



PLANNING STATEMENT

LAND NORTH OF A47 NORMANDY WAY,
HINCKLEY, LEICESTERSHIRE.

October 2025

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1. Introduction:

- 1.1.1. This Planning Statement relates to the submission of a Reserved Matters Application (Layout, Scale, Appearance, and landscaping).
- 1.1.2. This Planning Statement has been prepared in accordance with the HBBC Validation Requirements for Planning Applications 2019.
- 1.1.3. The description of development is:
"Application for Reserved Matters (site layout, scale, appearance, and landscaping) of outline planning application 24/00264/OUT – for 415 dwellings with associated internal road layout, car parking, drainage, and landscaping. Discharge of Outline Planning Conditions 2 (Reserved Matters); 4 (Finished Floor Levels); 6 (Materials); 9 (Tree Retention and Protection); 12 (CEMP); 13 (CTMP); 14 (Lighting); 16 (Waste Storage); 17 (Surface Water Drainage); 18 (Surface Water Management); 19 (Surface Water Maintenance); 20 (Infiltration Testing); 21 (Noise); 22 (Cycle Storage); and, 30 (Hedgerow Improvements).
- 1.1.4. The Reserved Matters Application is submitted with a range of supporting documents as detailed below:

Document	Document Reference	Author
Layout Plans		
Location Plan	HA656/02	Barratt David Wilson Homes
Planning Layout Composite	HA656/101Ce Rev B	Barratt David Wilson Homes
Planning Statement	November 2025	Barratt David Wilson Homes
Building for Healthy Life Assessment	November 2025	Barratt David Wilson Homes
Section Drawings	November 2025	Barratt David Wilson Homes
Floor Space Accommodation Schedule	HCK2/101C Rev B	Barratt David Wilson Homes
Garden Compliance Plan	HA656/24	Barratt David Wilson Homes
David Wilson Homes Section / Street Scenes	H0000-009-01	David Wilson Homes
Barratt Homes Section / Street Scene	HA656/05	Barratt Homes
Materials Layout	HA656/06	Barratt Homes
Accommodation Schedule	HCK2/101C Rev B	Barratt David Wilson Homes
Boundary Treatments / Sections		
1200mm Post and Rail Fence	2010/DET/213	Barratt Developments
450mm Timber Knee Rail	2010/DET/216	Barratt Developments
Close Boarded Fence	DB-SD13-006	Barratt David Wilson Homes
Boundary Wall Type 3	DB-SD13-013	Barratt David Wilson Homes
External Gate	DB-SD13-014	Barratt David Wilson Homes
SuDs Pond perimeter Fence	DB-SD13-221	Barratt David Wilson Homes
Entrance Wall Detail	HA656/100/09	Barratt David Wilson Homes
Engineering Plans and Tracking		
Engineering Layout	H0997-100-01 Rev B	Barratt David Wilson Homes
Engineering Layout	H0997-100-02 Rev B	Barratt David Wilson Homes
Surface Water Management	H0997-340-01 Rev A	Barratt David Wilson Homes
Surface Water Management	H0997-340-02 Rev A	Barratt David Wilson Homes
Vehicle Tracking	H0997-332-01 Rev A	Barratt David Wilson Homes

