documents.

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459 responses





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**Q6**

To which section does this response relate?

Section 3: Spatial Strategy

Page 5: Section 2: Vision

**Q7**

To which modification does this response relate?

Respondent skipped this question

Page 6: Section 3: Spatial Strategy

**Q8**

To which modification does this response relate?

MM3.48 Policy SS13: Land West of Elvington Lane

Page 7: Section 4: Economy and Retail

**Q9**

To which modification does this response relate?

Respondent skipped this question

Page 8: Section 5: Housing

**Q10**

To which modification does this response relate?

Respondent skipped this question

Page 9: Section 6: Health and Wellbeing

**Q11**

To which modification does this response relate?

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Page 13: Section 10: Managing Development in the Green Belt

**Q15**

To which modification does this response relate?

Respondent skipped this question

Page 14: Section 11: Climate Change

**Q16**

To which modification does this response relate?

Respondent skipped this question

Page 15: Section 12: Environmental Quality and Flood Risk

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To which modification does this response relate?

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Page 16: Section 14: Transport and Communications

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To which modification does this response relate?

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Page 19: New evidence documents

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Page 20: Comment Form

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Please see accompany correspondence from Quod.

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**Our ref:** Q70385/tw/gl  
**Your ref:**  
**Email:** [REDACTED]  
**Date:** 27 March 2023



Local Plan Proposed Modifications Consultation (February 2023)  
Strategic Planning Policy Team  
City of York Council  
West Offices  
Station Rise  
YORK  
YO1 6GA

By Email

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**Quod** | Capitol Bond Court Leeds LS1 5SP | 0113 245 1243 | quod.com

Quod Limited. Registered England at above No. 7170188





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LDP support an expedient resolution of these MMs as well as an expedient adoption of the Local Plan, in order to provide the necessary certainty to future decision making by CYC thereby providing the planning policy foundation to enable CYC to deliver on their economic, environmental and social objectives (set out in Section 2 of their Local Plan under “Vision”).

### Representations to the Proposed Modifications

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<sup>1</sup> [EX SOCG 21](#)

<sup>2</sup> Paragraph 35 of the NPPF.



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MM3.58	LDP support the changes, which are required to make the Plan sound.
MM5.6	Please refer to attached Note.
MM5.21	Please refer to attached Note.

Table 2: Proposed Modifications to Policies Maps

Main Modifications (and omissions)	LDP's Response
ST15	LDP support the changes, which are required to make the Local Plan sound.
Proposed New Open Space (OS10)	LDP support the changes, which are required to make the Local Plan sound.

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## Summary

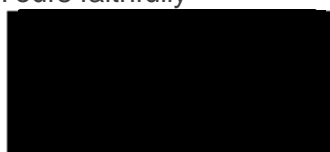
In summary, subject to the above comments, and any corresponding changes, suggested by LDP, it is considered that the Local Plan is sound in respect of site allocation ST15 and Policy SS13, and these policies that will be relevant to its delivery.



We wish for an expedient conclusion to the Examination of this Local Plan, and the Inspectors' findings that the Plan is sound, in order that LDP can bring forward the delivery of ST15.

If you require any clarification on the above, please do let me know.

Yours faithfully



Tim Waring  
Senior Director

Cc:	Chris Procter	LDP
	Ian Laight	LDP
	Alex Walsh	LDP
	Patrick James	LDP



## Note

# REPRESENTATIONS ON BEHALF OF LANGWITH DEVELOPMENT PARTNERSHIP LTD (“LDP”) TO: CITY OF YORK LOCAL PLAN PROPOSED MODIFICATIONS CONSULTATION (FEBRUARY 2023)

---

## 1 Introduction

- 1.1 These representations address CYCs proposed Main Modifications (MMs) to the emerging Local Plan, and are provided in order to assist CYC in the delivery of the objectives of this Local Plan.
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### MM3.47

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- 1.5 Evidence was presented at the EiP by LDP which addressed the delivery programme of new homes from this site, and it was demonstrated in LDP’s delivery trajectory that at least 1,040 homes could be delivered on this site during the Plan period.
- 1.6 In view of the above, we respectfully request that the MM is modified to state:

*“...it will deliver approximately 3,339 dwellings of which it is expected that around 1,040 will be delivered within the Plan period...”*

### Omissions from the MMs in relation to paragraph 3.62 of the Local Plan

- 1.7 Paragraph 3.62 of the Regulation 19 Local Plan refers to development commencing on the site in “2022/2023”. In the SoCG it was agreed between LDP and CYC that this date should be changed to “2025/2026”.
- 1.8 LDP respectfully request that Paragraph 3.62 is modified.

### Omissions from the MMs in relation to paragraph 3.65 of the Local Plan

- 1.9 As the EiP into the Local Plan, it was agreed by CYC and LDP that some modifications were required to Paragraph 3.65 for reasons of soundness. These were:

*“...currently the site has no ~~access to~~ facilities within close proximity and would be reliant on new facilities...”*

- 1.10 It is respectfully requested that these modifications are made to the final Local Plan.





## Note continued

### Omissions from the MMs in relation to paragraph 3.66 of the Local Plan

1.11 LDP and CYC agreed (in the SoCG) at the EiP that major changes were required to Paragraph 3.66 for the sake of soundness and that these needed to be adopted in the MMs. These have not been traced through to the MMs and we respectfully request that they are included and assume that its exclusion was in error.

1.12 Notably, the following changes were agreed to the end of the paragraph:

*“...the site promoters will also continue to engage with National Highway over issues on the strategic road network, with regard to the new Grade Separated Junction and any management/mitigation required on the A64. CYC will work with National Highways to address identified issues at 2025 at Fulford Road junction...”*

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1.13 It was agreed at the EiP (in the SoCG), that modifications were required to ensure that the transport and highway impacts of the site, and other sites, were considered both individually and cumulatively, and where necessary proportionate mitigation would be required.

1.14 The other sites which were relevant to the cumulative impacts were Strategic Sites ST7, ST8, ST9, ST14, ST27 and ST36.

1.15 It is notable that whilst MM3.54 modifies this in relation to ST15, the same requirements for cumulative testing and proportionate mitigation, are not applied to the other site allocations (ST7, ST8, ST9, ST14, ST27 and ST36).

1.16 LDP respectfully request that the Plan is modified, and that the associated strategic policies for these six strategic sites are modified in the same manner.

### MM5.6

1.17 These modifications to Policy H2 are not justified. The residential densities for the strategic sites will be determined in the masterplanning for each site and the masterplanning of each site is a requirement of the relevant strategic spatial policies, such as the requirements of SS13 (relating to ST15).

1.18 Policy SS13 states that “...the site must be masterplanned...” and goes on to note it will be developed in accordance with a range of principles that include, amongst other matters, that level address site specific design considerations, which will be influenced by urban form of the City and the environment in which it is set.

1.19 The MMs to Policy H2 is not, therefore, necessary, as the masterplanning for each site will determine the appropriate density target, which will be bespoke for each site. Therefore, the justification sought by MM5.6 will already have been made in relation to the masterplanning. This policy change is, therefore, irrelevant to the Strategic Sites.



## Note continued

### MM5.21

- 1.20 MM5.21 involves a number of modifications to Policy H10. LDP's comments are in relation solely to the modifications to Criterion (i), where it requires affordable housing to be provided at a minimum level (outlined in Table 5.4), but with a further requirement that "...higher rates of provision will be sought where development viability is not compromised."
- 1.21 It is neither appropriate, nor effective, to require higher rates to be sought where viability would not be undermined. It cannot be a requirement of Policy to provide more housing than the target, as the effect of this requirement would be for all schemes to have to provide viability evidence, even where they met the targets set out in Policy H10. This would place an undue burden on the developer and is unnecessary and, therefore, the proposed changes in respect of this matter are unsound.
- 1.22 The proposed modifications to the Policy make it clear that the targets set out in Policy H10 are a "minimum", and consequently the Policy already has an in-built approach that encourages developers to delivery more affordable housing than the policy targets.
- 1.23
- 1.24 LDP, therefore, respectfully request that the following is removed from Policy H10:  
~~"...higher rates of provision will be sought where development viability is not compromised."~~



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# City of York Local Plan Modifications Consultation 2023

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

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Respondent #363 ▼



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**Started:** Monday, March 27, 2023 5:00:28 PM  
**Last Modified:** Monday, March 27, 2023 5:02:44 PM  
**Time Spent:** 00:02:16  
**IP Address:** 185.220.14.16

Page 1: Survey Information

### Q1

Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes

Page 2: Register for consultation

### Q2

Your name:

Tim Waring

### Q3

Contact details: Please provide email and/or address

Organisation (optional) Quod Ltd

Address Capitol

Address 2 Bond Court

City/town Leeds

Post code LS1 5SP

Email address [REDACTED]

### Q4

Do you wish to be notified when the City of York Local Plan is adopted by the Council? If yes we will use contact details provided above

Yes

Page 3: Your response

### Q5

To which consultation document does this response relate? Please note, links shown beside each option are for associated documents.

Share Link

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459 responses



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**Q6**

To which section does this response relate?

Section 3: Spatial Strategy

Page 5: Section 2: Vision

**Q7**

To which modification does this response relate?

Respondent skipped this question

Page 6: Section 3: Spatial Strategy

**Q8**

To which modification does this response relate?

MM3.49 Policy SS13: Land West of Elvington Lane

Page 7: Section 4: Economy and Retail

**Q9**

To which modification does this response relate?

Respondent skipped this question

Page 8: Section 5: Housing

**Q10**

To which modification does this response relate?

Respondent skipped this question

Page 9: Section 6: Health and Wellbeing

**Q11**

To which modification does this response relate?

Respondent skipped this question

Page 10: Section 7: Education

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To which modification does this response relate?

Respondent skipped this question

Page 11: Section 8: Placemaking, Heritage, Design and Culture

**Q13**

To which modification does this response relate?

Respondent skipped this question

**Q14**

To which modification does this response relate?

Respondent skipped this question

Page 13: Section 10: Managing Development in the Green Belt

**Q15**

To which modification does this response relate?

Respondent skipped this question

Page 14: Section 11: Climate Change

**Q16**

To which modification does this response relate?

Respondent skipped this question

Page 15: Section 12: Environmental Quality and Flood Risk

**Q17**

To which modification does this response relate?

Respondent skipped this question

Page 16: Section 14: Transport and Communications

**Q18**

To which modification does this response relate?

Respondent skipped this question

Page 17: Section 15: Delivery and Monitoring

**Q19**

To which modification does this response relate?

Respondent skipped this question

Page 18: Proposed Policy Map Modifications

**Q20**

To which modification does this response relate?

Respondent skipped this question

Page 19: New evidence documents

**Q21**

To which evidence document does this response relate?

Respondent skipped this question

Page 20: Comment Form

**Q22**

Do you support or object to the proposed modification(s)?

Object

**Q23**

If you object, please select your reason from the list below (select all that apply):

Not positively prepared - i.e. strategy will not meet development needs

Not justified - i.e. there is no evidence to justify the modification

Not effective - i.e. it won't work

Not consistent with national policy - i.e. doesn't comply with the law

**Q24**

Please set out the reasoning behind your support or objection: Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

Please see accompanying correspondence from Quod.

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**Our ref:** Q70385/tw/gl  
**Your ref:**  
**Email:** [REDACTED]  
**Date:** 27 March 2023



Local Plan Proposed Modifications Consultation (February 2023)  
Strategic Planning Policy Team  
City of York Council  
West Offices  
Station Rise  
YORK  
YO1 6GA

By Email

Dear Strategic Planning Policy Team

## **City of York Local Plan Proposed Modifications Consultation (February 2023)**

Quod, acting on behalf of Langwith Development Partnership Ltd (“LDP”), make the following representations to this consultation.

### **Scope of Consultation**

City of York Council (“CYC”) are consulting on the following documents:

1. Main Modifications to the Local Plan.
2. Policy Map Modifications.
3. Sustainability Appraisal Addendum (including SA of ST15a).
4. Habitat Regulations Assessment Addendum (including HRA of ST15a).
5. New evidence based documents.

