

Statement on behalf of Josh Ashwin – Technical Director Persimmon Homes

The Officers Report is commended and this statement responds to specific matters raised during the previous committee and the Officers Report.

Members will be aware that the development site is allocated for Residential Development with an access road across the orchard to only be considered if an alternative access arrangement cannot be made. Persimmon Homes have demonstrated that an alternative access cannot be achieved. As stated, the Rugby Club has no development status and any suggestion that this is a suitable alternative would be premature, as it does not accord with the Development Plan. This is also detailed in the Officers Report.

Furthermore, the submitted Habitat Regulations Assessment and supporting landscaping plans detail the ecological and landscape mitigation. These have not been objected to by Natural England.

Furthermore, it is noted in the Officer Report that reference was made at the previous Planning Committee to the Yatton Neighbourhood Plan. The proposed development accords with the Yatton Neighbourhood Plan. The alternative access proposed via the Rugby Club would in fact conflict the Neighbourhood Plan and the development plan.

The Officer Report makes reference to two outstanding matters:

1 – Clarification on the renewable energy provision. We have confirmed with the Officer that we will deliver the 15% renewable energy required as per condition 20 and in accordance with policy CS1 & CS2.

2 – Confirmation concerning compliance with Policy DM42. We have submitted a table which confirms each unit complies with the National Space Standards.

Therefore, all matters have been considered and addressed.

In light of the above, the development accords entirely with the Development Plan, as set out in the Officers Report. NPPF paragraph 11 (c) states 'Plans and decisions should apply a presumption in favour of sustainable development... for decision taking this means approving development proposals that accord with an up to date development plan without delay.'

Therefore, we respectfully request members to reconsider their previous position and consider their officers recommendation and approve the development.