



**Minutes of the Planning Committee Meeting held on Wednesday 21<sup>st</sup> February 2024 commencing at 5:30pm in Huntington Community Centre**

<b>PRESENT:</b>	Councillor D. Jobling - Chair, Councillor K. Orrell (KO), Councillor D. Geogheghan-Breen (DB), Councillor M. Duncanson (MD), Councillor S. Jobling (SJ), Councillor Y, Safder (YS), Traci Moore <sup>TM</sup> Redrow, Chris Peatfield (CP) Redrow, Sarah Carr (SC) Bellway, a member of the public, and Lorraine Frankland (LF) – Parish Clerk/RFO – in attendance
<b>ITEM 1 APOLOGIES:</b>	Councillor S Rawlings (SR) and Councillor J. Willis (JW)
<b>CIRCULATION:</b>	To all attendees, apologies, and all other members of the Parish Council.
<b>MINUTES PREPARED BY:</b>	Lorraine Frankland
<b>DATE (Draft):</b>	11/03/24
<b>DATE TO BE APPROVED:</b>	13/03/24

**1. To Note Apologies for Absence**

Councillor S Rawlings and Councillor J. Willis absent due to; private commitments  
**It was resolved to** approve the apologies and reason for absence.

**2. To Receive Declarations of Personal, Prejudicial or Disclosable Pecuniary Interests (not previously declared) on any Items of Business**

Non declared.

**3. To Approve Minutes of Planning Committee meeting held on 31/01/24**

Minutes of 31/01/24 were approved as a true and accurate record signed and dated by the Chair.

**4. To consider the presentation from Mark Johnson of Mark Johnson for Redrow - Monks Cross North Site ST8**

Traci Moore, Chris Peatfield and Sarah Carr gave a presentation on behalf of the developers Redrow and Bellway in relation to the Monks Cross North Site ST8 CYC Local Plan Reserved Matters, please see **Appendix A**

The representatives for Redrow and Bellway left the meeting at this point on the agenda at 6:30pm

**5. Planning Applications Considered on 31/01/24**

The following applications received from City of York Council were considered and below are the comments of the Planning Committee which have been forwarded to the Planning Directorate.

CYC Reference	Address	Description
23/01195/ADV	Go Store Self Storage Ltd Monks Cross Drive Huntington York YO32 9GZ	Appeal - APP/C2741/Z/23/3333494 Display of 4no. internally illuminated fascia signs, 4no. non illuminated fascia signs and 2no. boundary signs.
Committee Comment: <b>B We have no objections.</b>		
24/00293/TPO	3 Chiltern Way Huntington York YO32 9RS	Lateral reduction up to 1m from property/driveway and reduce more dominant lateral branches by up to 1.5m of 1no. Atlantic Cedar tree protected by Tree Preservation Order CYC169.
Committee Comment: <b>B We have no objections.</b>		

## 6. CYC Decisions re: Planning Applications

CYC Reference	Address	Description	Decision
23/01964/TPO	374 Huntington Road York YO31 9HP	T1 Sycamore (in the front garden). Reduce height by 1.5-2m to leave an overall height of approx. 10m. Reduce lateral canopy by 1.5-2m to leave a canopy spread of approx. 6m. Remove lower branches to raise canopy over footpath to no more than 2.5m. tree covered by TPO No. 1970/64A.	<b>Consent</b> 18 Dec 2023
23/02076/FUL	15 Keith Avenue Huntington York YO32 9QH	Replacement and raising of existing conservatory roof and removal of rear door with replacement window.	<b>Approved</b> 21 Dec 2023
23/01882/ADV	FW Evans Cycles UK Ltd Unit 3 Julia Ave Huntington York	Display of 5no. internally illuminated fascia signs to front and side elevations.	<b>Approved</b> 8 Jan 2024
23/01842/FUL	FW Evans Cycles UK Ltd Unit 3 Julia Ave Huntington York	Installation of new shop front and extension to external block paving.	<b>Approved</b> 11 Jan 2024
23/02112/FUL	15 Redthorn Drive Huntington York YO31 9DW	Part two storey part single storey side and rear extension and canopy to front elevation, following demolition of detached garage.	<b>Approved</b> 22 Jan 2024
23/01841/FUL	4 Ferguson Way Huntington York YO32 9YG	Variation of condition 2 of permitted application 22/00433/FUL to alter the design of the elevations.	<b>Withdrawn</b> 24 Jan 2024