### **LDP’s Interest in the York Local Plan**

LDP are the principal site promoter and master developer of the Land to the West of Elvington Lane, allocated for a new sustainable garden village (site allocation ST15). LDP have been actively engaged in the Local Plan process and working collaboratively with the CYC have supported them in the evidence underpinning the allocation.

At the recent examination of the Local Plan, LDP reached agreement with CYC that the allocation of the Land to the West of Elvington Lane (ST15), and the supporting policy (Policy SS13) were generally sound. However, it was agreed that some modifications were required to the Regulation 19 draft of the Local Plan, as proposed for modification by Proposed Modifications (July 2019 and May 2021), to make it sound.

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These matters were addressed in a Statement of Common Ground, exchanged with CYC in July 2022<sup>1</sup>.

The Main Modifications (MM) largely reflect the matters agreed with CYC, but with a few omissions and some modest changes which are referenced below. LDP request that the changes referenced below are made, in order to ensure the Plan is sound, and to enable early delivery of the new settlement, ensuring its much needed contribution to meeting the acute housing in the City.

Representations are also made to MMs in relation to density of residential development (Policy H2) and affordable housing (Policy H10) which are not considered sound<sup>2</sup>.

LDP support an expedient resolution of these MMs as well as an expedient adoption of the Local Plan, in order to provide the necessary certainty to future decision making by CYC thereby providing the planning policy foundation to enable CYC to deliver on their economic, environmental and social objectives (set out in Section 2 of their Local Plan under “Vision”).

### Representations to the Proposed Modifications

Set out in the tables below are the Main Modifications that are relevant to ST15/SS13, and LDP’s comments on each.

Table 1: Main Modifications and LDP’s Response

Main Modifications (and omissions)	LDP’s Response
MM3.47	Please refer to attached Note.
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MM3.49	LDP support the changes, which are required to make the Local Plan sound.
MM3.50	LDP support the changes, which are required to make the Local Plan sound.
MM3.51	LDP support the changes, which are required to make the Local Plan sound.
MM3.52	LDP support the changes, which are required to make the Local Plan sound.
MM3.53	LDP support the changes, which are required to make the Local Plan sound.
MM3.54	Please refer to attached Note.

<sup>1</sup> [EX SOCG 21](#)

<sup>2</sup> Paragraph 35 of the NPPF.





Main Modifications (and omissions)	LDP's Response
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Omission 2 – paragraph 3.65	Please refer to attached Note.
Omission 3 – paragraph 3.66	Please refer to attached Note.
MM3.56	LDP support the changes, which are required to make the Plan sound.
MM3.57	LDP support the changes, which are required to make the Plan sound.
MM3.58	LDP support the changes, which are required to make the Plan sound.
MM5.6	Please refer to attached Note.
MM5.21	Please refer to attached Note.

Table 2: Proposed Modifications to Policies Maps

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ST15	LDP support the changes, which are required to make the Local Plan sound.
Proposed New Open Space (OS10)	LDP support the changes, which are required to make the Local Plan sound.

Table 3: Sustainability Appraisal Addendum (including SA of ST15a)

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ST15a	LDP support the findings of the SA which demonstrate the proposed removal of land from the Green Belt for a potential secondary school is sound.

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HRA of ST15a	LDP consider this part of the HRA Addendum to be appropriate.

## Summary

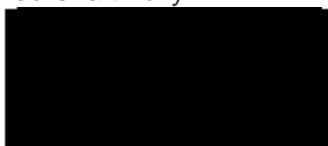
In summary, subject to the above comments, and any corresponding changes, suggested by LDP, it is considered that the Local Plan is sound in respect of site allocation ST15 and Policy SS13, and these policies that will be relevant to its delivery.



We wish for an expedient conclusion to the Examination of this Local Plan, and the Inspectors' findings that the Plan is sound, in order that LDP can bring forward the delivery of ST15.

If you require any clarification on the above, please do let me know.

Yours faithfully



Tim Waring  
Senior Director

Cc:	Chris Procter	LDP
	Ian Laight	LDP
	Alex Walsh	LDP
	Patrick James	LDP



## Note

# REPRESENTATIONS ON BEHALF OF LANGWITH DEVELOPMENT PARTNERSHIP LTD (“LDP”) TO: CITY OF YORK LOCAL PLAN PROPOSED MODIFICATIONS CONSULTATION (FEBRUARY 2023)

---

## 1 Introduction

- 1.1 These representations address CYCs proposed Main Modifications (MMs) to the emerging Local Plan, and are provided in order to assist CYC in the delivery of the objectives of this Local Plan.
- 1.2 These representations refer to two MMs, and three specific omissions that should have been included within the MMs, relating to ST15 following the agreed position on those matters at the Examination of the Local Plan in 2022 (SoCG at [EX/SOCG/21](#)).
- 1.3 In addition, these representations also refer to the Policies on residential density and affordable housing.

### MM3.47

- 1.4 This MM modifies the new homes delivery expectation of Policy SS13 reducing it to 560 homes (from the 2,200 homes noted in the Regulation 19 Local Plan) during the Plan period.
- 1.5 Evidence was presented at the EiP by LDP which addressed the delivery programme of new homes from this site, and it was demonstrated in LDP’s delivery trajectory that at least 1,040 homes could be delivered on this site during the Plan period.
- 1.6 In view of the above, we respectfully request that the MM is modified to state:

*“...it will deliver approximately 3,339 dwellings of which it is expected that around 1,040 will be delivered within the Plan period...”*

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*“...currently the site has no access to facilities within close proximity and would be reliant on new facilities...”*

- 1.10 It is respectfully requested that these modifications are made to the final Local Plan.



## Note continued

### Omissions from the MMs in relation to paragraph 3.66 of the Local Plan

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1.15 It is notable that whilst MM3.54 modifies this in relation to ST15, the same requirements for cumulative testing and proportionate mitigation, are not applied to the other site allocations (ST7, ST8, ST9, ST14, ST27 and ST36).

1.16 LDP respectfully request that the Plan is modified, and that the associated strategic policies for these six strategic sites are modified in the same manner.

### MM5.6

1.17 These modifications to Policy H2 are not justified. The residential densities for the strategic sites will be determined in the masterplanning for each site and the masterplanning of each site is a requirement of the relevant strategic spatial policies, such as the requirements of SS13 (relating to ST15).

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## Note continued

### MM5.21

- 1.20 MM5.21 involves a number of modifications to Policy H10. LDP's comments are in relation solely to the modifications to Criterion (i), where it requires affordable housing to be provided at a minimum level (outlined in Table 5.4), but with a further requirement that "...higher rates of provision will be sought where development viability is not compromised."
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- 1.22 The proposed modifications to the Policy make it clear that the targets set out in Policy H10 are a "minimum", and consequently the Policy already has an in-built approach that encourages developers to delivery more affordable housing than the policy targets.
- 1.23
- 1.24 LDP, therefore, respectfully request that the following is removed from Policy H10:  
~~"...higher rates of provision will be sought where development viability is not compromised."~~



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# City of York Local Plan Modifications Consultation 2023

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

All Pages ▼

Respondent #364 ▼



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**Started:** Monday, March 27, 2023 5:02:45 PM  
**Last Modified:** Monday, March 27, 2023 5:03:41 PM  
**Time Spent:** 00:00:56  
**IP Address:** 185.220.14.16

Page 1: Survey Information

### Q1

Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes

Page 2: Register for consultation

### Q2

Your name:

Tim Waring

### Q3

Contact details: Please provide email and/or address

Organisation (optional) Quod Ltd

Address Capitol

Address 2 Bond Court

City/town Leeds

Post code LS1 5SP

Email address [REDACTED]

### Q4

Do you wish to be notified when the City of York Local Plan is adopted by the Council? If yes we will use contact details provided above

Yes

Page 3: Your response

### Q5

To which consultation document does this response relate? Please note, links shown beside each option are for associated documents.

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459 responses



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**Q6**

To which section does this response relate?

Section 3: Spatial Strategy

Page 5: Section 2: Vision

**Q7**

To which modification does this response relate?

Respondent skipped this question

Page 6: Section 3: Spatial Strategy

**Q8**

To which modification does this response relate?

MM3.50 Policy SS13: Land West of Elvington Lane

Page 7: Section 4: Economy and Retail

**Q9**

To which modification does this response relate?

Respondent skipped this question

Page 8: Section 5: Housing

**Q10**

To which modification does this response relate?

Respondent skipped this question

Page 9: Section 6: Health and Wellbeing

**Q11**

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Page 10: Section 7: Education

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Page 11: Section 8: Placemaking, Heritage, Design and Culture

**Q13**

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Respondent skipped this question

**Q14**

To which modification does this response relate?

Respondent skipped this question

Page 13: Section 10: Managing Development in the Green Belt

**Q15**

To which modification does this response relate?

Respondent skipped this question

Page 14: Section 11: Climate Change

**Q16**

To which modification does this response relate?

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Page 15: Section 12: Environmental Quality and Flood Risk

**Q17**

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Page 16: Section 14: Transport and Communications

**Q18**

To which modification does this response relate?

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Page 17: Section 15: Delivery and Monitoring

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Page 18: Proposed Policy Map Modifications

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Page 19: New evidence documents

**Q21**

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Respondent skipped this question

Page 20: Comment Form

**Q22**

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Please see accompanying correspondence from Quod.

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**Our ref:** Q70385/tw/gl  
**Your ref:**  
**Email:** [REDACTED]  
**Date:** 27 March 2023



Local Plan Proposed Modifications Consultation (February 2023)  
Strategic Planning Policy Team  
City of York Council  
West Offices  
Station Rise  
YORK  
YO1 6GA

By Email

Dear Strategic Planning Policy Team

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Quod Limited. Registered England at above No. 7170188





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Main Modifications (and omissions)	LDP's Response
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## Summary

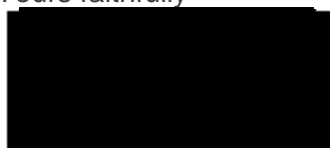
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We wish for an expedient conclusion to the Examination of this Local Plan, and the Inspectors' findings that the Plan is sound, in order that LDP can bring forward the delivery of ST15.

If you require any clarification on the above, please do let me know.

Yours faithfully



Tim Waring  
Senior Director

Cc:	Chris Procter	LDP
	Ian Laight	LDP
	Alex Walsh	LDP
	Patrick James	LDP



## Note

# REPRESENTATIONS ON BEHALF OF LANGWITH DEVELOPMENT PARTNERSHIP LTD (“LDP”) TO: CITY OF YORK LOCAL PLAN PROPOSED MODIFICATIONS CONSULTATION (FEBRUARY 2023)

---

## 1 Introduction

- 1.1 These representations address CYCs proposed Main Modifications (MMs) to the emerging Local Plan, and are provided in order to assist CYC in the delivery of the objectives of this Local Plan.
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- 1.4 This MM modifies the new homes delivery expectation of Policy SS13 reducing it to 560 homes (from the 2,200 homes noted in the Regulation 19 Local Plan) during the Plan period.
- 1.5 Evidence was presented at the EiP by LDP which addressed the delivery programme of new homes from this site, and it was demonstrated in LDP’s delivery trajectory that at least 1,040 homes could be delivered on this site during the Plan period.
- 1.6 In view of the above, we respectfully request that the MM is modified to state:

*“...it will deliver approximately 3,339 dwellings of which it is expected that around 1,040 will be delivered within the Plan period...”*

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- 1.7 Paragraph 3.62 of the Regulation 19 Local Plan refers to development commencing on the site in “2022/2023”. In the SoCG it was agreed between LDP and CYC that this date should be changed to “2025/2026”.
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*“...currently the site has no access to facilities within close proximity and would be reliant on new facilities...”*

- 1.10 It is respectfully requested that these modifications are made to the final Local Plan.



## Note continued

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1.11 LDP and CYC agreed (in the SoCG) at the EiP that major changes were required to Paragraph 3.66 for the sake of soundness and that these needed to be adopted in the MMs. These have not been traced through to the MMs and we respectfully request that they are included and assume that its exclusion was in error.

