**LA014 – Allocation: Land at Poplar Lane, Sproughton WG1**

Legally Compliant Y

Not Sound N

Duty To co-operate Y

**LA014**: This policy has been substantially watered down and is very subjective compared to policy CS7 against which the outline planning application and full planning applications for this housing allocation was judged and agreed.

There should be no reason for this if all conditions are already agreed unless the watering down of what was agreed is envisaged.

The final full planning agreement for this site has only recently been approved and a substantial amount of development is still to be completed.

This was a controversial site where the Parish Council still has significant concerns over i) the SUDS and its potential harmful impact on a listed building and ii) the actions of the developer where breaches of what was originally approved have already occurred.

The size of the site was subject to public consultation for a 350 home development. But this was increased to 390 when submitted for approval by the Planning Inspector. The Planning Inspector reduced this back down to 350. But just as the application came forward the application was increased to 475 with affordable housing reduced from the policy requirement for 35% to 20% against an argument it was not viable. The revised application was approved on its second hearing. Sproughton Parish Council put in several Freedom of Information requests to determine underlying viability data; this was only partially released after the intervention of the Information Commissioner. As a result of the information supplied it was established that the site would have been viable to NPPF standards at 350 homes with 35% affordable housing as the Planning Inspector had originally required.

We quite understandably have reservations about any policy change that could be used to renege on compliance to the conditions and requirements of the original policy that the Planning Committee and Community were assured would be followed.

The Benefits and requirements in CS7 as previously approved by the Inspector are specific compared to LA014 including a defined employment area to generate employment to match housing growth which so far has not come forward.

We object to policy LA014 unless the full conditions under which planning applications relevant to this site approved under CS7 endure after adoption of the JLP.

Otherwise we object to this policy unless CS7 is retained to ensure the conditions and policies applicable at the time of approval endure.

**Summary**

This site has already been approved having come forward in stages and various Sections 106 agreements and conditions are already agreed as a consequence of the comprehensive Policy CS7. We have concerns that replacing CS7 with LA014 introduces a new subjective policy that dissolves the site specific benefits and protections that Policy CS7 assured thereby providing the developer with arguments to renege on previous agreements. This concern is well founded on a history of unfounded arguments to circumvent policy and breaches of conditions already having occurred.

**Changes**

We feel that LA014 is too subjective. To maintain the standard of protection assured to our community during the democratic planning process by CS7. LA014 should be amended to require that adherence to its policies should be to at least the policy requirements of CS8 either as a saved policy or by inclusion of its conditions in LA014.