## 7. Planning Enforcement Issues

- It was noted that the greenhouse erected at Manor Farm (584 Huntingtin Road), was still in situ and that the deadline of January 2024 for removal had now expired, it was **Agreed** that; the Planning Committee like LF to chase this matter with CoYC Enforcement Team.
- It was further noted that Cllr D Breen had raised the matter of the lean-to in Broome Close, however there had been no response.

## 8. To confirm date and time of next meeting.

To be held on Wednesday 13/03/24 at **7.00pm** in Huntington Community Centre, 26 Strensall Road, Huntington, York YO32 9RH (pending the receipt of any planning applications).

Meeting closed 6:40pm

**CP** - Going down the maps which I'm handing out, to show our enabling works. We are likely to start the Northern roundabout first and follow through quite quickly with the Southern roundabout, and anticipating those works are going to take about nine one each. But as we go through all of these works I go through now will be over lapping but if we put these roundabouts in, it means that we can get on to site safely. We've got construction vehicles needing access to getting into the site so they're not going to back on to Monks Cross Link Road times. We just allows us to get access and everything on the site.

**CP** - The next section of enabling Works is the Country Park element. The Country Park will be something that takes a long time to complete, but there will be work going all the time, throughout the enabling parts of that work, all the drainage infrastructure for the site. So that will be combination of basins. I think we've got four generation basins across the full length of the Country Park, and also we are going to have two attenuation tanks, which will just be traditional storm, water storage and their underground so you won't see what it's doing, you don't see them again.

**CP** - The next section will be what we're looking to start commencing build in this first Northeast Parcel, we'll be starting from the east element and working slowly across the top scene. We're looking at this section of first, and then we are looking at section 1B. But we were looking at putting in these Northern and Southern spine road links. So, in an ideal world, we want to get this road in, so that we've got an in and out for the site, managed by the two roundabouts, but because it's going to take quite a while to build it's likely all work from this Northern side down and whilst we (Redrow) build this residential area then Bellway will start building this section here (the Northern part of the Southern section) again working from Easter to West and putting the road in and once we get to this point here (the point where the two developer site work meets), well been looking to put an essential spine to meet the two up.

**CP** - At the same time we are putting the central spine in, we will be looking to put the spur into the school. A decision that's been made on the school by the 301st Dwelling(Occupied).

*DJ - So where is the school is going because it's not shown on the drawing?*

**CP** -So the school's here in his blue area and that's going to be delivered by others, not by ourselves (the developers).

*DJ - I take it with a school still being there you haven't taken on board what the police are saying?*

**CP** - With respect to?

*DJ - The Police are advising that it is nearer to the Spine Road for access for People's cars, otherwise they've got to drive through the whole estate*

**CP** - Right okay, I don't think I've seen that response but, yeah I'll have a look. I'll come back to the location of the school.

**CP** - So once the spine roads in we'll be looking at the central part of the development and looking at the large area, the play areas on the rest of the side will be delivered as and when the adjacent completed around them any questions on that?