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1.17 These modifications to Policy H2 are not justified. The residential densities for the strategic sites will be determined in the masterplanning for each site and the masterplanning of each site is a requirement of the relevant strategic spatial policies, such as the requirements of SS13 (relating to ST15).

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## Note continued

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- 1.23
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"~~...higher rates of provision will be sought where development viability is not compromised.~~"





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# City of York Local Plan Modifications Consultation 2023

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

All Pages ▼

Respondent #365 ▼



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**Started:** Monday, March 27, 2023 5:03:42 PM  
**Last Modified:** Monday, March 27, 2023 5:04:37 PM  
**Time Spent:** 00:00:54  
**IP Address:** 185.220.14.16

Page 1: Survey Information

### Q1

Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes

Page 2: Register for consultation

### Q2

Your name:

Tim Waring

### Q3

Contact details: Please provide email and/or address

Organisation (optional) Quod Ltd

Address Capitol

Address 2 Bond Court

City/town Leeds

Post code LS1 5SP

Email address [REDACTED]

### Q4

Do you wish to be notified when the City of York Local Plan is adopted by the Council? If yes we will use contact details provided above

Yes

Page 3: Your response

### Q5

To which consultation document does this response relate? Please note, links shown beside each option are for associated documents.

Share Link

[REDACTED]

COPY

459 responses



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**Q6**

To which section does this response relate?

Section 3: Spatial Strategy

Page 5: Section 2: Vision

**Q7**

To which modification does this response relate?

Respondent skipped this question

Page 6: Section 3: Spatial Strategy

**Q8**

To which modification does this response relate?

MM3.51 Policy SS13: Land West of Elvington Lane

Page 7: Section 4: Economy and Retail

**Q9**

To which modification does this response relate?

Respondent skipped this question

Page 8: Section 5: Housing

**Q10**

To which modification does this response relate?

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Page 9: Section 6: Health and Wellbeing

**Q11**

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Page 10: Section 7: Education

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Respondent skipped this question

Page 13: Section 10: Managing Development in the Green Belt

**Q15**

To which modification does this response relate?

Respondent skipped this question

Page 14: Section 11: Climate Change

**Q16**

To which modification does this response relate?

Respondent skipped this question

Page 15: Section 12: Environmental Quality and Flood Risk

**Q17**

To which modification does this response relate?

Respondent skipped this question

Page 16: Section 14: Transport and Communications

**Q18**

To which modification does this response relate?

Respondent skipped this question

Page 17: Section 15: Delivery and Monitoring

**Q19**

To which modification does this response relate?

Respondent skipped this question

Page 18: Proposed Policy Map Modifications

**Q20**

To which modification does this response relate?

Respondent skipped this question

Page 19: New evidence documents

**Q21**

To which evidence document does this response relate?

Respondent skipped this question

Page 20: Comment Form

**Q22**

Do you support or object to the proposed modification(s)?

Object

**Q23**

If you object, please select your reason from the list below (select all that apply):

Not positively prepared - i.e. strategy will not meet development needs

Not justified - i.e. there is no evidence to justify the modification

Not effective - i.e. it won't work

Not consistent with national policy - i.e. doesn't comply with the law

**Q24**

Please set out the reasoning behind your support or objection: Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

Please see accompanying correspondence from Quod.

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**Our ref:** Q70385/tw/gl  
**Your ref:**  
**Email:** [REDACTED]  
**Date:** 27 March 2023



Local Plan Proposed Modifications Consultation (February 2023)  
Strategic Planning Policy Team  
City of York Council  
West Offices  
Station Rise  
YORK  
YO1 6GA

By Email

Dear Strategic Planning Policy Team

## City of York Local Plan Proposed Modifications Consultation (February 2023)

Quod, acting on behalf of Langwith Development Partnership Ltd (“LDP”), make the following representations to this consultation.

### Scope of Consultation

City of York Council (“CYC”) are consulting on the following documents:

1. Main Modifications to the Local Plan.
2. Policy Map Modifications.
3. Sustainability Appraisal Addendum (including SA of ST15a).
4. Habitat Regulations Assessment Addendum (including HRA of ST15a).
5. New evidence based documents.

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LDP are the principal site promoter and master developer of the Land to the West of Elvington Lane, allocated for a new sustainable garden village (site allocation ST15). LDP have been actively engaged in the Local Plan process and working collaboratively with the CYC have supported them in the evidence underpinning the allocation.

At the recent examination of the Local Plan, LDP reached agreement with CYC that the allocation of the Land to the West of Elvington Lane (ST15), and the supporting policy (Policy SS13) were generally sound. However, it was agreed that some modifications were required to the Regulation 19 draft of the Local Plan, as proposed for modification by Proposed Modifications (July 2019 and May 2021), to make it sound.

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These matters were addressed in a Statement of Common Ground, exchanged with CYC in July 2022<sup>1</sup>.

The Main Modifications (MM) largely reflect the matters agreed with CYC, but with a few omissions and some modest changes which are referenced below. LDP request that the changes referenced below are made, in order to ensure the Plan is sound, and to enable early delivery of the new settlement, ensuring its much needed contribution to meeting the acute housing in the City.

Representations are also made to MMs in relation to density of residential development (Policy H2) and affordable housing (Policy H10) which are not considered sound<sup>2</sup>.

LDP support an expedient resolution of these MMs as well as an expedient adoption of the Local Plan, in order to provide the necessary certainty to future decision making by CYC thereby providing the planning policy foundation to enable CYC to deliver on their economic, environmental and social objectives (set out in Section 2 of their Local Plan under “Vision”).

### Representations to the Proposed Modifications

Set out in the tables below are the Main Modifications that are relevant to ST15/SS13, and LDP’s comments on each.

Table 1: Main Modifications and LDP’s Response

Main Modifications (and omissions)	LDP’s Response
MM3.47	Please refer to attached Note.
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HRA of ST15a	LDP consider this part of the HRA Addendum to be appropriate.

## Summary

In summary, subject to the above comments, and any corresponding changes, suggested by LDP, it is considered that the Local Plan is sound in respect of site allocation ST15 and Policy SS13, and these policies that will be relevant to its delivery.



We wish for an expedient conclusion to the Examination of this Local Plan, and the Inspectors' findings that the Plan is sound, in order that LDP can bring forward the delivery of ST15.

If you require any clarification on the above, please do let me know.

Yours faithfully



Tim Waring  
Senior Director

Cc:	Chris Procter	LDP
	Ian Laight	LDP
	Alex Walsh	LDP
	Patrick James	LDP





## Note

# REPRESENTATIONS ON BEHALF OF LANGWITH DEVELOPMENT PARTNERSHIP LTD (“LDP”) TO: CITY OF YORK LOCAL PLAN PROPOSED MODIFICATIONS CONSULTATION (FEBRUARY 2023)

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# City of York Local Plan Modifications Consultation 2023

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DATA TRENDS

INDIVIDUAL RESPONSES

All Pages ▼

Respondent #366 ▼



COMPLETE

**Started:** Monday, March 27, 2023 5:04:37 PM

**Last Modified:** Monday, March 27, 2023 5:05:31 PM

**Time Spent:** 00:00:54

**IP Address:** 185.220.14.16

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Your name:

Tim Waring

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Contact details: Please provide email and/or address

Organisation (optional) Quod Ltd

Address Capitol

Address 2 Bond Court

City/town Leeds

Post code LS1 5SP

Email address [REDACTED]

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459 responses



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**Q6**

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Page 5: Section 2: Vision

**Q7**

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Page 6: Section 3: Spatial Strategy

**Q8**

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MM3.52 Policy SS13: Land West of Elvington Lane

Page 7: Section 4: Economy and Retail

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Page 8: Section 5: Housing

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Please see accompanying correspondence from Quod.

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**Our ref:** Q70385/tw/gl  
**Your ref:**  
**Email:** [REDACTED]  
**Date:** 27 March 2023



Local Plan Proposed Modifications Consultation (February 2023)  
Strategic Planning Policy Team  
City of York Council  
West Offices  
Station Rise  
YORK  
YO1 6GA

By Email

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## Summary

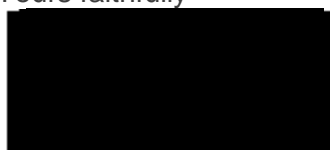
In summary, subject to the above comments, and any corresponding changes, suggested by LDP, it is considered that the Local Plan is sound in respect of site allocation ST15 and Policy SS13, and these policies that will be relevant to its delivery.



We wish for an expedient conclusion to the Examination of this Local Plan, and the Inspectors' findings that the Plan is sound, in order that LDP can bring forward the delivery of ST15.

If you require any clarification on the above, please do let me know.

Yours faithfully



Tim Waring  
Senior Director

Cc:	Chris Procter	LDP
	Ian Laight	LDP
	Alex Walsh	LDP
	Patrick James	LDP



## Note

# REPRESENTATIONS ON BEHALF OF LANGWITH DEVELOPMENT PARTNERSHIP LTD (“LDP”) TO: CITY OF YORK LOCAL PLAN PROPOSED MODIFICATIONS CONSULTATION (FEBRUARY 2023)

---

## 1 Introduction

- 1.1 These representations address CYCs proposed Main Modifications (MMs) to the emerging Local Plan, and are provided in order to assist CYC in the delivery of the objectives of this Local Plan.
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- 1.4 This MM modifies the new homes delivery expectation of Policy SS13 reducing it to 560 homes (from the 2,200 homes noted in the Regulation 19 Local Plan) during the Plan period.
- 1.5 Evidence was presented at the EiP by LDP which addressed the delivery programme of new homes from this site, and it was demonstrated in LDP’s delivery trajectory that at least 1,040 homes could be delivered on this site during the Plan period.
- 1.6 In view of the above, we respectfully request that the MM is modified to state:

*“...it will deliver approximately 3,339 dwellings of which it is expected that around 1,040 will be delivered within the Plan period...”*

### Omissions from the MMs in relation to paragraph 3.62 of the Local Plan

- 1.7 Paragraph 3.62 of the Regulation 19 Local Plan refers to development commencing on the site in “2022/2023”. In the SoCG it was agreed between LDP and CYC that this date should be changed to “2025/2026”.
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- 1.9 As the EiP into the Local Plan, it was agreed by CYC and LDP that some modifications were required to Paragraph 3.65 for reasons of soundness. These were:

*“...currently the site has no ~~access to~~ facilities within close proximity and would be reliant on new facilities...”*

- 1.10 It is respectfully requested that these modifications are made to the final Local Plan.



## Note continued

### Omissions from the MMs in relation to paragraph 3.66 of the Local Plan

1.11 LDP and CYC agreed (in the SoCG) at the EiP that major changes were required to Paragraph 3.66 for the sake of soundness and that these needed to be adopted in the MMs. These have not been traced through to the MMs and we respectfully request that they are included and assume that its exclusion was in error.

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### MM5.6

1.17 These modifications to Policy H2 are not justified. The residential densities for the strategic sites will be determined in the masterplanning for each site and the masterplanning of each site is a requirement of the relevant strategic spatial policies, such as the requirements of SS13 (relating to ST15).

1.18 Policy SS13 states that *“...the site must be masterplanned...”* and goes on to note it will be developed in accordance with a range of principles that include, amongst other matters, that level address site specific design considerations, which will be influenced by urban form of the City and the environment in which it is set.

1.19 The MMs to Policy H2 is not, therefore, necessary, as the masterplanning for each site will determine the appropriate density target, which will be bespoke for each site. Therefore, the justification sought by MM5.6 will already have been made in relation to the masterplanning. This policy change is, therefore, irrelevant to the Strategic Sites.



