

**APPENDIX 1 TO MINUTES OF PC MEETING FEBRUARY 2015**  
**MEETING OF WILBERFOSS PARISH COUNCIL AND PERSIMMON HOMES**  
**THURSDAY 19<sup>TH</sup> FEBRUARY 2015**

The Wilberfoss Parish Council meeting on Thursday 19<sup>th</sup> February 2015 welcomed Robin McGinn and Nyasha Mapanga, representatives of Persimmon Homes. The meeting was also attended by approximately 40 members of the general public.

It was acknowledged that the ERYC Local Plan has not yet been approved however District Councillor Stephen Lane advised that the Planning Department is still able to consider planning applications prior to its adoption. Anyone wishing to object to such planning applications can do so in the usual way, either directly to East Riding of Yorkshire Council or through the Parish Council.

Having seen an interim report from the independent Inspector of the Local Plan, Councillor Mike Skelton advised that although the Inspector had suggested a number of changes to the Plan, the proposed sites and number of dwellings associated with Wilberfoss remain unchanged.

Members of the audience were given 15 minutes to address the Parish Council with questions for Persimmon Homes and a number of issues were raised:-

- *Why is the developer not proposing to complement the adjacent housing development by building bungalows?*
- *Will correspondence sent by individuals to Persimmon Homes be acknowledged?*
- *What will happen to the public footpath which currently runs the length of the proposed site?*
- *Are there any planned improvements to the A1079 access at the village junctions?*
- *What is the current capacity of Wilberfoss Primary School?*
- *Can the junction of Windmill Meadows accommodate the increased number of vehicles?*
- *Have the current issues with regard to drainage been considered?*
- *In what capacity will the Affordable Housing be built?*

Robin McGinn addressed the meeting to inform those present that Persimmon Homes propose to build 44 two and two and a half storey houses on the site. Persimmon Homes do not currently own the land but they do have a contract to buy it. The purchase will only take place if any Planning Application is successful.

#### **PROPOSED DWELLINGS**

Having allowed for the Government's guideline of 12 metres between the existing property boundary and the new dwellings, Persimmon Homes are under no obligation to build bungalows, although they do acknowledge the strength of feeling of local residents.

#### **CORRESPONDENCE**

Persimmon will not enter into correspondence with individuals because of a lack of time and resources. However, all correspondence will accompany any planning application submitted to East Riding of Yorkshire Council.

#### **PUBLIC FOOTPATH**

The public footpath which currently runs the length of the field will continue to enter and exist at the same point but may be subject to a slight diversion.

#### **A1079 ACCESS**

Persimmon Homes has undertaken its own assessment of the increase in number of vehicles accessing the A1079 at peak times. They estimate this to be 28, and their report will accompany any planning application. It was acknowledged that a discussion had taken place between Persimmon and ERYC Highways Department and there is no requirement to improve access from Wilberfoss on to the A1079. The Wilberfoss junction was assessed by ERYC, along with 6 others on the A1079 corridor and it came in 6<sup>th</sup> place out of 7. No work is proposed.

#### **SCHOOL**

It is the LEA's responsibility to ascertain whether Wilberfoss Primary School can accommodate the proposed increase in the need for child places. However, any developer will be required to make a financial contribution to enable the school to accommodate additional children, should there be insufficient places available.

## **WINDMILL MEADOWS JUNCTION**

A Highways Assessment undertaken by Persimmon Homes has ascertained that when the Windmill Meadows development was built, it was done so in the knowledge that additional properties would be built beyond the current development boundary and the junction was built to accommodate this.

## **DRAINAGE**

A drainage assessment has been undertaken by Persimmon Homes who acknowledge that they are aware of the current drainage and subsequent flooding issues. They will install oversized holding pipes on the site which will discharge water at the same rate as it is currently being discharged, therefore making the current situation no worse. Subsequent to the development's completion, Yorkshire Water will adopt the pipework and be responsible for ongoing maintenance. Persimmon Homes' assessment has been undertaken on a 1 in 100 year flood, although it was acknowledged that the village has flooded twice in the last 8 years. One of the incidents was acknowledged as a 1 in 400 flood. Councillor Clegg asked Robin McGinn for details of his contact at Yorkshire Water in order for the Parish Council to take up the issue with them directly.

## **AFFORDABLE HOUSING**

ERYC determine the housing allocation for each development site. In this case there are 9 properties. The current proposal sites all the affordable housing in one location. This may change if ERYC guidelines require them to be disbursed throughout the development. People on the ERYCs Local Housing List will be considered for the properties. There is likely to be one registered social housing landlord.

## **CONSTRUCTION**

The meeting was advised that construction of the development site is likely to take 2 years. Persimmon is looking into the possibility of temporary access over neighbouring fields. If this is not possible then the audience was assured that three different organisations are responsible for ensuring that strict guidelines are followed with regard to timing of deliveries, construction vehicles, hours of work, etc. Although Persimmon are not a member of the Considerate Contractors Scheme they assured the audience that they follow the same guidelines.

## **INFRASTRUCTURE LEVY**

The impact of any development is assessed by the local council and there may be a need for the developer to contribute financially to the Community Infrastructure Levy <https://www.gov.uk/government/policies/giving-communities-more-power-in-planning-local-development/supporting-pages/community-infrastructure-levy>. This levy has replaced Section 106 of the Town & Country Planning Act 1990 and is seen to be fairer, faster and more transparent.

Persimmon Homes can be contacted at [yorkshire.land@persimmonhomes.com](mailto:yorkshire.land@persimmonhomes.com)