**CP** - So in terms of the school we've had I like to conversations throughout with the council teams to try and work out the best location for the school and it's very difficult to get a solution that satisfies everybody we sat in a meeting with a number of people from the educational team and they explained how difficult it is when they want everyone to walk and cycle to school. So, they wanted to be as far out as possible into the greenspace so that it's safe so people can get to it (the school) without having to go by road, but then they also anticipate that there will still be people who just want to drop off. There are quite a lot of complicated and reasons why and we felt that having the spine road there we are going to have segregated pedestrian and cycle route from Monks Cross Link straight into the school location. So, anyone can come from the East, get to the site without having to cross traffic or anything like that. You then also have a drop off link around here for vehicles which parents can drop off children onto a cycle lane and into school. You then also have people on the development who will be able to walk in cycles to the school. So, hoping that that means the

location is suitable for people to get to it. You have also got anyone who's coming from the Western end of the site, and we've got footpath links at the Southern end of the development to get into the school. We would be comfortable with that location

*DJ - I assume that you're thinking majority of the pupils that are going to the school are going to come from the estate?*

**TM** - That's the assumption but obviously once it's open operation, it's not something we can control, which is why the footpath link, the connection to Woodland Way, and then the connection up to North Lane. The school was actually you'll remember part the master plan, the outline application, so it hasn't moved position from when we started this. I think the conversation's Chris was alluding to is how we can safely get people and segregate maybe pedestrians and cycles as well as obviously, it has to be on the bus loop, they're close to the bus loop to allowed to stop there and that will allow the bus to pull in from the carriage way.

*DB - Can I just asked why does it say school and show all Nursery?*

**TM** - That's a decision for York Council to Make, so you're probably remember from the enquiry, that was quite a lot of discussion about the school. The way the section 106 works is, we've always assumed and wanted the school to be on site, as well as an early years Nursery provision which would have effectively be attached to the school, but the council have a mechanism where **at 300 dwellings** they can decide whether they want that school to be on site or not and if it's not on site, it then switches to an off-site manager contribution

**SC** - Well in all fairness they have to start doing some work towards making a decision at 200 dwellings

*DJ - I was looking at the proposals about how many pupils were going in each of the different disciplines, and this site could not accommodate everyone at this.*

**TM** - The size of the school is based on the pupil yield from this development for a primary school that's what it was based on. There is a there's a separate contribution that maybe applicable for secondary school provision which wouldn't be on site that would be another contribution and that was all set out through the outline with the section 106 and disgust at the enquire about how that was delivered. So effectively both developers start paying the council as soon as we start occupying dwellings but there's a time lag for the council to make the decisions and decide about (and obviously, they will procure and build school using that Money).

**SC** - And if you look at the timeline from the 300 dwelling, they've (CoYC) still then yet got to, you know, design it get planning on the school, procure it and build, so there's going to be as you know a while before we're more likely to be you know substantially through the site, if not close to finishing before the school will actually be available for use anyway

**TM** - They (CoYC) could deliver it earlier if I wanted to

**SC** - But that's their (CoYC) decision..

*DJ - It's all about pennies though*

**TM** - But we're paying them of enough pennies

*KO - In relation to school and potential, school population there is as you know, another development now on New Lane, which will be as near to this school as any other school and it makes the access into the Monks Cross area, pedestrian wise and bike wise, even more important. We did discuss last week that there's a sort of ransom strip that stops that access, it would be really good for that access to be put in. We'll make representations as well, not just for the school, but in general for people to get to Monks Cross and Vanguard by foot instead of driving around.*

**TM** - There will be a link on Monks Cross Link down the front of the site and there's a new cycleway and footway to go in and financial contribution to Council to extend that down.

**SC** - This is probably a good point to look at the connectivity of the development (proposed site plans were shown to Cllrs). So, you can see the connections through. You got Woodlands way down there which leads all the way through and then you crosses over, Garth Road, really all the way up to North Lane, as well as connections through on Monks Cross Link road,

**TM** - But as we said as part of the Bellway phase, we'd be happy to facilitate a link to the boundary. You know, that's within our gift. It's got blocked at Alpha Court. So we were assuming, we will put the connection point up to the boundary to that ransom and then it's obviously for discussion.

**KO** - *It's whether people will be able to get through there, isn't it?*

**TM** - Yes.

**KO** - *If you're not putting a boundary somebody else has got to protect it.*

**TM** - We can only deliver what we can control, can't we? And that's, the issue that's been raised before. But we're happy to facilitate the link to the boundary it's just how it's delivered beyond that.