Vehicle Tracking	H0997-332-02 Rev A	Barratt David Wilson Homes
Vehicle Tracking	H0997-332-03 Rev A	Barratt David Wilson Homes
Vehicle Tracking	H0997-332-04 Rev A	Barratt David Wilson Homes
Parking Analysis Plan	HA656/23	Barratt David Wilson Homes
Landscaping Proposals		
Infrastructure Landscaping Proposals (1 of 3)	GL2575 LP 01	Golby + Luck
Infrastructure Landscaping Proposals (2 of 3)	GL2575 LP 02	Golby + Luck
Infrastructure Landscaping Proposals (3 of 3)	GL2575 LP 03	Golby + Luck
Ecology / BNG		
BNG report – post development		
Arboricultural Report		
POS Calculation Areas	HCK2/POSCALCS2 Rev B	Barratt Homes
House Types – Floor Plans and Elevations		
Barratt Homes	David Wilson Homes	
<ul style="list-style-type: none"> • Kenley • Maidstone • Moresby • Denby • Lutterworth • Queensbury • Haversham • Tayport • Radleigh • Hale • Ascot • Fallow • Alfreton • Type 38 Maisonette • Type 39 Maisonette • Type 50 (Cat 2 Affordable) • Belton DWH Bungalow • Type 52 (Cat 2 Affordable) • Type 55 (Cat 2 Affordable) • Type 54 (Cat 2 Affordable) 	<ul style="list-style-type: none"> • P204 Wilford • P232 Belstead • P233 Easthorpe • P341 Hadley • P331 Fairway • P341 Hadley • T310 Kennett • P321 Cannington • H303 Bardon • H457 Ashington • H442 Kirkdale • H470 Hertford • H429 Meriden • H417 Bradgate • H418 Exeter • H456 Avondale • H469 Holden • H454 Shelbourne • H597 Buckingham • H538 Moreton • Type 58 Maisonette • Type 59 Maisonette • Type SH50 • DWB 2-2 Belton Bungalow • Midhurst Bungalow • Wilford • Type SH52 • Type SH55 • P341 Hadley • P383 Archford 	

Garage Plans and Elevations

- LDG2H8.01
- LSG1H8
- LDG2 H-SG-01
- SDG1H8.01

1.1.5. The Following table sets out the details for the discharge of Specific conditions of the outline planning permission 2024/00264/OUT that are sought.

Condition	Details Submitted
Condition 4 (Finished Floor Levels)	Engineering Layout H0997-100-01 Rev B H0997-100-02 Rev B
Condition 6 (Materials)	Materials Plan HA656/06
Condition 9 (Tree Protection / Retention)	
Condition 12 (CEMP)	
Condition 13 (CTMP)	
Condition 14 (Lighting)	
Condition 16 (Waste Storage)	Layout Plan HA656/101Ce Rev B
Condition 17 (Surface Water Drainage)	H0997-340-01 Rev A H0997-340-02 Rev A
Condition 18 (Surface Water Maintenance)	H0997-340-01 Rev A H0997-340-02 Rev A
Condition 20 (Infiltration Testing)	Engineering Layout H0997-100-01 Rev B H0997-100-02 Rev B
Condition 21 (Noise)	BWB Noise Report
Condition 22 (Cycle Storage)	Layout Plan HA656/101Ce Rev B
Condition 30 (Hedgerow Improvements)	Landscaping Plan (03) GL2575 LP 03

2. Planning History:

2.1.1. The emerging Local Plan is due to cover the plan period 2024 – 2045. The previous public consultation on the Regulation 18 Draft Local Plan ran from Wednesday 31 July to Friday 27 September 2024. The latest Local Development Scheme (LDS) was published on 6th March 2025 and can be found on the Council's website. The update revises the timetable for production of the Local Plan and establishes key milestones for public consultations, including further Regulation 18 consultation scheduled for September/October 2025, and Regulation 19 consultation scheduled for around March/April 2026. Given the early stage of the Emerging Local Plan and outstanding evidence still to be undertaken, the emerging policies are therefore attributed very limited weight.

- 2.1.2. The site is located in the open countryside outside of the settlement boundary of Hinckley, however the site did feature within a wider proposed housing allocation in the Regulation 18 draft version of the Local Plan (July – Sept 2024). Draft Policy SP02, found within the main draft Local Plan document states that provision has been made through this wider draft allocation at ‘land north Normandy Way, Hinckley’ for a minimum of 1200 homes. However, this can only be given limited weight at this stage as it has not been tested through examination in public.
- 2.1.3. Hinckley Phase 1, west of the site, was granted outline approval for the erection of 475 dwellings including reserving land for a primary school (plus expansion site) at appeal (reference 22/00318/OUT). A reserved matters application for 475 dwellings is currently under consideration by the Council (ref: 25/00537/REM). A second outline application for Phase 1, also for the erection of up to 475 dwellings but excluding the school land previously approved gained a resolution to approve by Planning Committee Members subject to conditions and a Section 106 legal agreement (ref: 23/00432/OUT). The Section 106 agreement is still progressing.
- 2.1.4. Outline Planning Permission for the site was granted planning approval in October 2025 reference: 2024/00264/OUT.