## Note continued

### MM5.21

- 1.20 MM5.21 involves a number of modifications to Policy H10. LDP's comments are in relation solely to the modifications to Criterion (i), where it requires affordable housing to be provided at a minimum level (outlined in Table 5.4), but with a further requirement that "...higher rates of provision will be sought where development viability is not compromised."
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- 1.22 The proposed modifications to the Policy make it clear that the targets set out in Policy H10 are a "minimum", and consequently the Policy already has an in-built approach that encourages developers to delivery more affordable housing than the policy targets.
- 1.23
- 1.24 LDP, therefore, respectfully request that the following is removed from Policy H10:  
~~"...higher rates of provision will be sought where development viability is not compromised."~~



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# City of York Local Plan Modifications Consultation 2023

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

All Pages ▼

Respondent #367 ▼



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**Started:** Monday, March 27, 2023 5:05:31 PM  
**Last Modified:** Monday, March 27, 2023 5:06:28 PM  
**Time Spent:** 00:00:56  
**IP Address:** 185.220.14.16

Page 1: Survey Information

### Q1

Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes

Page 2: Register for consultation

### Q2

Your name:

Tim Waring

### Q3

Contact details: Please provide email and/or address

Organisation (optional) Quod Ltd

Address Capitol

Address 2 Bond Court

City/town Leeds

Post code LS1 5SP

Email address [REDACTED]

### Q4

Do you wish to be notified when the City of York Local Plan is adopted by the Council? If yes we will use contact details provided above

Yes

Page 3: Your response

### Q5

To which consultation document does this response relate? Please note, links shown beside each option are for associated documents.

Share Link



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459 responses



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**Q6**

To which section does this response relate?

Section 3: Spatial Strategy

Page 5: Section 2: Vision

**Q7**

To which modification does this response relate?

Respondent skipped this question

Page 6: Section 3: Spatial Strategy

**Q8**

To which modification does this response relate?

MM3.53 Policy SS13: Land West of Elvington Lane

Page 7: Section 4: Economy and Retail

**Q9**

To which modification does this response relate?

Respondent skipped this question

Page 8: Section 5: Housing

**Q10**

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**Q14**

To which modification does this response relate?

Respondent skipped this question

Page 13: Section 10: Managing Development in the Green Belt

**Q15**

To which modification does this response relate?

Respondent skipped this question

Page 14: Section 11: Climate Change

**Q16**

To which modification does this response relate?

Respondent skipped this question

Page 15: Section 12: Environmental Quality and Flood Risk

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Page 16: Section 14: Transport and Communications

**Q18**

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Page 17: Section 15: Delivery and Monitoring

**Q19**

To which modification does this response relate?

Respondent skipped this question

Page 18: Proposed Policy Map Modifications

**Q20**

To which modification does this response relate?

Respondent skipped this question

Page 19: New evidence documents

**Q21**

To which evidence document does this response relate?

Respondent skipped this question

Page 20: Comment Form

**Q22**

Do you support or object to the proposed modification(s)?

Object

**Q23**

If you object, please select your reason from the list below (select all that apply):

Not positively prepared - i.e. strategy will not meet development needs

Not justified - i.e. there is no evidence to justify the modification

Not effective - i.e. it won't work

Not consistent with national policy - i.e. doesn't comply with the law

**Q24**

Please set out the reasoning behind your support or objection:Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

Please see accompanying correspondence from Quod.

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**Our ref:** Q70385/tw/gl  
**Your ref:**  
**Email:** [REDACTED]  
**Date:** 27 March 2023



Local Plan Proposed Modifications Consultation (February 2023)  
Strategic Planning Policy Team  
City of York Council  
West Offices  
Station Rise  
YORK  
YO1 6GA

By Email

Dear Strategic Planning Policy Team

## **City of York Local Plan Proposed Modifications Consultation (February 2023)**

Quod, acting on behalf of Langwith Development Partnership Ltd (“LDP”), make the following representations to this consultation.

### **Scope of Consultation**

City of York Council (“CYC”) are consulting on the following documents:

1. Main Modifications to the Local Plan.
2. Policy Map Modifications.
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4. Habitat Regulations Assessment Addendum (including HRA of ST15a).
5. New evidence based documents.

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LDP are the principal site promoter and master developer of the Land to the West of Elvington Lane, allocated for a new sustainable garden village (site allocation ST15). LDP have been actively engaged in the Local Plan process and working collaboratively with the CYC have supported them in the evidence underpinning the allocation.

At the recent examination of the Local Plan, LDP reached agreement with CYC that the allocation of the Land to the West of Elvington Lane (ST15), and the supporting policy (Policy SS13) were generally sound. However, it was agreed that some modifications were required to the Regulation 19 draft of the Local Plan, as proposed for modification by Proposed Modifications (July 2019 and May 2021), to make it sound.

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These matters were addressed in a Statement of Common Ground, exchanged with CYC in July 2022<sup>1</sup>.

The Main Modifications (MM) largely reflect the matters agreed with CYC, but with a few omissions and some modest changes which are referenced below. LDP request that the changes referenced below are made, in order to ensure the Plan is sound, and to enable early delivery of the new settlement, ensuring its much needed contribution to meeting the acute housing in the City.

Representations are also made to MMs in relation to density of residential development (Policy H2) and affordable housing (Policy H10) which are not considered sound<sup>2</sup>.

LDP support an expedient resolution of these MMs as well as an expedient adoption of the Local Plan, in order to provide the necessary certainty to future decision making by CYC thereby providing the planning policy foundation to enable CYC to deliver on their economic, environmental and social objectives (set out in Section 2 of their Local Plan under “Vision”).

### Representations to the Proposed Modifications

Set out in the tables below are the Main Modifications that are relevant to ST15/SS13, and LDP’s comments on each.

Table 1: Main Modifications and LDP’s Response

Main Modifications (and omissions)	LDP’s Response
MM3.47	Please refer to attached Note.
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Proposed New Open Space (OS10)	LDP support the changes, which are required to make the Local Plan sound.

Table 3: Sustainability Appraisal Addendum (including SA of ST15a)

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ST15a	LDP support the findings of the SA which demonstrate the proposed removal of land from the Green Belt for a potential secondary school is sound.

Table 4: Habitat Regulations Assessment Addendum (including HRA of ST15a)

Main Modifications (and omissions)	LDP's Response
HRA of ST15a	LDP consider this part of the HRA Addendum to be appropriate.

## Summary

In summary, subject to the above comments, and any corresponding changes, suggested by LDP, it is considered that the Local Plan is sound in respect of site allocation ST15 and Policy SS13, and these policies that will be relevant to its delivery.



We wish for an expedient conclusion to the Examination of this Local Plan, and the Inspectors' findings that the Plan is sound, in order that LDP can bring forward the delivery of ST15.

If you require any clarification on the above, please do let me know.

Yours faithfully



Tim Waring  
Senior Director

Cc:	Chris Procter	LDP
	Ian Laight	LDP
	Alex Walsh	LDP
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## Note

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## Note continued

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# City of York Local Plan Modifications Consultation 2023

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

All Pages ▼

Respondent #368 ▼



COMPLETE

**Started:** Monday, March 27, 2023 5:06:28 PM  
**Last Modified:** Monday, March 27, 2023 5:08:05 PM  
**Time Spent:** 00:01:37  
**IP Address:** 185.220.14.16

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Yes

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### Q2

Your name:

Tim Waring

### Q3

Contact details: Please provide email and/or address

Organisation (optional) Quod Ltd

Address Capitol

Address 2 Bond Court

City/town Leeds

Post code LS1 5SP

Email address [REDACTED]

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Page 3: Your response

### Q5

To which consultation document does this response relate? Please note, links shown beside each option are for associated documents.

Share Link

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459 responses



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**Q6**

To which section does this response relate?

Section 3: Spatial Strategy

Page 5: Section 2: Vision

**Q7**

To which modification does this response relate?

Respondent skipped this question

Page 6: Section 3: Spatial Strategy

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Page 7: Section 4: Economy and Retail

**Q9**

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Page 8: Section 5: Housing

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Please see accompanying correspondence from Quod.

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**Our ref:** Q70385/tw/gl  
**Your ref:**  
**Email:** [REDACTED]  
**Date:** 27 March 2023



Local Plan Proposed Modifications Consultation (February 2023)  
Strategic Planning Policy Team  
City of York Council  
West Offices  
Station Rise  
YORK  
YO1 6GA

By Email

Dear Strategic Planning Policy Team

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ST15a	LDP support the findings of the SA which demonstrate the proposed removal of land from the Green Belt for a potential secondary school is sound.

Table 4: Habitat Regulations Assessment Addendum (including HRA of ST15a)

Main Modifications (and omissions)	LDP's Response
HRA of ST15a	LDP consider this part of the HRA Addendum to be appropriate.

## Summary

In summary, subject to the above comments, and any corresponding changes, suggested by LDP, it is considered that the Local Plan is sound in respect of site allocation ST15 and Policy SS13, and these policies that will be relevant to its delivery.

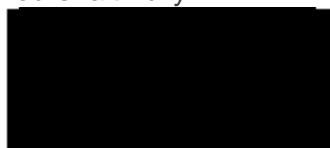




We wish for an expedient conclusion to the Examination of this Local Plan, and the Inspectors' findings that the Plan is sound, in order that LDP can bring forward the delivery of ST15.

If you require any clarification on the above, please do let me know.

Yours faithfully



Tim Waring  
Senior Director

Cc:	Chris Procter	LDP
	Ian Laight	LDP
	Alex Walsh	LDP
	Patrick James	LDP



## Note

# REPRESENTATIONS ON BEHALF OF LANGWITH DEVELOPMENT PARTNERSHIP LTD (“LDP”) TO: CITY OF YORK LOCAL PLAN PROPOSED MODIFICATIONS CONSULTATION (FEBRUARY 2023)

---

## 1 Introduction

- 1.1 These representations address CYCs proposed Main Modifications (MMs) to the emerging Local Plan, and are provided in order to assist CYC in the delivery of the objectives of this Local Plan.
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- 1.3 In addition, these representations also refer to the Policies on residential density and affordable housing.

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- 1.4 This MM modifies the new homes delivery expectation of Policy SS13 reducing it to 560 homes (from the 2,200 homes noted in the Regulation 19 Local Plan) during the Plan period.
- 1.5 Evidence was presented at the EiP by LDP which addressed the delivery programme of new homes from this site, and it was demonstrated in LDP’s delivery trajectory that at least 1,040 homes could be delivered on this site during the Plan period.
- 1.6 In view of the above, we respectfully request that the MM is modified to state:

*“...it will deliver approximately 3,339 dwellings of which it is expected that around 1,040 will be delivered within the Plan period...”*

### Omissions from the MMs in relation to paragraph 3.62 of the Local Plan

- 1.7 Paragraph 3.62 of the Regulation 19 Local Plan refers to development commencing on the site in “2022/2023”. In the SoCG it was agreed between LDP and CYC that this date should be changed to “2025/2026”.
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- 1.9 As the EiP into the Local Plan, it was agreed by CYC and LDP that some modifications were required to Paragraph 3.65 for reasons of soundness. These were:

*“...currently the site has no access to facilities within close proximity and would be reliant on new facilities...”*

- 1.10 It is respectfully requested that these modifications are made to the final Local Plan.



## Note continued

### Omissions from the MMs in relation to paragraph 3.66 of the Local Plan

1.11 LDP and CYC agreed (in the SoCG) at the EiP that major changes were required to Paragraph 3.66 for the sake of soundness and that these needed to be adopted in the MMs. These have not been traced through to the MMs and we respectfully request that they are included and assume that its exclusion was in error.

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### MM5.6

1.17 These modifications to Policy H2 are not justified. The residential densities for the strategic sites will be determined in the masterplanning for each site and the masterplanning of each site is a requirement of the relevant strategic spatial policies, such as the requirements of SS13 (relating to ST15).

1.18 Policy SS13 states that “...the site must be masterplanned...” and goes on to note it will be developed in accordance with a range of principles that include, amongst other matters, that level address site specific design considerations, which will be influenced by urban form of the City and the environment in which it is set.

1.19 The MMs to Policy H2 is not, therefore, necessary, as the masterplanning for each site will determine the appropriate density target, which will be bespoke for each site. Therefore, the justification sought by MM5.6 will already have been made in relation to the masterplanning. This policy change is, therefore, irrelevant to the Strategic Sites.



