

Tabled Papers: 1856/17 - Land North West Of, Church Lane, Barham, Suffolk

Description of Development

Outline planning application (with all matters reserved except for access and spine road) for phased development for the erection of up to 269 dwellings and affordable housing, together with associated access and spine road including works to Church Lane, doctor's surgery site, amenity space including an extension to the Church grounds, reserved site for Pre-School and Primary School and all other works and infrastructure (amended description).

Update to recommendation

Page 708 (para 12.2) and 714 (Recommendation) – Minor clarification to recommendation to ensure 'securing site for primary school' included in these paragraphs. The S106 agreement would secure the site for the school as is already stated in paragraph 4.14 of the report, this update simply ensures it is reflected in the final wording of the recommendation too. The recommendation therefore reads as follows:

RECOMMENDATION

That the application is GRANTED planning permission and includes the following conditions:-

That authority be delegated to the Chief Planning Officer to APPROVE OUTLINE PERMISSION

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer to secure:

- Affordable housing
 - o This shall include not less than 35% of total dwellings
 - o Properties must be built to current Homes England requirements and NDSS 2015 and Lifetime-Homes standards
 - o The council is granted 100% nomination rights to all the affordable units on first lets and 75% on subsequent lets.
 - o The affordable units will be built out in phases across the development to be agreed at Reserved Matters stage if the outline application is approved. The indicative plan showing the location of the affordable homes is seen as acceptable with dwellings distributed across the site.
 - o Shared Ownership units to a maximum initial share purchase threshold to be agreed through S106
 - o Affordable housing units must be transferred freehold to an approved RP or to the district Council.
 - o Where there are more than 15 affordable units, they should not be located in clusters of more than 15 units.
 - o Adequate parking provision is made for the affordable housing units
- On site open space and includes management of the space to be agreed and requirement for public access at all times.
- Providing land and contribution to Church within their extended grounds - £60,000 (for info provisions of laying of carpark, access route to/from church, footpath link relating to archaeology will be covered by planning condition)
- Recreational Access Disturbance Mitigation Strategy contribution - £121.89 per dwelling

- Primary school build cost - £1,232,175 **and securing site for primary school**
- Improvements to Church Lane Claydon/Norwich Road junction and Station Road/Norwich Road junction; Financial contribution toward transport improvements in the village to encourage walking and cycling, safer routes to school and improve safety for pedestrians and cyclists; and Norwich Road extension of Speed Limit on Norwich Road. The total cost of these works are estimated at £98,250 to be apportioned between this and Norwich Road application (reference 18/00861).
- Travel Plan Travel Plan Evaluation and Support Contribution - £1,000 per annum from occupation of the 100th dwelling for a minimum of five years, or one year after occupation of the final dwelling, whichever is the longest duration.
- Public Rights of Way improvements £115,500
- Protect land for potential doctor's surgery/community use for period of time before releasing to other uses (i.e. residential) if not successfully taken up

(2) That the Chief Planning Officer be authorised to APPROVE Planning Permission upon completion of the legal agreement subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Reduced outline time limit
- Approved Plans (Plans submitted that form this application)
- Phasing Condition (To allow phasing of the development and allows spreading of payments under CIL).
- Market housing mix prior to or concurrent with reserved matters to be agreed
- Landscaping conditions including advance planting (before commencement of construction), landscape management plan and landscaping scheme
- Tree protection
- SuDS implementation, management and maintenance plans
- Ecology protection, mitigation and enhancement measures including follow-up badger survey, Skylark mitigation, wildlife sensitive lighting scheme, Swift boxes and hedgehog fencing
- Level access to enable wheelchair access for all dwellings/buildings
- Used Water Sewerage Network – phasing plan, foul water strategy and Surface Water Disposal (Anglian Water)
- Access route to/from church and footpath link
- Programme of archaeological works
- Management Plan for the Preservation of Archaeological Features in specified area – no dig/build up and no ground disturbance. No groundworks (including ploughing, site stripping, landscaping, planting, services, fencing, attenuation or machinery movement) to protect in-situ archaeological remains
- Highways conditions including; Visibility splays, Travel Plan, Road Safety Audits, manoeuvring and parking details (including electric vehicle charging points and cycle storage), details of estate roads, surface water disposal from highway, refuse/recycling bin details, Construction Environment Management Plan
- Landscaping including proposed tree planting and landscaping, including locations and root management (relating to highways)
- Surface water drainage scheme including maintenance and management, construction surface water management plan and inclusion of SuDS components on Lead Local Flood Authority's Flood Risk Asset Register
- Noise mitigation from A14

- Land contamination
- Service ducting for broadband
- Fire hydrants
- Energy and renewable integration scheme
- Rainwater harvesting
- Land contamination investigation and remediation
- Arboricultural method statement and tree protection plan
- Minerals extraction recording

(3) And the following informative notes as summarised and those as may be deemed necessary by the Chief Planning Officer:

- Pro active working statement
- SCC Highways: offence to carry out works in public highway
- SCC Highways: Section 38 agreement required relating to construction and adoption of Estate Roads.
- SCC Highways: existing street lighting system, contact SCC
- Public Rights of Way - notes reminding of legal requirements protecting rights of way
- Anglian Water assets
- Connection to public sewer requires consent under S106 of the Water Industry Act 1991
- Works to a water course may require consent under the Land Drainage Act
- Discharge to a watercourse or groundwater needs to comply with Water Environment (Water Framework Directive) Regulations 2003
- Discharge to watercourse that drains into an Internal Drainage Board catchment may require a contribution

(4) That in the event of the Planning obligations or requirements referred to in Resolution (1) above not being secured and/or not secured within 6 months of this resolution along with an appropriate extension of time to the application to ensure such obligation/requirements are secured in a timely manner that the Chief Planning Officer be authorised to refuse the application on appropriate ground/s