

Removal of conditions 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27 following the grant of outline planning permission for Y/49/17/OUT

Yapton Parish Council (YPC) has given the above planning application to vary one condition and remove 18 from outline planning permission Y/49/17/OUT careful consideration and would comment as follows:

1. Vary condition 3

YPC accept the suggested variation to Condition 3.

2. Removal of conditions 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27

YPC is deeply concerned that the applicant has applied to remove the above 18 conditions.

YPC would comment that the planning permission Y/49/17/OUT is an outline permission resulting from a 'windfall' application and benefiting from the District's current 5 year housing supply shortfall. The applicant's site lies outside the BUAB and contradicts the Yapton Neighbourhood Plan and policies within the Arun District Council Local Plan. Its case relied heavily on the NPPF definition of sustainable development.

The application raised objections from both resident's and YPC with regards to environmental, highways, design and layout along with social impact. It is for these reasons that YPC welcomed the sensible and 'future proofing' nature of the conditions applied to Y/49/17/OUT when granted outline consent ensuring that the proposal met the NPPF sustainable development criteria.

YPC believe that these conditions are essential to ensure that the final resulting scheme fulfils the true meaning, in planning terms, of a sustainable development meeting all three key dimensions giving rise to the meaning of sustainable, namely – an economic role, social role and environmental role. It is clear that of the 18 conditions being considered for removal all contribute towards the scheme meeting the required sustainable development criteria.

Conditions 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 24, 25 and 26 all guide the scheme towards meeting key environmental criteria that should be accepted requirements for a scheme in such a sensitive and rural location. These conditions ensure that Highways concerns will be addressed, drainage and flooding solutions built into any future detailed scheme that is viable. The existing rural backdrop and low lying nature of the site is reflected and enhanced within the scheme's design and layout ensuring that the unique location retains its agricultural heritage in both design, materials and landscaping. YPC would strongly object to the removal or any watering down of these conditions that would put at risk the sustainability of a housing scheme in this sensitive location in environmental terms.

Conditions 18, 19, 23 and 27 are instrumental to contributing towards meeting the social thread of sustainable development within this proposal. YPC seek that all new development meet local need. This is emphasised within the Yapton Neighbourhood Plan and contributes to ensuring new development within the Parish supports a ***'strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations.'*** (NPPF para 7) These 4 conditions reflect this need ensuring housing has a mix of type and suitability to enhance and sustain YPC's existing and future residents. The removal of such conditions would wholly remove any social benefit derived from the proposal questioning its genuine sustainability criteria in planning terms.

YPC also have concerns at the applicant's wish to place this proposal firmly in the last century by not embracing the need for new housing to have high-speed broadband or indeed the infrastructure for electric cars and green energy. These are both factors that will impede social and economic advancement for households within the proposal.

Conclusion

YPC have strong reservations with regards to the removal of any of the above conditions and would welcome a detailed planning application and genuine community engagement, to ensure a truly sustainable development on this site.

Assuming that this is not an action that the applicant will consider, YPC strongly object to the removal of any conditions that will not safeguard and enhance the environment in landscape and built environment terms, improve the current stressed and congested local highway network, ensure adequate drainage and flooding solutions especially in light of Southern Water's objection to neighbouring Stakers Farm proposal (Y/44/17/OUT). Conditions must enable that the housing meets local need in terms of housing mix and longevity as per the YNP.

YPC therefore object to the removal of the above conditions without suitable alternatives agreed that will ensure a truly sustainable development in terms of environment, social and economic role.