## Note continued

### MM5.21

- 1.20 MM5.21 involves a number of modifications to Policy H10. LDP's comments are in relation solely to the modifications to Criterion (i), where it requires affordable housing to be provided at a minimum level (outlined in Table 5.4), but with a further requirement that "...higher rates of provision will be sought where development viability is not compromised."
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- 1.22 The proposed modifications to the Policy make it clear that the targets set out in Policy H10 are a "minimum", and consequently the Policy already has an in-built approach that encourages developers to delivery more affordable housing than the policy targets.
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- 1.24 LDP, therefore, respectfully request that the following is removed from Policy H10:  
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# City of York Local Plan Modifications Consultation 2023

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

All Pages ▼

Respondent #369 ▼



COMPLETE

**Started:** Monday, March 27, 2023 5:08:05 PM  
**Last Modified:** Monday, March 27, 2023 5:09:04 PM  
**Time Spent:** 00:00:58  
**IP Address:** 185.220.14.16

Page 1: Survey Information

### Q1

Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes

Page 2: Register for consultation

### Q2

Your name:

Tim Waring

### Q3

Contact details: Please provide email and/or address

Organisation (optional) Quod Ltd

Address Capitol

Address 2 Bond Court

City/town Leeds

Post code LS1 5SP

Email address [REDACTED]

### Q4

Do you wish to be notified when the City of York Local Plan is adopted by the Council? If yes we will use contact details provided above

Yes

Page 3: Your response

### Q5

To which consultation document does this response relate? Please note, links shown beside each option are for associated documents.

Share Link



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459 responses



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**Q6**

To which section does this response relate?

Section 3: Spatial Strategy

Page 5: Section 2: Vision

**Q7**

To which modification does this response relate?

Respondent skipped this question

Page 6: Section 3: Spatial Strategy

**Q8**

To which modification does this response relate?

MM3.55 Policy SS13: Land West of Elvington Lane

Page 7: Section 4: Economy and Retail

**Q9**

To which modification does this response relate?

Respondent skipped this question

Page 8: Section 5: Housing

**Q10**

To which modification does this response relate?

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Page 9: Section 6: Health and Wellbeing

**Q11**

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Page 10: Section 7: Education

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**Q14**

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Page 13: Section 10: Managing Development in the Green Belt

**Q15**

To which modification does this response relate?

Respondent skipped this question

Page 14: Section 11: Climate Change

**Q16**

To which modification does this response relate?

Respondent skipped this question

Page 15: Section 12: Environmental Quality and Flood Risk

**Q17**

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Page 16: Section 14: Transport and Communications

**Q18**

To which modification does this response relate?

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Page 17: Section 15: Delivery and Monitoring

**Q19**

To which modification does this response relate?

Respondent skipped this question

Page 18: Proposed Policy Map Modifications

**Q20**

To which modification does this response relate?

Respondent skipped this question

Page 19: New evidence documents

**Q21**

To which evidence document does this response relate?

Respondent skipped this question

Page 20: Comment Form

**Q22**

Do you support or object to the proposed modification(s)?

Object

**Q23**

If you object, please select your reason from the list below (select all that apply):

Not positively prepared - i.e. strategy will not meet development needs

Not justified - i.e. there is no evidence to justify the modification

Not effective - i.e. it won't work

Not consistent with national policy - i.e. doesn't comply with the law

**Q24**

Please set out the reasoning behind your support or objection:Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

Please see accompanying correspondence from Quod.

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**Our ref:** Q70385/tw/gl  
**Your ref:**  
**Email:** [REDACTED]  
**Date:** 27 March 2023



Local Plan Proposed Modifications Consultation (February 2023)  
Strategic Planning Policy Team  
City of York Council  
West Offices  
Station Rise  
YORK  
YO1 6GA

By Email

Dear Strategic Planning Policy Team

### **City of York Local Plan Proposed Modifications Consultation (February 2023)**

Quod, acting on behalf of Langwith Development Partnership Ltd (“LDP”), make the following representations to this consultation.

#### **Scope of Consultation**

City of York Council (“CYC”) are consulting on the following documents:

1. Main Modifications to the Local Plan.
2. Policy Map Modifications.
3. Sustainability Appraisal Addendum (including SA of ST15a).
4. Habitat Regulations Assessment Addendum (including HRA of ST15a).
5. New evidence based documents.

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LDP are the principal site promoter and master developer of the Land to the West of Elvington Lane, allocated for a new sustainable garden village (site allocation ST15). LDP have been actively engaged in the Local Plan process and working collaboratively with the CYC have supported them in the evidence underpinning the allocation.

At the recent examination of the Local Plan, LDP reached agreement with CYC that the allocation of the Land to the West of Elvington Lane (ST15), and the supporting policy (Policy SS13) were generally sound. However, it was agreed that some modifications were required to the Regulation 19 draft of the Local Plan, as proposed for modification by Proposed Modifications (July 2019 and May 2021), to make it sound.

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These matters were addressed in a Statement of Common Ground, exchanged with CYC in July 2022<sup>1</sup>.

The Main Modifications (MM) largely reflect the matters agreed with CYC, but with a few omissions and some modest changes which are referenced below. LDP request that the changes referenced below are made, in order to ensure the Plan is sound, and to enable early delivery of the new settlement, ensuring its much needed contribution to meeting the acute housing in the City.

Representations are also made to MMs in relation to density of residential development (Policy H2) and affordable housing (Policy H10) which are not considered sound<sup>2</sup>.

LDP support an expedient resolution of these MMs as well as an expedient adoption of the Local Plan, in order to provide the necessary certainty to future decision making by CYC thereby providing the planning policy foundation to enable CYC to deliver on their economic, environmental and social objectives (set out in Section 2 of their Local Plan under “Vision”).

### Representations to the Proposed Modifications

Set out in the tables below are the Main Modifications that are relevant to ST15/SS13, and LDP’s comments on each.

Table 1: Main Modifications and LDP’s Response

Main Modifications (and omissions)	LDP’s Response
MM3.47	Please refer to attached Note.
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MM5.21	Please refer to attached Note.

Table 2: Proposed Modifications to Policies Maps

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## Summary

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We wish for an expedient conclusion to the Examination of this Local Plan, and the Inspectors' findings that the Plan is sound, in order that LDP can bring forward the delivery of ST15.

If you require any clarification on the above, please do let me know.

Yours faithfully



Tim Waring  
Senior Director

Cc:	Chris Procter	LDP
	Ian Laight	LDP
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## Note

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## Note continued

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## Note continued

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# City of York Local Plan Modifications Consultation 2023

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

All Pages ▼

Respondent #370 ▼



COMPLETE

**Started:** Monday, March 27, 2023 5:09:04 PM

**Last Modified:** Monday, March 27, 2023 5:10:01 PM

**Time Spent:** 00:00:56

**IP Address:** 185.220.14.16

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### Q2

Your name:

Tim Waring

### Q3

Contact details: Please provide email and/or address

Organisation (optional) Quod Ltd

Address Capitol

Address 2 Bond Court

City/town Leeds

Post code LS1 5SP

Email address [REDACTED]

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### Q5

To which consultation document does this response relate? Please note, links shown beside each option are for associated documents.

Share Link



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459 responses





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**Q6**

To which section does this response relate?

Section 3: Spatial Strategy

Page 5: Section 2: Vision

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Respondent skipped this question

Page 6: Section 3: Spatial Strategy

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MM3.56 Policy SS13: Land West of Elvington Lane

Page 7: Section 4: Economy and Retail

**Q9**

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Page 8: Section 5: Housing

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Page 15: Section 12: Environmental Quality and Flood Risk

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Page 19: New evidence documents

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Please see accompanying correspondence from Quod.

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**Our ref:** Q70385/tw/gl  
**Your ref:**  
**Email:** [REDACTED]  
**Date:** 27 March 2023



Local Plan Proposed Modifications Consultation (February 2023)  
Strategic Planning Policy Team  
City of York Council  
West Offices  
Station Rise  
YORK  
YO1 6GA

By Email

Dear Strategic Planning Policy Team

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**Quod** | Capitol Bond Court Leeds LS1 5SP | 0113 245 1243 | quod.com

Quod Limited. Registered England at above No. 7170188





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MM5.21	Please refer to attached Note.

Table 2: Proposed Modifications to Policies Maps

Main Modifications (and omissions)	LDP's Response
ST15	LDP support the changes, which are required to make the Local Plan sound.
Proposed New Open Space (OS10)	LDP support the changes, which are required to make the Local Plan sound.

Table 3: Sustainability Appraisal Addendum (including SA of ST15a)

Main Modifications (and omissions)	LDP's Response
ST15a	LDP support the findings of the SA which demonstrate the proposed removal of land from the Green Belt for a potential secondary school is sound.

Table 4: Habitat Regulations Assessment Addendum (including HRA of ST15a)

Main Modifications (and omissions)	LDP's Response
HRA of ST15a	LDP consider this part of the HRA Addendum to be appropriate.

## Summary

In summary, subject to the above comments, and any corresponding changes, suggested by LDP, it is considered that the Local Plan is sound in respect of site allocation ST15 and Policy SS13, and these policies that will be relevant to its delivery.



We wish for an expedient conclusion to the Examination of this Local Plan, and the Inspectors' findings that the Plan is sound, in order that LDP can bring forward the delivery of ST15.

If you require any clarification on the above, please do let me know.

Yours faithfully



Tim Waring  
Senior Director

Cc:	Chris Procter	LDP
	Ian Laight	LDP
	Alex Walsh	LDP
	Patrick James	LDP



## Note

# REPRESENTATIONS ON BEHALF OF LANGWITH DEVELOPMENT PARTNERSHIP LTD (“LDP”) TO: CITY OF YORK LOCAL PLAN PROPOSED MODIFICATIONS CONSULTATION (FEBRUARY 2023)

---

## 1 Introduction

- 1.1 These representations address CYCs proposed Main Modifications (MMs) to the emerging Local Plan, and are provided in order to assist CYC in the delivery of the objectives of this Local Plan.
- 1.2 These representations refer to two MMs, and three specific omissions that should have been included within the MMs, relating to ST15 following the agreed position on those matters at the Examination of the Local Plan in 2022 (SoCG at [EX/SOCG/21](#)).
- 1.3 In addition, these representations also refer to the Policies on residential density and affordable housing.

### MM3.47

- 1.4 This MM modifies the new homes delivery expectation of Policy SS13 reducing it to 560 homes (from the 2,200 homes noted in the Regulation 19 Local Plan) during the Plan period.
- 1.5 Evidence was presented at the EiP by LDP which addressed the delivery programme of new homes from this site, and it was demonstrated in LDP’s delivery trajectory that at least 1,040 homes could be delivered on this site during the Plan period.
- 1.6 In view of the above, we respectfully request that the MM is modified to state:

*“...it will deliver approximately 3,339 dwellings of which it is expected that around 1,040 will be delivered within the Plan period...”*

### Omissions from the MMs in relation to paragraph 3.62 of the Local Plan

- 1.7 Paragraph 3.62 of the Regulation 19 Local Plan refers to development commencing on the site in “2022/2023”. In the SoCG it was agreed between LDP and CYC that this date should be changed to “2025/2026”.
- 1.8 LDP respectfully request that Paragraph 3.62 is modified.

### Omissions from the MMs in relation to paragraph 3.65 of the Local Plan

- 1.9 As the EiP into the Local Plan, it was agreed by CYC and LDP that some modifications were required to Paragraph 3.65 for reasons of soundness. These were:

*“...currently the site has no access to facilities within close proximity and would be reliant on new facilities...”*

- 1.10 It is respectfully requested that these modifications are made to the final Local Plan.





## Note continued

### Omissions from the MMs in relation to paragraph 3.66 of the Local Plan

1.11 LDP and CYC agreed (in the SoCG) at the EiP that major changes were required to Paragraph 3.66 for the sake of soundness and that these needed to be adopted in the MMs. These have not been traced through to the MMs and we respectfully request that they are included and assume that its exclusion was in error.