3. Site Context

- 3.1.1. The site is located to the north of Hinckley, north of Normandy Way and to the west of Ashby Road. Westfield Farm lies in the middle of the site but is outside of the redline boundary of the planning application. The Hinckley and Bosworth Community Hospital is situated to the north-east of the site and the northern boundary is delineated by existing hedgerows and associated trees.
- 3.1.2. The site generally falls from the high point in the north-west toward the lower parts along the watercourse in the south.

4. Relevant Planning Policies

- 4.1.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning decisions be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.1.2. The NPPF was revised in response to the Levelling-up and Regeneration Bill: reforms to national planning policy consultation on 19 December 2023 and sets out the government’s planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018, updated in February 2019, revised in July 2021 and updated in September 2023.
- 4.1.3. The NPPF emphasises the role of the Development Plan in decision making (paras 2, 12, and 47) but also states that the NPPF is itself a material consideration in the determination of planning applications. The NPPF is underpinned by the presumption in favour of sustainable development. With regard to delivering sustainable development, the following core principles of the NPPF are most relevant to this planning application.

NPPF Policies	
Chapter 2	Achieving Sustainable Development
Chapter 4	Decision-making
Chapter 5	Delivering a sufficient supply of homes
Chapter 8	Promoting healthy and safe communities
Chapter 9	Promoting sustainable transport
Chapter 11	Making effective use of land
Chapter 12	Achieving well-designed and beautiful places
Chapter 14	Meeting the challenge of climate change, flooding and coastal change
Chapter 15	Conserving and enhancing the natural environment
Chapter 16	Conserving and enhancing the historic environment

4.1.4. The Local Plan for Hinckley and Bosworth Council comprise the Core Strategy, adopted December 2009 and Site Allocations and Development Management Policies DPD (SADMP) adopted July 2016.

Core Strategy (December 2009)	
Policy 7	Key Rural Centres
Policy 11	Key Rural Centres Standalone
Policy 14	Rural Areas: Transport
Policy 15	Affordable Housing
Policy 16	Housing Density, Mix, and Design
Policy 19	Green Space and Play Provision
Policy 24	Sustainable Design and Technology

Site Allocations and Development Management Policies (SADMP) (2016)	
Policy DM1	Presumption in favour of sustainable development
Policy DM3	Infrastructure and Delivery
Policy DM4	Safeguarding the Countryside and Settlement Separation
Policy DM6	Enhancement of Biodiversity and Geological Interest
Policy DM7	Preventing Pollution and Flooding
Policy DM10	Development and Design
Policy DM11	Protecting and Enhancement the Historic Environment
Policy DM12	Heritage Assets
Policy DM13	Preserving the Borough's Archaeology
Policy DM17	Highways and Transportation
Policy DM18	Vehicle Parking Standards

National Planning Practice Guidance

4.1.5. The National Planning Practice Guidance (NPPG) was published 29 November 2016, and last updated 14 February 2024, and provides a streamline guidance for planning practice in accordance with the principles set out in the NPPF.

5. Planning Appraisal

5.1.1. The National Planning Policy Framework (NPPF) is material to decision making in respect of planning applications.

5.1.2. At paragraph 11 the NPPF sets out that plans and decisions should apply a '*presumption in favour of sustainable development*'. For decision taking this means:

(c) *approving development proposals that accord with the development plan without delay;*

Or

(d) *where there are no relevant development plan policies, or policies which are most important for determining the application are out-of-date, granting planning permission unless:*

i. *the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposal; or*

ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*

5.1.3. Paragraph 39 of the NPPF requires local planning authorities to approach decisions on proposed developments in a positive and creative way and at every level should seek to approve applications for sustainable development where possible.

