

Public consultation New affordable homes at Sim Balk Lane



Welcome

Gateway Developments and Joseph Rowntree Housing Trust have launched a public consultation over plans for a range of **new and affordable homes** on land off Sim Balk Lane.

The proposals include around 114 homes, of which **100% will be 'affordable'**, helping to meet York's significant local need for new and affordable homes. With around 1,218 households on the City of York housing register in 2022, there is significant requirement for housing to meet that need, as well as provide additional affordable homes for purchase.

The scheme includes a range of **accessible bungalows**, designed primarily for people living with disabilities. This scheme would meet an identified local need for **accessible accommodation**.

Please take the opportunity to review our exhibition materials and have your say by completing a feedback survey. All feedback will be considered as part of the planning process.

A partnership between



A selection of homes built by the Joseph Rowntree Housing Trust (JRHT).

You can also view and comment on the plans online
www.simbalklaneconsultation.co.uk

Public consultation

New affordable homes at Sim Balk Lane



The site



The proposed development site is a parcel of land located off Sim Balk Lane in York, nearby to York College.

The site is in a sustainable location, in walking distance to the Askham Bar Park & Ride and wider bus stop network, as well as the large Tesco supermarket and bus and cycling links into the city centre.

White Rose Park which is the home of Bishopthorpe White Rose Football Club is located adjacent to the site. Discussions have been taking place with the Club over access, with the view of working together to provide mutual benefits as part of a development including parking spaces to be used by the Football Club.

The site is located in the greenbelt, but the developer believes the overwhelming benefits of providing affordable and accessible homes outweigh any potential impact on the greenbelt. This is in the context of a local and national housing crisis which is impacted by reduced development on suitable land for housing.

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The Developers



The Joseph Rowntree Housing Trust (JRHT) is a registered housing association and care provider in York and north-east England. It is working with the Joseph Rowntree Foundation (JRF) to inspire social change.

Our homes and communities

We manage around 2,500 homes, half of which are located in the village of New Earswick, York. The rest are spread across North East England, including York, Scarborough, Beverley, Leeds and Hartlepool.

We cater for a variety of needs. We have flats, houses and bungalows suitable for single people, couples, families with children and older people. This includes sheltered and retirement living schemes with extra care services. We act as landlord to residents renting our properties. We also invest in and support communities to enhance the lives of those living in them. For those who cannot afford to buy a home outright we offer shared ownership.

www.jrht.org.uk



We are a specialist land promotion and development company with a strong track record in delivering mixed use and commercial developments in York and across the region.

At Gateway Developments, we are committed to a focus on sustainability and ensuring that, throughout all of our developments and investments, we create and deliver exceptional places that improve and regenerate the areas where they exist.

We deliver commercial and residential solutions that stand the test of time. We do this by working in partnership with the communities local to our developments and by valuing the people that work on our projects.

www.gatewayyork.co.uk

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The proposal

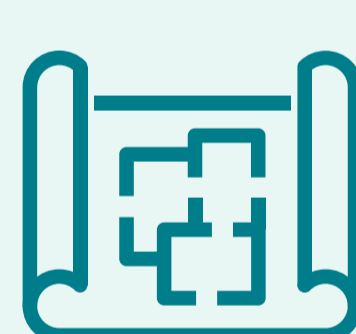
Gateway Development and Joseph Rowntree Housing Trust (JRHT) are proposing 114 affordable homes on land off Sim Balk Lane in York. These proposals would deliver much-needed affordable homes to help with York's identified housing need of 573 affordable dwellings per year (City of York Council SHMA).



The proposals include:



Around 114 new homes – all affordable for local people with a range of 1, 2, 3 and 4-bedroom properties



Accessible bungalows – the plans include a range of accessible bungalows, designed primarily for people living with disabilities. This scheme would meet an identified local need for accessible accommodation



Open space – several pieces of land have been identified as public open space which can be used by the local community



A new vehicle and pedestrian access via Sim Balk Lane



A programme of landscaping is included in the scheme to achieve a biodiversity net gain, including tree and shrub planting



A dedicated parking area available for use by Bishopthorpe White Rose Football Club

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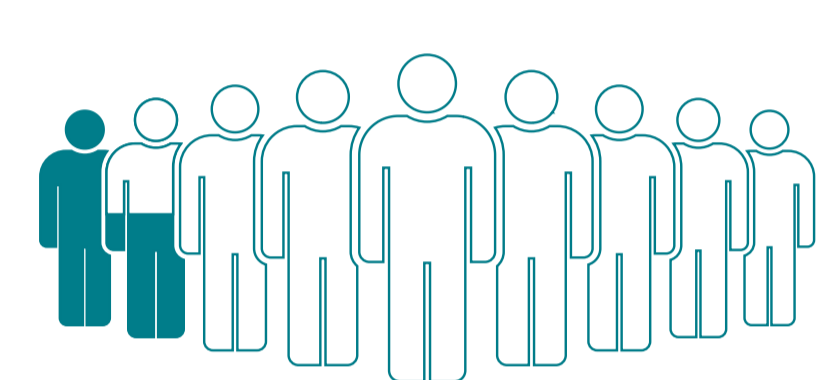


York's housing need

York has significant pressures regarding housing delivery and the approval of high-quality affordable accommodation. Whilst the city is aiming to adopt a Local Plan to help with development, sites like this on Sim Balk Lane can help deliver on the city's housing need now on a sustainable site.



Key housing statistics



York has only delivered 1.6 years' worth of affordable homes over the last 9 years.



Overall, only 402 net additional homes were created in York in 2021-22.



York has a requirement for 573 affordable homes (not including other house types) per year.

Affordability for young families is also low...



In 2022 house prices in York grew by 23.1% (£69,000): source: Halifax.



This is the #1 average cost increase in England.



New housing can help more young people continue to live locally, rather than being forced to move elsewhere to find affordable homes.

York is also the least affordable city in Yorkshire to rent a property.



£945 – average monthly rent



10.2% rise by mid-2022 with further rises since

This is all within the context of a 10.5% consumer price inflation in December (down to 10.1% in January 2023), alongside other economic challenges making renting and buying a property in York more challenging.

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Timescales & next steps

- **Public consultation – March 2023**
- **Planning application submitted following feedback and further technical work**
- **Planning decision expected later in 2023**
- **If approved, homes to be delivered in 2024/25**

Thank you for attending today's event. Please complete a feedback form and place it in the box provided. All feedback will be considered as part of the ongoing development of the plans.

A detailed planning application for the construction of new homes at Sim Balk Lane will be submitted to the City of York Council. The Council will undertake further public consultation on the application before making a determination.

If you have any questions please contact

 [**contact@simbalklaneconsultation.co.uk**](mailto:contact@simbalklaneconsultation.co.uk)

 **0800 089 0362**



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