1.12 Notably, the following changes were agreed to the end of the paragraph:

*“...the site promoters will also continue to engage with National Highway over issues on the strategic road network, with regard to the new Grade Separated Junction and any management/mitigation required on the A64. CYC will work with National Highways to address identified issues at 2025 at Fulford Road junction...”*

### MM3.54

1.13 It was agreed at the EiP (in the SoCG), that modifications were required to ensure that the transport and highway impacts of the site, and other sites, were considered both individually and cumulatively, and where necessary proportionate mitigation would be required.

1.14 The other sites which were relevant to the cumulative impacts were Strategic Sites ST7, ST8, ST9, ST14, ST27 and ST36.

1.15 It is notable that whilst MM3.54 modifies this in relation to ST15, the same requirements for cumulative testing and proportionate mitigation, are not applied to the other site allocations (ST7, ST8, ST9, ST14, ST27 and ST36).

1.16 LDP respectfully request that the Plan is modified, and that the associated strategic policies for these six strategic sites are modified in the same manner.

### MM5.6

1.17 These modifications to Policy H2 are not justified. The residential densities for the strategic sites will be determined in the masterplanning for each site and the masterplanning of each site is a requirement of the relevant strategic spatial policies, such as the requirements of SS13 (relating to ST15).

1.18 Policy SS13 states that “...the site must be masterplanned...” and goes on to note it will be developed in accordance with a range of principles that include, amongst other matters, that level address site specific design considerations, which will be influenced by urban form of the City and the environment in which it is set.

1.19 The MMs to Policy H2 is not, therefore, necessary, as the masterplanning for each site will determine the appropriate density target, which will be bespoke for each site. Therefore, the justification sought by MM5.6 will already have been made in relation to the masterplanning. This policy change is, therefore, irrelevant to the Strategic Sites.



## Note continued

### MM5.21

- 1.20 MM5.21 involves a number of modifications to Policy H10. LDP's comments are in relation solely to the modifications to Criterion (i), where it requires affordable housing to be provided at a minimum level (outlined in Table 5.4), but with a further requirement that "...higher rates of provision will be sought where development viability is not compromised."
- 1.21 It is neither appropriate, nor effective, to require higher rates to be sought where viability would not be undermined. It cannot be a requirement of Policy to provide more housing than the target, as the effect of this requirement would be for all schemes to have to provide viability evidence, even where they met the targets set out in Policy H10. This would place an undue burden on the developer and is unnecessary and, therefore, the proposed changes in respect of this matter are unsound.
- 1.22 The proposed modifications to the Policy make it clear that the targets set out in Policy H10 are a "minimum", and consequently the Policy already has an in-built approach that encourages developers to delivery more affordable housing than the policy targets.
- 1.23
- 1.24 LDP, therefore, respectfully request that the following is removed from Policy H10:  
~~"...higher rates of provision will be sought where development viability is not compromised."~~



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# City of York Local Plan Modifications Consultation 2023

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

All Pages ▼

Respondent #372 ▼



COMPLETE

**Started:** Monday, March 27, 2023 5:10:01 PM  
**Last Modified:** Monday, March 27, 2023 5:10:51 PM  
**Time Spent:** 00:00:50  
**IP Address:** 185.220.14.16

Page 1: Survey Information

### Q1

Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes

Page 2: Register for consultation

### Q2

Your name:

Tim Waring

### Q3

Contact details: Please provide email and/or address

Organisation (optional) Quod Ltd

Address Capitol

Address 2 Bond Court

City/town Leeds

Post code LS1 5SP

Email address [REDACTED]

### Q4

Do you wish to be notified when the City of York Local Plan is adopted by the Council? If yes we will use contact details provided above

Yes

Page 3: Your response

### Q5

To which consultation document does this response relate? Please note, links shown beside each option are for associated documents.

Share Link

[REDACTED]

COPY

459 responses



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**Q6**

To which section does this response relate?

Section 3: Spatial Strategy

Page 5: Section 2: Vision

**Q7**

To which modification does this response relate?

Respondent skipped this question

Page 6: Section 3: Spatial Strategy

**Q8**

To which modification does this response relate?

MM3.57 Policy SS13 explanation – paragraph 3.64

Page 7: Section 4: Economy and Retail

**Q9**

To which modification does this response relate?

Respondent skipped this question

Page 8: Section 5: Housing

**Q10**

To which modification does this response relate?

Respondent skipped this question

Page 9: Section 6: Health and Wellbeing

**Q11**

To which modification does this response relate?

Respondent skipped this question

Page 10: Section 7: Education

**Q12**

To which modification does this response relate?

Respondent skipped this question

Page 11: Section 8: Placemaking, Heritage, Design and Culture

**Q13**

To which modification does this response relate?

Respondent skipped this question

**Q14**

To which modification does this response relate?

Respondent skipped this question

Page 13: Section 10: Managing Development in the Green Belt

**Q15**

To which modification does this response relate?

Respondent skipped this question

Page 14: Section 11: Climate Change

**Q16**

To which modification does this response relate?

Respondent skipped this question

Page 15: Section 12: Environmental Quality and Flood Risk

**Q17**

To which modification does this response relate?

Respondent skipped this question

Page 16: Section 14: Transport and Communications

**Q18**

To which modification does this response relate?

Respondent skipped this question

Page 17: Section 15: Delivery and Monitoring

**Q19**

To which modification does this response relate?

Respondent skipped this question

Page 18: Proposed Policy Map Modifications

**Q20**

To which modification does this response relate?

Respondent skipped this question

Page 19: New evidence documents

**Q21**

To which evidence document does this response relate?

Respondent skipped this question

Page 20: Comment Form

**Q22**

Do you support or object to the proposed modification(s)?

Object

**Q23**

If you object, please select your reason from the list below (select all that apply):

Not positively prepared - i.e. strategy will not meet development needs

Not justified - i.e. there is no evidence to justify the modification

Not effective - i.e. it won't work

Not consistent with national policy - i.e. doesn't comply with the law

**Q24**

Please set out the reasoning behind your support or objection:Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

Please see accompanying correspondence from Quod.

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**Our ref:** Q70385/tw/gl  
**Your ref:**  
**Email:** [REDACTED]  
**Date:** 27 March 2023



Local Plan Proposed Modifications Consultation (February 2023)  
Strategic Planning Policy Team  
City of York Council  
West Offices  
Station Rise  
YORK  
YO1 6GA

By Email

Dear Strategic Planning Policy Team

## **City of York Local Plan Proposed Modifications Consultation (February 2023)**

Quod, acting on behalf of Langwith Development Partnership Ltd (“LDP”), make the following representations to this consultation.

### **Scope of Consultation**

City of York Council (“CYC”) are consulting on the following documents:

1. Main Modifications to the Local Plan.
2. Policy Map Modifications.
3. Sustainability Appraisal Addendum (including SA of ST15a).
4. Habitat Regulations Assessment Addendum (including HRA of ST15a).
5. New evidence based documents.

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LDP are the principal site promoter and master developer of the Land to the West of Elvington Lane, allocated for a new sustainable garden village (site allocation ST15). LDP have been actively engaged in the Local Plan process and working collaboratively with the CYC have supported them in the evidence underpinning the allocation.

At the recent examination of the Local Plan, LDP reached agreement with CYC that the allocation of the Land to the West of Elvington Lane (ST15), and the supporting policy (Policy SS13) were generally sound. However, it was agreed that some modifications were required to the Regulation 19 draft of the Local Plan, as proposed for modification by Proposed Modifications (July 2019 and May 2021), to make it sound.

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These matters were addressed in a Statement of Common Ground, exchanged with CYC in July 2022<sup>1</sup>.

The Main Modifications (MM) largely reflect the matters agreed with CYC, but with a few omissions and some modest changes which are referenced below. LDP request that the changes referenced below are made, in order to ensure the Plan is sound, and to enable early delivery of the new settlement, ensuring its much needed contribution to meeting the acute housing in the City.

Representations are also made to MMs in relation to density of residential development (Policy H2) and affordable housing (Policy H10) which are not considered sound<sup>2</sup>.

LDP support an expedient resolution of these MMs as well as an expedient adoption of the Local Plan, in order to provide the necessary certainty to future decision making by CYC thereby providing the planning policy foundation to enable CYC to deliver on their economic, environmental and social objectives (set out in Section 2 of their Local Plan under “Vision”).

### Representations to the Proposed Modifications

Set out in the tables below are the Main Modifications that are relevant to ST15/SS13, and LDP’s comments on each.

Table 1: Main Modifications and LDP’s Response

Main Modifications (and omissions)	LDP’s Response
MM3.47	Please refer to attached Note.
MM3.48	LDP support the changes, which are required to make the Local Plan sound.
MM3.49	LDP support the changes, which are required to make the Local Plan sound.
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MM3.52	LDP support the changes, which are required to make the Local Plan sound.
MM3.53	LDP support the changes, which are required to make the Local Plan sound.
MM3.54	Please refer to attached Note.

<sup>1</sup> [EX SOCG 21](#)

<sup>2</sup> Paragraph 35 of the NPPF.





Main Modifications (and omissions)	LDP's Response
MM3.55	LDP support the changes, which are required to make the Plan sound.
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Omission 2 – paragraph 3.65	Please refer to attached Note.
Omission 3 – paragraph 3.66	Please refer to attached Note.
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## Summary

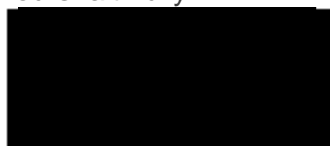
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We wish for an expedient conclusion to the Examination of this Local Plan, and the Inspectors' findings that the Plan is sound, in order that LDP can bring forward the delivery of ST15.

If you require any clarification on the above, please do let me know.

Yours faithfully



Tim Waring  
Senior Director

Cc:	Chris Procter	LDP
	Ian Laight	LDP
	Alex Walsh	LDP
	Patrick James	LDP



## Note

# REPRESENTATIONS ON BEHALF OF LANGWITH DEVELOPMENT PARTNERSHIP LTD (“LDP”) TO: CITY OF YORK LOCAL PLAN PROPOSED MODIFICATIONS CONSULTATION (FEBRUARY 2023)

---

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- 1.10 It is respectfully requested that these modifications are made to the final Local Plan.



## Note continued

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## Note continued

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- 1.23
- 1.24 LDP, therefore, respectfully request that the following is removed from Policy H10:  
"~~...higher rates of provision will be sought where development viability is not compromised.~~"



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# City of York Local Plan Modifications Consultation 2023

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

All Pages ▼

Respondent #373 ▼



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**Started:** Monday, March 27, 2023 5:10:52 PM  
**Last Modified:** Monday, March 27, 2023 5:11:51 PM  
**Time Spent:** 00:00:59  
**IP Address:** 185.220.14.16

Page 1: Survey Information

### Q1

Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes

Page 2: Register for consultation

### Q2

Your name:

Tim Waring

### Q3

Contact details: Please provide email and/or address

Organisation (optional) Quod Ltd

Address Capitol

Address 2 Bond Court

City/town Leeds

Post code LS1 5SP

Email address [REDACTED]

### Q4

Do you wish to be notified when the City of York Local Plan is adopted by the Council? If yes we will use contact details provided above

Yes

Page 3: Your response

### Q5

To which consultation document does this response relate? Please note, links shown beside each option are for associated documents.

Share Link



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459 responses



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**Q6**

To which section does this response relate?

Section 3: Spatial Strategy

Page 5: Section 2: Vision

**Q7**

To which modification does this response relate?

Respondent skipped this question

Page 6: Section 3: Spatial Strategy

**Q8**

To which modification does this response relate?

MM3.58 Policy SS13 explanation – paragraph 3.67

Page 7: Section 4: Economy and Retail

**Q9**

To which modification does this response relate?

Respondent skipped this question

Page 8: Section 5: Housing

**Q10**

To which modification does this response relate?

Respondent skipped this question

Page 9: Section 6: Health and Wellbeing

**Q11**

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Page 10: Section 7: Education

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Page 11: Section 8: Placemaking, Heritage, Design and Culture

**Q13**

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**Q14**

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Page 13: Section 10: Managing Development in the Green Belt

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To which modification does this response relate?