5.1.4. In considering the planning merits of this proposal, regard has been had to the development plan, as a result it has been demonstrated that the main planning considerations in relation to this application are as follows:

- Sustainable Development
- Principle of Development
- Access, Transport, and Connectivity
- Design, Layout, and Scale
- Flood Risk and Drainage
- Historic Environment / Archaeology
- Housing Mix and Affordable Housing Scheme
- Ecology / Trees / Biodiversity
- Conclusions

6. Sustainable Development

6.1.1. Paragraph 8 of the NPPF explains that there are three strands of sustainable development: economic, social and environmental. The proposal contributes to all three strands. It promotes high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It encourages the effective use of land by utilising previously developed sites and focusing development in locations that are sustainable and make full use of public transport, walking or cycling. The NPPF also seeks to boost housing supply and supports the delivery of a wide choice of high-quality homes, with a mix of housing (particularly in terms of type and tenure) to create sustainable, inclusive, and mixed communities.

6.1.2. From an economic perspective, the proposal would secure jobs through the construction phase and additional funding for the Council would be secured through the New Homes Bonus. From a social perspective, the proposal delivers a high-quality residential scheme with good access to a range of services and facilities. It would also add to the diversity of

homes available and to the Council's 5-year housing land supply. From an environmental perspective, the proposal would preserve the landscaped character of the area and secure ecological enhancements. It also provides residents with good access to service, facility and employment opportunities by alternative means to the private car.

7. Principle of Development

- 7.1.1. The NPPF seeks to ensure the provision of sustainable development, of good quality, in appropriate locations and sets out the principles for developing sustainable communities. It promotes high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It encourages the effective use of land by utilising previously developed sites and focusing development in locations that are sustainable and can make use of public transport, walking and cycling. The NPPF also seeks to boost housing supply and supports the delivery of a wide choice of high-quality homes, with a mix of housing (particularly in terms of type and tenure) to create sustainable, inclusive and mixed communities.
- 7.1.2. The development accords with key planning policies. The application site is a sustainable location for development, and the principle has been established through the outline planning permission reference: 24/00264/OUT.
- 7.1.3. Ultimately the proposal will provide a contemporary residential development forming a well related extension to the main built-up area within a highly sustainable location.
- 7.1.4. The proposed development offers prospective residents access to public transport, education, employment, and other existing local facilities and services. The site is therefore well placed to encourage.

8. Access Transport and Connectivity

- 8.1.1. The primary access to the site was approved at outline planning stage. The Transport Assessments that supported the application demonstrate that the application site is acceptable from a traffic impact perspective and that it is well located to provide access to local services, facilities and public transport.
- 8.1.2. The application site has connections to the existing road network and rights of way and provides a variety of walking and cycling routes throughout the development and the Public Open Space.

9. Design, Layout, and Scale

- 9.1.1. The NPPF recognises the importance of design in making better places. It states that decisions should not attempt to impose architectural styles, and that great weight should be given to schemes that raise the standard of design in the area.
- 9.1.2. Policy DM10(c) of the SADMP, states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, design, materials and architectural features.
- 9.1.3. The Good Design Guide SPD provides detailed advice to developers on standards that are expected when delivering new development within the Borough.
- 9.1.4. The detailed design of the development is assessed in detail with a Design Compliance Statement that accompanies the application.
- 9.1.5. The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government in September 2019 and updated in January 2021 further

reinforces the way in which the design process can be used to ensure the delivery of places.

9.1.6. The outline planning permission was accompanied with a Parameters Plan and Open Space Plan which sets out the general parameters of the scheme. The design has followed the general principle of the development and is set out below:

Block Principles

9.1.7. Perimeter blocks have been utilised which is an urban form that concentrates the development of a residential block along the outermost / public edges. The block principles promote the continuity of street frontages and the enclosure of space which clearly defines private and public areas.

Open Spaces

9.1.8. The public open space strategy around the site seeks to retain trees, grassland and hedgerows, where possible, using the existing features as the framework for the layout, and the future character of the development. The quantum of Open Space has been driven by the existing site constraints, and the Green Infrastructure is in compliance with the approved Parameters Plan.

