

## Note of the meeting with Matt Gallagher of Greenlight on 2.10.19

1. Present Simon Roberts, a member of the NP group, WH
2. Greenlight have a land promotion agreement with the trustees for the land at the rear of Horner Av.
3. Plan showing blue land belonging to Evans of Leeds.
4. There has been a pre-app with Taylor Wimpey, present was 3 District Councillors, Highways and LDC planning officers.
5. Access would be via Ward Close and Horner Av.
6. Construction access has been considered from A38 but the owners of the petrol station and adult shop have refused access as have Highways England for access directly from A38.
7. Legal and General on the other side are not interested in buying the land for commercial/employment use and are unwilling to allow access for commercial use. The road into their site is unadopted and therefore within their control.
8. The land is worth more as residential than employment land.
9. NPPF residential acceptable. Planning Counsel has advised that here is a technical reason why it cannot be used for employment i.e. it is land locked and would therefore permit change of use to residential.
10. The plan is to develop the site with 115 dwellings. Access through Horner/Ward but not construction traffic. The land between is owned by Evans who have a ransom strip. Bovis own the land at the front with consent for a Dr's surgery. Can access the land through this and the Parish land.
11. There would be improvement to an area over grown. Levelling out the land including the piece to the rear of Godfrey Drive.
12. Greenlight have secured an arrangement with Evans.
13. The traffic surveys are being carried out.
14. It is anticipated that there will be resistance from the occupants of Ward and Horner. The pre-app highlighted that there will be a need for double yellow lining on Ward Close.
15. Offering a land swap for some of the Bovis land in exchange for the PC land. It would provide for construction and end up as a pedestrian /cycle route.
16. Godfrey drive cannot physically support additional traffic.
17. Highways have not refused the access. It would be difficult to put a junction directly opposite Tye Road and so it would be further down.
18. The pre-app with LDC was very positive and will share the outcome with PC.
19. The local plan will include this area for development. Intend to file an application before the end of 2019.
20. The only offer to the Pc would be a land swap. There would not be a purchase of the PC land. But agree that the land to be swapped would not be available for 4 years whilst the development is built out.
21. If the PC do not swap then will work the traffic through Ward and Horner.
22. Ward Councillors have suggested some parking for Ward Close in the plans.
23. Agreed to work up the Bovis land plans to see if a permanent access could be put in to avoid all the traffic using Ward/Horner
24. PC concerned at affect on Ward and Horner and would only want a permanent access from Common Lane. The land swap in 4 years would not work for the PC who have a time limit on funds available for the new parish office.
25. A firm written proposal is awaited by the PC so that proper advice can be obtained.