

#47

ID 585

COMPLETE

Collector: Web Link 1 (Web Link)
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Page 1: 1. Survey Information

Q1 **Yes**

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

Page 2: 2. Register for consultation

Q2

Your name:

[REDACTED]

Q3

Contact details:

Address [REDACTED]
 Address 2 [REDACTED]
 City/Town [REDACTED]
 Post Code [REDACTED]
 Email Address [REDACTED]

Q4 **Yes**

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.

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Q5 **Object**

Do you Support or Object the proposed modification?

Q6

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

If you object, please state why? The Examination Inspectors are required to consider whether the Local Plans have been properly prepared against tests set out in the Government's National Planning Policy Framework (paragraph 182). Please tick any which apply:

Q7

Reason for SUPPORT or OBJECTION Please give details to explain why you support or object to the wording of the Modification.

This response is made on behalf of Taylor Wimpey and their interest in Strategic Site ST7. This response is submitted following a positive conversation with the CYC Policy Officer on 20th August 2024. From that conversation we wish to make the following observations which may require a slight amendment to Policy H5 or supporting text.

Firstly, the reference in para 5.40a to a site search (effectively a call for sites) and a parallel existing site Masterplanning exercise is with any real timescale. This needs to be amended to state "will be undertaken and concluded within the first 12 months post adoption of the CYC Local Plan".

As regards MM5.23, CYC confirmed the new link road from the Osbaldwick Outgang Lane site to the ST7 Site southern access was a matter for the Council to deliver and would not require any amendment to Policy SS9.

Where pitches are to be provided on Strategic Housing sites such as ST7, we are informed the Council intend to produce a more detailed design guide to assist the developer and the expectation will be for each pitch to provide hardstanding for accommodation, a cooking and washing building on each pitch (say 3mx3m) and a parking area for vehicles and amenity space. As drafted, para 5.40 lacks this detail and ideally needs to be more specific regarding pitch vs plot sizes and the need for equine grazing which is unlikely to be achievable on the strategic residential sites given the pressures of meeting density requirements, play space obligations and BNG targets.

Within part b) of the policy there needs to be a recognition that not all Strategic Sites will be delivered in a single application given their size and multiple developer interests. Where strategic sites are sub-divided the Council should expect each application to provide a clear position on how Policy H5 is met on the allocation as a whole through an allocation wide Masterplanning process and agreed through planning obligations to each phase.

Q8

Respondent skipped this question

File upload - you can attach additional evidence to support your case, but please ensure that it is clearly referenced.

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Q9

Respondent skipped this question

Do you Support or Object the proposed modification?

Q10

Respondent skipped this question

If you object, please state why? The Examination Inspectors are required to consider whether the Local Plans have been properly prepared against tests set out in the Government's National Planning Policy Framework (paragraph 182). Please tick any which apply:

Q11

Respondent skipped this question

Reason for SUPPORT or OBJECTION Please give details to explain why you support or object to the wording of the Modification.

Q12

Respondent skipped this question

File upload - you can attach additional evidence to support your case, but please ensure that it is clearly referenced.

Page 6

Q13

Respondent skipped this question

Do you Support or Object the proposed modification?

Q14

Respondent skipped this question

If you object, please state why? The Examination Inspectors are required to consider whether the Local Plans have been properly prepared against tests set out in the Government's National Planning Policy Framework (paragraph 182). Please tick any which apply:

Q15

Respondent skipped this question

Reason for SUPPORT or OBJECTION Please give details to explain why you support or object to the wording of the Modification.

Q16

Respondent skipped this question

File upload - you can attach additional evidence to support your case, but please ensure that it is clearly referenced.