9.1.9. The proposed scheme will deliver a significant biodiversity net gain on site, with the application accompanied by a detailed scheme based on the Biodiversity Net Gain metric spreadsheet completed by Zebra Ecology, dated January 2024, and shall a net gain on the reported baseline position.

9.1.10. The existing retained features are integrated within the hierarchy of new public spaces, which will provide a variety of uses from natural pocket parks integrating leisure routes and ecological enhancements, to formal play space.

9.1.11. The Open Space Strategy has taken into account the approved Parameters and Open Space Provision Plan (ref: n2225-004-02) and provides the following typologies:

- Equipped Children's Play Space – 0.15ha
- MUGA
- LEAP
- LAP / Play-on-the-way Events
- Casual / Informal Open Space – 0.6972ha
- Accessible Natural Green Space – 1.7162ha

Streets

9.1.12. The 'street' or 'primary route' is the principle linear space providing access into, and linkages between, different parts of the development and Normandy Way. The design of the scheme has established an appropriate hierarchy and network of vehicular and pedestrian links which provides the framework for a high-quality public realm with real character. The framework also takes into account the existing established features of the site.

9.1.13. Building on the permeable and connected morphology of the site, designing, and defining streets for pedestrians first is vitally important to a well-functioning neighbourhood. The streets also provide the requisite capacity for cyclists, road users and any necessary servicing requirements, including maintenance of the Open Space and Refuse Collection.

9.1.14. In conclusion, a high standard of design has been achieved which therefore complies with the aims of the NPPF and the Development Plan for the area.

10. Flood Risk and Drainage

10.1.1. An assessment of Flood Risk and Surface Water Drainage was carried out and approved at outline planning stage.

10.1.2. All the site is located in Flood Zone 1 and is therefore considered to have a low-level risk of fluvial flooding which accords with the sequential test for located development in low-risk flood zones.

10.1.3. The Reserved Matters application is submitted with a full surface and foul water drainage scheme.

10.1.4. Overall, the site is at low risk of flooding, and an acceptable FRA has been undertaken and approved at Outline Stage. Subject to the submitted SuDs details being approved it is considered that the development is acceptable in terms of water resources, flood risk, and drainage.

11. Historic Environment and Archaeology

Heritage

11.1.1. Policies DM11, DM12, and DM13 are all relevant and outline that the Borough Council will protect, conserve and enhance the historic environment.

11.1.2. A heritage assessment was submitted at outline planning stage with no objections to the proposal received at this point from the Conservation Officer. The assessment indicated that Westfield Farm and the former Isolation Hospital, Ashby Road (considered a non-designated built heritage asset) had the potential to be affected by development within the application site through changes to their settings. However it was assessed that the impacts on these assets would be less than substantial.

11.1.3. Therefore, there are no heritage constraints to the site's residential development, and the proposals comply with policy.

Archaeology

11.1.4. Policy DM13 of the SADMP states that where a proposal has the potential to impact a site of archaeological interest developers should provide an appropriate desk-based assessment and where applicable a field evaluation. The NPPF also reiterates this advice.

11.1.5. In line with the NPPF, Section 16, the planning authority is required to consider the impact of the development upon any heritage assets, taking into account their particular archaeological and historic significance. Paragraph 207 states that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and where necessary a field evaluation.

11.1.6. The field evaluation required was carried out to support the outline planning approval with the Archaeological Team having no objections to the application with no suggested further works or conditions. It is therefore considered that the proposal accords with Policy DM13 of the SADMP and the requirements set out within the NPPF with respect to archaeological considerations.

12. Housing Mix and Affordable Housing Scheme

12.1.1. The Barratt David Wilson Homes development will deliver a total of 415 dwellings, of which 83 are designated as affordable housing, in line with the 20% requirement. The scheme provides a balanced and inclusive housing mix, offering 1-to-5-bedroom homes to cater to diverse housing needs and demographic groups.

12.1.2. The below schedule of accommodation has been included on the submitted Planning Layouts identified below:

- Planning Layout - HA656/101Ce Rev B

12.1.3. A detailed schedule of Accommodation is included on these layouts and shown below (Figure 2, below), demonstrating a high-quality urban form with an appropriate balance of densities, tenure types, and typologies.

