



# Frequently Asked Questions

## Konect62 Project

### Questions concerning Phase 1

- 1. I am concerned about the height of the buildings that were erected at the end of 2022. For example, the plans state Units 2, 3 and 4 heights to above ground level. How was this permitted?**

This concern was only very recently brought to our attention and we have looked into the matter over the last month. We can confirm that the buildings have been constructed in line with the planning permission for the site. The heights of the buildings are actually lower than the maximum permitted height. These maximum permitted heights were consented by Selby District Council in February 2019 under the outline planning permission (ref 2016/1343/OUTM). Part of the preparation works for the site did involve levelling the ground, a process that has lowered the ground in parts of the site and raised it in others. These ground levels, being in accordance with the maximum permitted height parameter, were approved by Selby Council under condition 9 on the Outline consent.

- 2. I understand that a developer of the units by the site entrance has attended a planning meeting. Selby Council said that they did not have a Planning Officer to cover Phases 1 and 2. The owners said and it was agreed that they would employ their own. Isn't this a conflict of interest?**

HPREF (The Developer) has appointed a planning consultant to support on the project as is standard industry practice for a development of this scale. This is not the same function as a Planning Officer at Selby District Council (now North Yorkshire Council), who are the Local Planning Authority with full decision making powers. The client side planning consultant would prepare the planning application with the Developer whilst the Planning Officer at the Local Planning Authority would be responsible for dealing with it on behalf of the Council. We are working with the Council's Planning Department, including Planning Officers and when a planning application is submitted for Phase 2, a Case Officer at the council will be assigned to the project who will assess the development against adopted policy and other material planning considerations.

- 3. The noise over the last 8 months during construction has been unpleasant and well over 90 decibels. Are you aware that this led to noise pollution both day and night?**

We do understand that construction has caused noise. As soon as this was brought to our attention, this was addressed and we will continue to monitor the situation closely throughout the remaining Phase 1 construction and future Phase 2 construction.

- 4. The lighting at night has been disruptive to residents and head lights have been shining into houses in the dark. What is being done about this?**

Lighting of the site is in line with the planning permission for the site and is designed to limit the amount of light leaving the site. The routes followed by the vehicles entering and leaving the site are via the established and permitted access route on to Weeland Road. In addition, boundary treatments around the site including fencing and landscaping will mitigate the potential for headlights shining into windows.

- 5. The Environmental Officer's report stated that there will be no adverse effect to neighboring properties or impact the character and appearance of the area. I do not believe this to be the case.**

The development has been constructed in line with the planning permission for the site. The design of the development was considered within the context of the area at the time it was consented in 2019. (Please note, the Environmental Officer is a representative of the Council and the developer does not prepare this report.)

- 6. There are major concerns about the height of the building being so close to residents' properties. Can they expect compensation for house devaluations?**

The buildings have been constructed in accordance with the planning permission and are lower than the maximum height permitted. The significant investment being made into the former colliery should generate a significant uplift in the local economy, including creating a well-managed environment which will be open to the public for the first time in c.70 years; several thousands of jobs and spin off investment. We believe that this should be beneficial to the area.

- 7. The bund separating the units and the houses at The Oval has had at least 1m removed to fit temporary fencing.**

- a. Is this going to be raised higher?**

No, the site levels have been agreed and form an integral part of the site-wide flood risk and drainage strategy.

- b. Can the saplings be changed for mature trees so that the residents will not have to wait so long for the trees to grow?**

The landscaping proposed throughout the site has been designed by a specialist landscape architect and includes a combination of planting. Although it is not possible to plant mature trees, semi-mature trees are included at this location to thicken the natural screening for neighbouring properties. This will take place in the next planting season, in early Autumn this year.

**8. The amount of dust produced is unhealthy and unacceptable. What is being done to mitigate this issue now and in the future?**

The recent hot weather has made managing construction dust more challenging. However, during the warmer weather, we asked our building contractor to put additional measures in place to combat this. For example, our building contractor ran two tractor bowsers every hour around the site to damp down. They also employed ZTL to bring on two water tankers to facilitate this. The precise build strategy for the future phases has not yet been established. However, whilst it is not feasible to deliver buildings of this scale without creating any noise, we will ensure that any contractors are made aware of the issues created within the first phase and that they should seek to mitigate those issues as much as possible.