**KO** - *That that was one of the questions that was going to ask, if you would do that?*

**DB** - *I'm nervous about, first of all if we get a school on the site*

**SC** - Well we're really nervous about that.

**DB** - *It makes me nervous that they might talk about off-site. Well, If you look at the primary schools, I don't know Yearsley school that well, but I know one here fairly well there isn't an awful lot of space to accommodate anything like the numbers from the development. As a Parish Council I think we need to be getting onto city of your pretty early.*

**DJ** - *The figures that I've got from York planning, is that the preschool would be 121 places and the Primary School accommodate 210 pupils. However, it is anticipated that the pupil yield from this development would be 242.*

**TM** - I mean, I think the, the thing is that the mechanism for delivering the school is now fixed by the outline consent. I know there's a lot of discussion about people yields at the moment because birth rates are falling, aren't they? And nationally, as well as locally? And there's a lot of discussion about the reasons for that, but I think even with notwithstanding that people yields might be lower or Birthrates, might be falling, the amount of money that we're paying, is enshrined in that planning permission already, and the area of land for the school, so it's been sort of Fixed if you like already.

**SJ** - *Can I just ask? you said earlier on that you were nervous about the schools as well, what did you mean by that?*

**SC** - In the sense that we're obviously we've created a development that we're telling people will provide a school so from the selling perspective if you don't provide a school, (SJ - well you won't sell the houses), and we will have a space on there that we will need to be that. Which we've have serviced and made provision access up to and then what, are we exactly doing with it, then it's a bit too late for us to change the scheme because we've got planning consent for it. So, it's not ideal.

**TM** - We are designing the roads around it, we're designing the drop off point around it, the bus stops, the play areas are all designed around, delivering this school so that's the nervous mystery.

**TM** - It leaves again development? Doesn't it? If you haven't got the school there.

**LF** - *So you are building the community hubs though?*

**CP** -Yes we are

**LF** - *And would we have some input as a parish council into the configuration of that and what form it takes?*

**TM** - I think it's sets as a retail space In the outline consent of 200 square metres in floor area, in terms of the internal configuration in terms of housing, is that split into one unit? Is it splitting to two? That's something we can have a bit of flexibility on depending on because it could potentially be one cafe, one shop, or it could be one basket shop to some extent that will be dictated by the market and, but we can make the internal area fit that.

**CP** - Again, we've designed the designed it around, so we've got the space for the retail area, or whatever the community facilities around a play area, and footpath link. We wanted to be something that lots of people are going into it because we designed it to become a bit of a heart space of the development, so if it ends up just being something that doesn't get really use then it's not ideal for us either.

***DJ** - I was looking at the information again today and Mowat said the development would have no adverse impact On Medical facilities.*

**TM** - Yeah, I think that's probably a planning term. I think it's just to put it basically and planning terms because it's an allocation for the health impacts of the whole local plan is supposed to have assessed at that plan making stage so it's not on top of, like the other development you referred to which was a windfall development that wasn't part of the Local Plan, those are over in above, aren't they? In terms of infrastructure? Whereas the planned allocations are all accounting as part of the infrastructure. That's probably what he meant in planning terms.

***DB** - It's a bit of information really that one of our neighbouring parishes Haxby Town Council are in a similar position that is to say that 800 homes are going in between Haxby and Wigginton. They have had public meeting and Professor Holmes, who was a head man at the surgery at the Haxby Group and he sits on the national committee for GPS is. He's actually going to a public meeting he has been written to informing him that, we're going to put this 800 on, and your surgery won't support that, so it will be interesting to see what the outcome is, as the people have Haxby have the same concerns as the people in Huntington in regards to accessing GP services with such large developments in the pipeline*

**CP** - Mindful, I just thought it might be helpful to just go through because as well as the master frame document, we also need to provide a landscape master plan and again this is something we've worked collaboratively as both developers to develop something for the whole scheme and work really hard to sort of pull it all together so it will be cohesive and we thought it would be worth just running through what we're proposing of this stage, because this is all getting submitted at the same time, this has just been submitted actually, as the documents, so that would be part of the first application and will also form part of the discharge of planning conditions as well.