Figure 2: Housing Mix and Affordable Housing Mix

BARRATT HOMES OPEN MARKET DWELLINGS		
House type	Bedrooms	No. Units
Kenley	2	26
Maidstone	3	34
Moresby	3	19
Denby	3	8
Lutterworth	3	3
Queensbury	3	10
Haversham	3	8
Tayport	4	7
Radleigh	4	10
Hale	4	8
Ascot	4	3
Fallow	5	8
Alfreton	4	17
TOTAL BARRATT HOMES OPEN MARKET	161	
BARRATT HOMES AFFORDABLE DWELLINGS		
Type 38 Maisonette	1	1
Type 39 Maisonette	1	1
Belton DWH Bungalow	2	2
Type 50	2	15
Kenley	2	4
Type 52	3	4
Type 55	3	5
Maidstone	3	6
Type 54	4	2
TOTAL BARRATT AFFORDABLE HOMES	40	
OVERALL TOTAL BARRATT HOMES	201	

DAVID WILSON HOMES MARKET DWELLINGS

House type	Bedrooms	No. Units
P204 Wilford	2	5
P232 Belstead	2	10
P233 Easthorpe	2	10
P341 Hadley	3	8
P331 Fairway	3	4
P341 Hadley	3	8
T310 Kennett	3	32
T321 Cannington	3	7
H303 Bardon	3	20
H457 Ashington	4	3
H442 Kirkdale	4	9
H470 Hertford	4	9
H429 Meriden	4	8
H417 Bradgate	4	4
H418 Exeter	4	3
H456 Avondale	4	11
H469 Holden	4	9
H454 Shelbourne	4	2
H597 Buckingham	5	2
H538 Moreton	5	7
TOTAL DWH OPEN MARKET		171
DAVID WILSON HOMES AFFORDABLE DWELLINGS		
Type 58 Maisonette	1	2
Type 59 Maisonette	1	2
Type SH50	2	14
DWB 2-2 Belton Bungalow	2	2
Midhurst 1 Bungalow	2	1
P204 Wilford	2	7
Type SH52	3	9
Type SH55	3	2
P341 Hadley	3	1
P382 Archford	3	3
TOTAL DWH AFFORDABLE HOMES		43
OVERALL TOTAL DAVID WILSON HOMES		214

OVERALL TOTALS	415
Private Totals:	332
Affordable Totals	83 (20%)

12.1.4. Housing Mix:

	1 Bed	2 Bed	3 Bed	4+ Bed
Private Mix	0%	15.4%	48.5%	36.1%
Affordable Mix	7.2%	54.2%	36.1%	2.4%

12.1.5. Affordable Tenure Mix

	Bungalow	1 Bed	2 Bed	3 Bed	4+ Bed
Affordable Rent	5	6	18	10	2
Shared Ownership	-	-	11	10	-
First Homes	-	-	11	10	-

13. Ecology / Trees / Biodiversity

- 13.1.1. Policy DM6 of the SADMP states that major development should include measures to deliver biodiversity gains through opportunities to restore, enhance, and create valuable habitats, ecological networks, and ecosystem services. On-site features should be retained, buffered, and managed favourably to maintain their ecological value, connectivity, and functionality.
- 13.1.2. The BNG report that accompanies the application sets out how the development would result in a net gain in biodiversity.

14. Conclusion

- 14.1.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless other material considerations indicate otherwise.
- 14.1.2. The development has been considered in accordance with the Hinckley and Bosworth District Development Plan.
- 14.1.3. It is considered, on balance and accounting for the significant benefits that would be generated as a result of the proposal, that it would constitute a sustainable form of development. In reaching this conclusion we have had regards to paragraph 47 which states that planning permission be determined in accordance with the development plan unless other material considerations indicate otherwise. Given the above material planning considerations, it has been demonstrated that on balance the planning impacts have been addressed, are outweighed by the public benefits that result from the scheme, and therefore the impacts of the proposal are made acceptable.
- 14.1.4. The proposed development accords with the relevant policies in the framework and plans, and it is therefore requested that the application is granted without delay.