Respondent skipped this question

Page 14: Section 11: Climate Change

**Q16**

To which modification does this response relate?

Respondent skipped this question

Page 15: Section 12: Environmental Quality and Flood Risk

**Q17**

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Respondent skipped this question

Page 16: Section 14: Transport and Communications

**Q18**

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Page 17: Section 15: Delivery and Monitoring

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Page 18: Proposed Policy Map Modifications

**Q20**

To which modification does this response relate?

Respondent skipped this question

Page 19: New evidence documents

**Q21**

To which evidence document does this response relate?

Respondent skipped this question

Page 20: Comment Form

**Q22**

Do you support or object to the proposed modification(s)?



Object

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If you object, please select your reason from the list below (select all that apply):

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Please set out the reasoning behind your support or objection: Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

Please see accompanying correspondence from Quod.

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**Our ref:** Q70385/tw/gl  
**Your ref:**  
**Email:** [REDACTED]  
**Date:** 27 March 2023



Local Plan Proposed Modifications Consultation (February 2023)  
Strategic Planning Policy Team  
City of York Council  
West Offices  
Station Rise  
YORK  
YO1 6GA

By Email

Dear Strategic Planning Policy Team

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**Quod** | Capitol Bond Court Leeds LS1 5SP | 0113 245 1243 | quod.com

Quod Limited. Registered England at above No. 7170188





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Main Modifications (and omissions)	LDP's Response
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Omission 2 – paragraph 3.65	Please refer to attached Note.
Omission 3 – paragraph 3.66	Please refer to attached Note.
MM3.56	LDP support the changes, which are required to make the Plan sound.
MM3.57	LDP support the changes, which are required to make the Plan sound.
MM3.58	LDP support the changes, which are required to make the Plan sound.
MM5.6	Please refer to attached Note.
MM5.21	Please refer to attached Note.

Table 2: Proposed Modifications to Policies Maps

Main Modifications (and omissions)	LDP's Response
ST15	LDP support the changes, which are required to make the Local Plan sound.
Proposed New Open Space (OS10)	LDP support the changes, which are required to make the Local Plan sound.

Table 3: Sustainability Appraisal Addendum (including SA of ST15a)

Main Modifications (and omissions)	LDP's Response
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Main Modifications (and omissions)	LDP's Response
HRA of ST15a	LDP consider this part of the HRA Addendum to be appropriate.

## Summary

In summary, subject to the above comments, and any corresponding changes, suggested by LDP, it is considered that the Local Plan is sound in respect of site allocation ST15 and Policy SS13, and these policies that will be relevant to its delivery.



We wish for an expedient conclusion to the Examination of this Local Plan, and the Inspectors' findings that the Plan is sound, in order that LDP can bring forward the delivery of ST15.

If you require any clarification on the above, please do let me know.

Yours faithfully



Tim Waring  
Senior Director

Cc:	Chris Procter	LDP
	Ian Laight	LDP
	Alex Walsh	LDP
	Patrick James	LDP



## Note

# REPRESENTATIONS ON BEHALF OF LANGWITH DEVELOPMENT PARTNERSHIP LTD (“LDP”) TO: CITY OF YORK LOCAL PLAN PROPOSED MODIFICATIONS CONSULTATION (FEBRUARY 2023)

---

## 1 Introduction

- 1.1 These representations address CYCs proposed Main Modifications (MMs) to the emerging Local Plan, and are provided in order to assist CYC in the delivery of the objectives of this Local Plan.
- 1.2 These representations refer to two MMs, and three specific omissions that should have been included within the MMs, relating to ST15 following the agreed position on those matters at the Examination of the Local Plan in 2022 (SoCG at [EX/SOCG/21](#)).
- 1.3 In addition, these representations also refer to the Policies on residential density and affordable housing.

### MM3.47

- 1.4 This MM modifies the new homes delivery expectation of Policy SS13 reducing it to 560 homes (from the 2,200 homes noted in the Regulation 19 Local Plan) during the Plan period.
- 1.5 Evidence was presented at the EiP by LDP which addressed the delivery programme of new homes from this site, and it was demonstrated in LDP’s delivery trajectory that at least 1,040 homes could be delivered on this site during the Plan period.
- 1.6 In view of the above, we respectfully request that the MM is modified to state:

*“...it will deliver approximately 3,339 dwellings of which it is expected that around 1,040 will be delivered within the Plan period...”*

### Omissions from the MMs in relation to paragraph 3.62 of the Local Plan

- 1.7 Paragraph 3.62 of the Regulation 19 Local Plan refers to development commencing on the site in “2022/2023”. In the SoCG it was agreed between LDP and CYC that this date should be changed to “2025/2026”.
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- 1.9 As the EiP into the Local Plan, it was agreed by CYC and LDP that some modifications were required to Paragraph 3.65 for reasons of soundness. These were:

*“...currently the site has no ~~access to~~ facilities within close proximity and would be reliant on new facilities...”*

- 1.10 It is respectfully requested that these modifications are made to the final Local Plan.



## Note continued

### Omissions from the MMs in relation to paragraph 3.66 of the Local Plan

1.11 LDP and CYC agreed (in the SoCG) at the EiP that major changes were required to Paragraph 3.66 for the sake of soundness and that these needed to be adopted in the MMs. These have not been traced through to the MMs and we respectfully request that they are included and assume that its exclusion was in error.

1.12 Notably, the following changes were agreed to the end of the paragraph:

*“...the site promoters will also continue to engage with National Highway over issues on the strategic road network, with regard to the new Grade Separated Junction and any management/mitigation required on the A64. CYC will work with National Highways to address identified issues at 2025 at Fulford Road junction...”*

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1.14 The other sites which were relevant to the cumulative impacts were Strategic Sites ST7, ST8, ST9, ST14, ST27 and ST36.

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1.16 LDP respectfully request that the Plan is modified, and that the associated strategic policies for these six strategic sites are modified in the same manner.

### MM5.6

1.17 These modifications to Policy H2 are not justified. The residential densities for the strategic sites will be determined in the masterplanning for each site and the masterplanning of each site is a requirement of the relevant strategic spatial policies, such as the requirements of SS13 (relating to ST15).

1.18 Policy SS13 states that *“...the site must be masterplanned...”* and goes on to note it will be developed in accordance with a range of principles that include, amongst other matters, that level address site specific design considerations, which will be influenced by urban form of the City and the environment in which it is set.

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## Note continued

### MM5.21

- 1.20 MM5.21 involves a number of modifications to Policy H10. LDP's comments are in relation solely to the modifications to Criterion (i), where it requires affordable housing to be provided at a minimum level (outlined in Table 5.4), but with a further requirement that "...higher rates of provision will be sought where development viability is not compromised."
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- 1.22 The proposed modifications to the Policy make it clear that the targets set out in Policy H10 are a "minimum", and consequently the Policy already has an in-built approach that encourages developers to delivery more affordable housing than the policy targets.
- 1.23
- 1.24 LDP, therefore, respectfully request that the following is removed from Policy H10:  
~~"...higher rates of provision will be sought where development viability is not compromised."~~





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# City of York Local Plan Modifications Consultation 2023

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

All Pages ▼

Respondent #375 ▼



COMPLETE

**Started:** Monday, March 27, 2023 5:11:52 PM  
**Last Modified:** Monday, March 27, 2023 5:13:14 PM  
**Time Spent:** 00:01:22  
**IP Address:** 185.220.14.16

Page 1: Survey Information

### Q1

Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes

Page 2: Register for consultation

### Q2

Your name:

Tim Waring

### Q3

Contact details: Please provide email and/or address

Organisation (optional) Quod Ltd

Address Capitol

Address 2 Bond Court

City/town Leeds

Post code LS1 5SP

Email address [REDACTED]

### Q4

Do you wish to be notified when the City of York Local Plan is adopted by the Council? If yes we will use contact details provided above

Yes

Page 3: Your response

### Q5

To which consultation document does this response relate? Please note, links shown beside each option are for associated documents.

Share Link



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459 responses



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**Q6**

To which section does this response relate?

Section 5: Housing

Page 5: Section 2: Vision

**Q7**

To which modification does this response relate?

Respondent skipped this question

Page 6: Section 3: Spatial Strategy

**Q8**

To which modification does this response relate?

Respondent skipped this question

Page 7: Section 4: Economy and Retail

**Q9**

To which modification does this response relate?

Respondent skipped this question

Page 8: Section 5: Housing

**Q10**

To which modification does this response relate?

MM5.6 Policy H2: Density of Residential Development

Page 9: Section 6: Health and Wellbeing

**Q11**

To which modification does this response relate?

Respondent skipped this question

Page 10: Section 7: Education

**Q12**

To which modification does this response relate?

Respondent skipped this question

Page 11: Section 8: Placemaking, Heritage, Design and Culture

**Q13**

To which modification does this response relate?

Respondent skipped this question

**Q14**

To which modification does this response relate?

Respondent skipped this question

Page 13: Section 10: Managing Development in the Green Belt

**Q15**

To which modification does this response relate?

Respondent skipped this question

Page 14: Section 11: Climate Change

**Q16**

To which modification does this response relate?

Respondent skipped this question

Page 15: Section 12: Environmental Quality and Flood Risk

**Q17**

To which modification does this response relate?

Respondent skipped this question

Page 16: Section 14: Transport and Communications

**Q18**

To which modification does this response relate?

Respondent skipped this question

Page 17: Section 15: Delivery and Monitoring

**Q19**

To which modification does this response relate?

Respondent skipped this question

Page 18: Proposed Policy Map Modifications

**Q20**

To which modification does this response relate?

Respondent skipped this question

Page 19: New evidence documents

**Q21**

To which evidence document does this response relate?

Respondent skipped this question

Page 20: Comment Form

**Q22**

Do you support or object to the proposed modification(s)?

Object

**Q23**

If you object, please select your reason from the list below (select all that apply):

Not positively prepared - i.e. strategy will not meet development needs

Not justified - i.e. there is no evidence to justify the modification

Not effective - i.e. it won't work

Not consistent with national policy - i.e. doesn't comply with the law

**Q24**

Please set out the reasoning behind your support or objection:Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

Please see accompanying correspondence from Quod.

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**Our ref:** Q70385/tw/gl  
**Your ref:**  
**Email:** [REDACTED]  
**Date:** 27 March 2023



Local Plan Proposed Modifications Consultation (February 2023)  
Strategic Planning Policy Team  
City of York Council  
West Offices  
Station Rise  
YORK  
YO1 6GA

By Email

Dear Strategic Planning Policy Team

## **City of York Local Plan Proposed Modifications Consultation (February 2023)**

Quod, acting on behalf of Langwith Development Partnership Ltd (“LDP”), make the following representations to this consultation.

### **Scope of Consultation**

City of York Council (“CYC”) are consulting on the following documents:

1. Main Modifications to the Local Plan.
2. Policy Map Modifications.
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4. Habitat Regulations Assessment Addendum (including HRA of ST15a).
5. New evidence based documents.

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LDP are the principal site promoter and master developer of the Land to the West of Elvington Lane, allocated for a new sustainable garden village (site allocation ST15). LDP have been actively engaged in the Local Plan process and working collaboratively with the CYC have supported them in the evidence underpinning the allocation.

At the recent examination of the Local Plan, LDP reached agreement with CYC that the allocation of the Land to the West of Elvington Lane (ST15), and the supporting policy (Policy SS13) were generally sound. However, it was agreed that some modifications were required to the Regulation 19 draft of the Local Plan, as proposed for modification by Proposed Modifications (July 2019 and May 2021), to make it sound.

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These matters were addressed in a Statement of Common Ground, exchanged with CYC in July 2022<sup>1</sup>.

The Main Modifications (MM) largely reflect the matters agreed with CYC, but with a few omissions and some modest changes which are referenced below. LDP request that the changes referenced below are made, in order to ensure the Plan is sound, and to enable early delivery of the new settlement, ensuring its much needed contribution to meeting the acute housing in the City.

Representations are also made to MMs in relation to density of residential development (Policy H2) and affordable housing (Policy H10) which are not considered sound<sup>2</sup>.