***DJ** - So, when you look at that, can take notice of some of objections, the Police have some of the same concerns as the Parish Council the accessible one of the viewable from various areas and things like that?*

**CP** - So, in terms of the start of the Country Park that is an area with a 2.3, kilometre walking route which goes around the whole area, what we're trying to do in that area is retain and enhanced with existing vegetation, this provides by diversity benefits and provides Biodiversity net gain, but also just propagates a nice place to spend time walk around there's areas of community grow in so that would be orchard planted and edible hedgerow planting for people to go and pick apples and pears things like that it will provide a very quiet and rural natural area.

In play space based in the residential area we've got, as you can see that's green links that cut through sort of, North to South and East to West that provide wide green verges of people to work into cycle through and we've also got a number of play areas. So, we've got a large play area which we've got again some orchard planting and some seating and things like that for people to enjoy of all ages and the rest of the play areas are separated between the younger children. So that they're the very youngest sort of the stepping star, stepping stones and little logs and things that are small children like to play on I think we have five or six of them. Then we've got another two play areas for slightly older children, which has got some more, interacting equipment and areas and in addition to that, we've got two Trim Trails we've got one that runs North South, and that will have an exercise equipment for adults. There is a second Trin Trail for children which along the footpath you can pop off along the way it keeps kids entertaining with little activities along the way. The community hub is located here and that has a play area as well. The greenspace, which is visible as you've been through from, North to South.

**DJ** - *So the equipment can we have some sort of input?*

**CP** - Yes it's just coming through, we welcome your feedback on that. We tend to prefer to put the timber play features in. That is with the exclusion of the adult exercise which has to be metal. But the timber features because it seems to embed into a landscape and better, we prefer that from experience.

And then in terms of landscape character, we really look to try and get a wide range of different types of planting. So, you'll have different areas in the site will be planted with slightly different species, so as you walk through the whole site, you'll be able to orientate yourself within the development from what type of plantings there.

So, lots of hedge to stream trees, lots of pops of colour everywhere and lots of interest. So we hope it's a really nice feeling through the wood.

*So, where will the crossing points to the Country Park be?*

**CP** - So the Crossing points will be at the roundabouts, and they are getting designed in at the moment it's the safest routes through because of the speed of the Monks Cross Link.

**TM** - I mean the two roundabouts will obviously slow the traffic down.

*LF* - *We would just like you to play nod to Natural Woodland and there are only really 36 natural trees in the country that are native and also to include planting that's featured in the BAP, so, maybe the Black Poplar if we could have some of those on site that would be brilliant.*

**CP** - In terms of the biodiversity net gain strategy In order to get to ten percent net gain you've got to specific success departure that has got to the same success, I'll double check the species that are on there.

**CP** - We are submitting a biodiversity management plan 12 alongside this development management framework document, which you will obviously get a copy and be able to comment on that and that will have a lot more detailing into terms of the actual species that are being planted, so again, like equipment we're happy to talk to you, listen to what your views are on that.

*SJ* - *Car park. okay pedestrians can access the whole site, but the fact remains, that the vast majority of the households have a least two cars*

**CP** - They absolutely do and every time, here, we were looking at a minimum for two spaces for every plot, we're of the same we on the site, we designed sites and sometimes we get asked to put less parking or sometimes focus in elements away from the car, but we understand work, so I think other than the one bed which will be at the apartments, everything else hasn't been able to, have two parking spaces and some of the big properties obviously, they'll have considerably more than that as well.

**TM** - It will average out at about two per dwelling across. So obviously like, you said smaller ones might have one, but the bigger ones might have three. We've got lots of car parking in the Country Park. which was a requirement from the initial outline permission and that just provides facility for anyone who's coming from further afield, they can still access the Country Park and can park up if they don't want to walk.