**9. Many properties are experiencing cracks and windows blowing, which have all appeared in the last 6 months whilst the compacting/piling work has been carried out.**

The project team has not been made aware of any specific issues. If residents have specific issues they would like to raise with the project team, they would be happy to discuss them on a property specific basis.

## **Questions concerning Phase 2**

**1. What will the height above ground floor level be of the buildings proposed for Phase 2?**

The proposed heights for each of the units proposed in Phase 2 are as follows:

- Unit 5 – haunch circa 8m
- Unit 6 – haunch circa 10m
- Unit 7 – haunch circa 10m
- Unit 8 – haunch circa 17.5m
- Unit 9 – haunch circa 12m
- Unit 10 – haunch circa 15m
- Unit 11 & 12 – haunch circa 10m

**2. What will the ground floor height be in relation to what the ground floor level was when the colliery was in production. Will it be the same, or will it be raised by around 5m much like Phase 1?**

Although site levelling did take place in Phase 1, the ground level has not been raised by 5m across the site and the buildings have been built in line with the permission obtained (and are lower than that permitted in the existing planning permission). We have not concluded our final earthworks model for Phase 2; however, we do not anticipate any significant level changes.

**3. You are proposing to increase the square footage from 1.4 to 1.8 million square feet. Where is the extra footage coming from, will it be extra buildings and if so, where will they be situated?**

The proposal for Phase 2 sees a reduction in overall units from previous designs, with a more sensitive approach to the residential properties, regarding aspects such as noise and overall scale. Whilst some units have increased in size, the scheme has

been designed with the larger units to be positioned further into the site, with lower heights on units closer to residential properties. The site plan (available on this website) illustrates that Unit 5 acts as an acoustic barrier between the residential properties and the service yard. Additionally, we will be incorporating extensive areas of planting and landscaping to maximise screening for neighbouring properties.

- 4. It is understood from Planning enforcement that working hours permitted for this development is Monday – Friday 7.30am to 6.30pm and Saturday 8.30am to 12.00 noon, with no work taking place on Sunday or bank holidays. Will these hours be adhered to in Phase 2, unlike Phase 1?**

We are aware that some activity during the construction of Phase 1 did unfortunately take place outside of the agreed hours. As soon as this was brought to our attention, this was addressed, and we will continue to monitor the situation closely throughout the remaining Phase 1 construction work and future Phase 2 construction.

## **General questions regarding Konect62**

- 1. The Helicopter pad needs moving as it is right next to the residents houses and causes a lot of dust. What is being done about this?**

Please be advised that this was a one off, temporary solution for a single visit. There is not a helicopter pad included in the phase 2 scheme.

- 2. The removal of the trees on northeast boundary with the Oval houses has produced an unattractive view from the residents' windows and risks noise and light escape when the warehouses are operational.**

There will be replacement and additional landscaping installed before the scheme is finished, which will mitigate the visual and noise impact. On the boundary with the playing field, a native woodland mix consisting of mainly Silver Birch and European Aspen will be planted. This mix will also be planted along the full length of the units 2 and 3 gable ends and service yards. Along the unit widths and service yards there will also be specimen trees planted including Mountain Ash, English Oak, and Silver Birch. A range of sizes including semi-mature trees will be planted and including fast growing species. The boundary treatment and distance between service yards and houses was considered by the planning authority and approved as acceptable mitigation measures for visual, light and noise impacts on the local area.

Please be advised that our online consultation remains live until 4<sup>th</sup> July at [www.konectphase2.consultationonline.co.uk](http://www.konectphase2.consultationonline.co.uk), and includes an online feedback form. People can also phone the Freephone information line (0800 298 7040) or email [feedback@consultationonline.co.uk](mailto:feedback@consultationonline.co.uk) to provide their comments or ask questions.