LDP support an expedient resolution of these MMs as well as an expedient adoption of the Local Plan, in order to provide the necessary certainty to future decision making by CYC thereby providing the planning policy foundation to enable CYC to deliver on their economic, environmental and social objectives (set out in Section 2 of their Local Plan under “Vision”).

### Representations to the Proposed Modifications

Set out in the tables below are the Main Modifications that are relevant to ST15/SS13, and LDP’s comments on each.

Table 1: Main Modifications and LDP’s Response

Main Modifications (and omissions)	LDP’s Response
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<sup>1</sup> [EX SOCG 21](#)

<sup>2</sup> Paragraph 35 of the NPPF.



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If you require any clarification on the above, please do let me know.

Yours faithfully



Tim Waring  
Senior Director

Cc:	Chris Procter	LDP
	Ian Laight	LDP
	Alex Walsh	LDP
	Patrick James	LDP





## Note

# REPRESENTATIONS ON BEHALF OF LANGWITH DEVELOPMENT PARTNERSHIP LTD (“LDP”) TO: CITY OF YORK LOCAL PLAN PROPOSED MODIFICATIONS CONSULTATION (FEBRUARY 2023)

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## Note continued

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## Note continued

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- 1.23
- 1.24 LDP, therefore, respectfully request that the following is removed from Policy H10:  
"~~...*higher rates of provision will be sought where development viability is not compromised.*~~"



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# City of York Local Plan Modifications Consultation 2023

QUESTION SUMMARIES

DATA TRENDS

INDIVIDUAL RESPONSES

All Pages ▼

Respondent #376 ▼



COMPLETE

**Started:** Monday, March 27, 2023 5:13:14 PM  
**Last Modified:** Monday, March 27, 2023 5:14:13 PM  
**Time Spent:** 00:00:59  
**IP Address:** 185.220.14.16

Page 1: Survey Information

### Q1

Do you confirm that you have read and understood the privacy notice? You must select 'Yes' in order to take the survey.

Yes

Page 2: Register for consultation

### Q2

Your name:

Tim Waring

### Q3

Contact details: Please provide email and/or address

Organisation (optional) Quod Ltd

Address Capitol

Address 2 Bond Court

City/town Leeds

Post code LS1 5SP

Email address [REDACTED]

### Q4

Do you wish to be notified when the City of York Local Plan is adopted by the Council? If yes we will use contact details provided above

Yes

Page 3: Your response

### Q5

To which consultation document does this response relate? Please note, links shown beside each option are for associated documents.

Share Link

[REDACTED]

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459 responses



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**Q6**

To which section does this response relate?

Section 5: Housing

Page 5: Section 2: Vision

**Q7**

To which modification does this response relate?

Respondent skipped this question

Page 6: Section 3: Spatial Strategy

**Q8**

To which modification does this response relate?

Respondent skipped this question

Page 7: Section 4: Economy and Retail

**Q9**

To which modification does this response relate?

Respondent skipped this question

Page 8: Section 5: Housing

**Q10**

To which modification does this response relate?

MM5.21 Policy H10: Affordable Housing

Page 9: Section 6: Health and Wellbeing

**Q11**

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Respondent skipped this question

Page 10: Section 7: Education

**Q12**

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Page 11: Section 8: Placemaking, Heritage, Design and Culture

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Page 13: Section 10: Managing Development in the Green Belt

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Page 14: Section 11: Climate Change

**Q16**

To which modification does this response relate?

Respondent skipped this question

Page 15: Section 12: Environmental Quality and Flood Risk

**Q17**

To which modification does this response relate?

Respondent skipped this question

Page 16: Section 14: Transport and Communications

**Q18**

To which modification does this response relate?

Respondent skipped this question

Page 17: Section 15: Delivery and Monitoring

**Q19**

To which modification does this response relate?

Respondent skipped this question

Page 18: Proposed Policy Map Modifications

**Q20**

To which modification does this response relate?

Respondent skipped this question

Page 19: New evidence documents

**Q21**

To which evidence document does this response relate?

Respondent skipped this question

Page 20: Comment Form

**Q22**

Do you support or object to the proposed modification(s)?

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If you object, please select your reason from the list below (select all that apply):

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Please set out the reasoning behind your support or objection:Please note there is a 1000 character limit, therefore if your reason for support or objection is longer than this, please summarise the main issues raised.

Please see accompanying correspondence from Quod.

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**Our ref:** Q70385/tw/gl  
**Your ref:**  
**Email:** [REDACTED]  
**Date:** 27 March 2023



Local Plan Proposed Modifications Consultation (February 2023)  
Strategic Planning Policy Team  
City of York Council  
West Offices  
Station Rise  
YORK  
YO1 6GA

By Email

Dear Strategic Planning Policy Team

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Main Modifications (and omissions)	LDP's Response
MM3.55	LDP support the changes, which are required to make the Plan sound.
Omission 1 – paragraph 3.62	Please refer to attached Note.
Omission 2 – paragraph 3.65	Please refer to attached Note.
Omission 3 – paragraph 3.66	Please refer to attached Note.
MM3.56	LDP support the changes, which are required to make the Plan sound.
MM3.57	LDP support the changes, which are required to make the Plan sound.
MM3.58	LDP support the changes, which are required to make the Plan sound.
MM5.6	Please refer to attached Note.
MM5.21	Please refer to attached Note.

Table 2: Proposed Modifications to Policies Maps

Main Modifications (and omissions)	LDP's Response
ST15	LDP support the changes, which are required to make the Local Plan sound.
Proposed New Open Space (OS10)	LDP support the changes, which are required to make the Local Plan sound.

Table 3: Sustainability Appraisal Addendum (including SA of ST15a)

Main Modifications (and omissions)	LDP's Response
ST15a	LDP support the findings of the SA which demonstrate the proposed removal of land from the Green Belt for a potential secondary school is sound.

Table 4: Habitat Regulations Assessment Addendum (including HRA of ST15a)

Main Modifications (and omissions)	LDP's Response
HRA of ST15a	LDP consider this part of the HRA Addendum to be appropriate.

## Summary

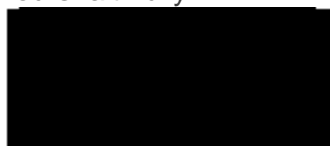
In summary, subject to the above comments, and any corresponding changes, suggested by LDP, it is considered that the Local Plan is sound in respect of site allocation ST15 and Policy SS13, and these policies that will be relevant to its delivery.



We wish for an expedient conclusion to the Examination of this Local Plan, and the Inspectors' findings that the Plan is sound, in order that LDP can bring forward the delivery of ST15.

If you require any clarification on the above, please do let me know.

Yours faithfully



Tim Waring  
Senior Director

Cc:	Chris Procter	LDP
	Ian Laight	LDP
	Alex Walsh	LDP
	Patrick James	LDP



## Note

# REPRESENTATIONS ON BEHALF OF LANGWITH DEVELOPMENT PARTNERSHIP LTD (“LDP”) TO: CITY OF YORK LOCAL PLAN PROPOSED MODIFICATIONS CONSULTATION (FEBRUARY 2023)

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## 1 Introduction

- 1.1 These representations address CYCs proposed Main Modifications (MMs) to the emerging Local Plan, and are provided in order to assist CYC in the delivery of the objectives of this Local Plan.
- 1.2 These representations refer to two MMs, and three specific omissions that should have been included within the MMs, relating to ST15 following the agreed position on those matters at the Examination of the Local Plan in 2022 (SoCG at [EX/SOCG/21](#)).
- 1.3 In addition, these representations also refer to the Policies on residential density and affordable housing.

### MM3.47

- 1.4 This MM modifies the new homes delivery expectation of Policy SS13 reducing it to 560 homes (from the 2,200 homes noted in the Regulation 19 Local Plan) during the Plan period.
- 1.5 Evidence was presented at the EiP by LDP which addressed the delivery programme of new homes from this site, and it was demonstrated in LDP’s delivery trajectory that at least 1,040 homes could be delivered on this site during the Plan period.
- 1.6 In view of the above, we respectfully request that the MM is modified to state:

*“...it will deliver approximately 3,339 dwellings of which it is expected that around 1,040 will be delivered within the Plan period...”*

### Omissions from the MMs in relation to paragraph 3.62 of the Local Plan

- 1.7 Paragraph 3.62 of the Regulation 19 Local Plan refers to development commencing on the site in “2022/2023”. In the SoCG it was agreed between LDP and CYC that this date should be changed to “2025/2026”.
- 1.8 LDP respectfully request that Paragraph 3.62 is modified.

### Omissions from the MMs in relation to paragraph 3.65 of the Local Plan

- 1.9 As the EiP into the Local Plan, it was agreed by CYC and LDP that some modifications were required to Paragraph 3.65 for reasons of soundness. These were:

*“...currently the site has no access to facilities within close proximity and would be reliant on new facilities...”*

- 1.10 It is respectfully requested that these modifications are made to the final Local Plan.



## Note continued

### Omissions from the MMs in relation to paragraph 3.66 of the Local Plan

1.11 LDP and CYC agreed (in the SoCG) at the EiP that major changes were required to Paragraph 3.66 for the sake of soundness and that these needed to be adopted in the MMs. These have not been traced through to the MMs and we respectfully request that they are included and assume that its exclusion was in error.

1.12 Notably, the following changes were agreed to the end of the paragraph:

*“...the site promoters will also continue to engage with National Highway over issues on the strategic road network, with regard to the new Grade Separated Junction and any management/mitigation required on the A64. CYC will work with National Highways to address identified issues at 2025 at Fulford Road junction...”*

### MM3.54

1.13 It was agreed at the EiP (in the SoCG), that modifications were required to ensure that the transport and highway impacts of the site, and other sites, were considered both individually and cumulatively, and where necessary proportionate mitigation would be required.

1.14 The other sites which were relevant to the cumulative impacts were Strategic Sites ST7, ST8, ST9, ST14, ST27 and ST36.

1.15 It is notable that whilst MM3.54 modifies this in relation to ST15, the same requirements for cumulative testing and proportionate mitigation, are not applied to the other site allocations (ST7, ST8, ST9, ST14, ST27 and ST36).

1.16 LDP respectfully request that the Plan is modified, and that the associated strategic policies for these six strategic sites are modified in the same manner.

### MM5.6

1.17 These modifications to Policy H2 are not justified. The residential densities for the strategic sites will be determined in the masterplanning for each site and the masterplanning of each site is a requirement of the relevant strategic spatial policies, such as the requirements of SS13 (relating to ST15).

1.18 Policy SS13 states that *“...the site must be masterplanned...”* and goes on to note it will be developed in accordance with a range of principles that include, amongst other matters, that level address site specific design considerations, which will be influenced by urban form of the City and the environment in which it is set.

1.19 The MMs to Policy H2 is not, therefore, necessary, as the masterplanning for each site will determine the appropriate density target, which will be bespoke for each site. Therefore, the justification sought by MM5.6 will already have been made in relation to the masterplanning. This policy change is, therefore, irrelevant to the Strategic Sites.



## Note continued

### MM5.21

- 1.20 MM5.21 involves a number of modifications to Policy H10. LDP's comments are in relation solely to the modifications to Criterion (i), where it requires affordable housing to be provided at a minimum level (outlined in Table 5.4), but with a further requirement that "...higher rates of provision will be sought where development viability is not compromised."
- 1.21 It is neither appropriate, nor effective, to require higher rates to be sought where viability would not be undermined. It cannot be a requirement of Policy to provide more housing than the target, as the effect of this requirement would be for all schemes to have to provide viability evidence, even where they met the targets set out in Policy H10. This would place an undue burden on the developer and is unnecessary and, therefore, the proposed changes in respect of this matter are unsound.
- 1.22 The proposed modifications to the Policy make it clear that the targets set out in Policy H10 are a "minimum", and consequently the Policy already has an in-built approach that encourages developers to delivery more affordable housing than the policy targets.
- 1.23
- 1.24 LDP, therefore, respectfully request that the following is removed from Policy H10:  
~~"...higher rates of provision will be sought where development viability is not compromised."~~