*DJ* - *So the Country Part of how long will you be responsible for looking after it?*

**TM** - That's an excellent question. **SC** - At the moment, we're still talking to the council about whether it's something that they want to take on, if not. Therefore, it will be put into a management company for them to look. Yeah, I know we've got something similar on a development that barrage finish to cut the ears on the counts of the trying to give it the worst.

**CP** - In terms of delegating, the Country Park it is going to take a number of years to develop the structure of the planting. I think it's very likely we will be looking into leaving it in the shorter there is plenty of time for the conversations to be had,

**SC** - Because it's going to have a lot of biodiversity elements in there it's going to need to be managed, you know, through the new guidance, which will cover at least 13 years.

*YS* - *Is that the same thing for the play equipment as well? Like at what point do you take over?*

**CP** - So all the open spaces within the residential elements are not the Country Park of the site that; will all be maintained by management company. That's way there is a fee to cover the costs of footpaths, play equipment, orchards etc.

*DJ - So will the site be freehold?*

**TM** - Yes. Unless there's a few apartments around the community hub, the apartments have to be leasehold

**SC** - It's the longer-term management of that site (the Country Park), not just with people on site. So, there's a question that we have with the council as to well, is it one of the public aspect for these residents to have to acquire responsibility for a wider community assets

*LF - I'm just a bit concerned right now because the Country Park will attract wildlife at the moment, it's an open field so, we don't have a huge amount there other than roe deer, and I don't see any provision there for wildlife crossing the road. I know another developments that have put tunnels in, obviously you have got to find out if there's a crossing point in the first place for badgers and hedgehogs.*

**TM** - I mean Hedgehogs, we normally do the Hedgehog highways within the development to access greenspaces. Badgers. I don't think we've putting a badger crossing on them. I have to newt crossings

*KO - The fees that they pay to the management company, how is it constricted? Could they be raised considerably over a period of time like some leaseholds have been?*

**CP** - We are intending to configure it as a resident only management company, Which means that once the development completes a number of people on the development will become sort of directors of that company, so if the management fee was to go to, high, they could look after something differently, were in the early stages right now and needs looking into

**TN** - It's common now for residents to actually want to step up and be directors of the management company.

**SC** - I have been a director on my development It give you an element of control of where you live? So, you know, for example if you feel a company's charging too much for grass cutting or something like that, you can just kick them off and go out to tender and get somebody else in or you can change your grass, cutting regime or you know you've got that flexibility as resident.

*DJ – Do you have anything else to add on?*

**TM** - I think that's probably it in terms of where we're at the moment. I think we would hope to do this relatively regularly. You know, have another session once we've got a little bit further and the development framework sort of firmed up

*DJ - I right in assuming that Redrow and Bellway are together re proposing to build 650ish houses?*

**TM** - No 970

*DJ - I've got: Bellway's Central Parcel = 166*

*Bellway's Southern Parcel = 271*

*Redrow's Southern Parcel = 165*

*B & C parcel = 45*

*Totals = 647*

**TM** - You've missed the Northern phase of : Redrow's Northern Parcel = 323

*DJ - I've got concerns about your custom build plan, my good reaction is it seems crackers that's putting a bluntly, houses spread all over the place you've got. I don't know how many there is I haven't counted them, but you've got them in the middle of ordinary houses*



**TM** - The policy. For the houses is that it can be custom build or self-build. We're looking at about custom build types of scenario so where we're finding a service plot and there will be options for the type of property on there, but they will be in keeping with a Redrow properties and we will build it, so it will be Redrow building it customised to that purchaser. So, it might be in three bed or a four-bed depending on what they want you know so picking it up from custom build not self-build its custom.

**SC** - There's a lot of problems with self-build that have been evident. I mean York has done one which was on Grand Designs, you've probably seen which highlighted a lot of problems of trying to get self-build within a development size, There's a lot of health and safety issues design issues and all sorts of things, which is way we've gone down the custom build route which again, like Traci said, it gives the customer that flexibility to make the house bespoke, but we can control the overall design code.

***KO** - On that particular thing, will the people, doing that kind of build, be able to get greater environmental controls on it so, the council build passive have houses, would they be able to build to that specification?*

**TM** - So, I mean, it hasn't been determined exactly what customisation options are. No, I think that they have to be orientated in a certain direction which would probably contradict the wider development scheme. They could enhance, I think he these might be an options in addition to the sustainability already be used.

**SC** - I mean there's internal features you can do in terms of that, in terms of the shower fittings and things like that, you can choose.

***KO** - The other thing I was going to talk about was with North Lane could you go through the route that pedestrians and bikes are going to go from North Lane into the village. It wasn't clear last week,*

***DJ** - when you look at the drawings, every single house on the estate has access to North Lane*

**TM** - That is only a pedestrian and cycle link through so only those properties (as shown on the plans brought to the meeting) can be accessed

***DJ** - It's still too many though my gut reaction, shooting from the hip is that you're going to get sued if somebody gets killed on that junction because that road is impossible to police.*

**TM** - Well there are a lot of highway work proposed down here to the widen it and makes it safe.

***KO** - That's what I meant make it wider, how much wider and what about the cycle and pedestrian routes down there. How, how is it going to be configured?*

**TM** - I haven't got the plans with but they are on the portal because they were part of the outline permission the detail of it we are still working through with the council but there is going to be a pedestrian and cycle route all the way down that road. Yeah. So, it does. I think is it three metres into the site,

**SC** - I'd have to check could probably send you a plan over of what's proposed

***KO** - But the site, doesn't go all the way down to the existing houses.*

**SC** - No, that parts of it will be done by the developer under 278, working agreement and then the other part is a contribution that we've been to the council for them to do work.

***DJ** - So am I right to assume that the people living in the lefthand corner they haven't got any other access or egress route other than North Lane?*

**TM** - No

**DJ** - Which as you probably gathered we are not happy about it.

**DB** - If you don't considerably widen the road it's going to cause massive problems, and I think we raised it right at the very start when you all spoke to us. I think CoYC have said parcel 1B would it be the only the only parcel that would have access to North Lane

**TM** - We're not actually probably going to deliver 300 there (accessing on to North Lane), but you know, that's what we can take you up to.

**DJ** - I think if you're doing that road widening to the standard road, because at the minute, if there's a truck or a van coming down one way and you're going here that in it's very tight.

**TM** - I mean, we did have a highways consultant look from that (width), and the safety of them and the requirements for that and that's what the designs are based on.

**DJ** - Have you been consultation with any of the housing associations, because the business of affordable housing in an oxymoron as far as we are concerned unless you're selling them to a housing association?

**SC** - We've been we've had a chat with a couple, but we were sort of a little bit too early stage until we get further progressed with the application to sort of, commit to one but we spoke to JRHT (&) Yorkshire housing.

**DJ** - Do you have to sell that house at discount rate to a housing association and it's got an, obviously me quite a little big discount I assume?

**TM** - Normally, because the way they're set up financially now the registered providers we know that they are charities and obviously, they recycle all the money in them they're actually quite well funding now because they're able to borrow on value of the property. So, obviously in a high value area like this it's much easier to get an R.P. who'll take a significant number of units than it is in author areas where those values of the properties aren't as high Go. So, I don't think we anticipate any problems finding an R.P.s.

**SC** - No there's not a shortage.

**DB** - Are you going to build any bungalows?

**TM** - There's non proposed. There are apartments and obviously some of the properties will meet the adaptable homes, standards.

**DJ** - Will there be cars parked everywhere?

**TM** - It's not like that. The old PPG3 schemes where you've literally got cars abandoned all over because they were only given one car parking space, but as Chris was saying earlier we're very mindful of that not just, you know, from that point of view, but it's because that's what our customers want is to be able to park the car on the drive so they can get the kids out and unload the shopping without having to park away from your property,

**DJ** - or charge your car up?

**TM** - Absolutely every property has a charging point.

**DJ** - What about PV on the roof?

**SC** - Bellway do PV on the roof, Redrow do Air Source Heat Pumps, so it'll be a combination of a two across the development, so people have a choice.