

**SOUTH REPPS PF/19/0771 – [Residential development of 15 new dwellings with associated access, onsite parking provision, gardens, open space and off-site highways improvements to Long Lane Estate and Long Lane including the provision of a footpath from the proposed development site to the High Street: Land at Long Lane, Southrepps]**

The Committee Report for Land at Long Lane, Southrepps (PF/19/0771) was published on the 20<sup>th</sup> December 2019. This addendum provides an updated position as of 07/01/2020.

**New Information received / clarified**

- The applicant has confirmed they will commit to the following Section 106 obligations
  - Improvements to the Public Right of Way (Southrepps Public Footpath 18) £75 per dwelling (total £1,125)
  - Public Open Space: £25,442 in total comprising:
    - Allotments £6,810
    - Play enhancement £4,800
    - Parks £13,832
  - SPA / SAC visitor impact mitigation contributions £50 per dwelling (total £750)
- Landscape Management Plan submitted, however the LPA is awaiting additional information in regard to the hard/soft landscaping and consistency between the landscape plan and the surface water drainage plan
- Renewable Energy Statement – the scheme is to utilise air source heat pumps to reduce energy demand by 49.4%

**Amendments to the Committee Report**

- It is stated on page 5 of the report that the Consultation Period is due to end on 09/01/2020, however the consultation period (28 days) ends on the 8<sup>th</sup> of January. This is one week longer than the statutory minimum due to the Christmas and New Year period.
- Reference is made to the applicant offering to provide a contribution of £30,000 towards public open space and/or highways improvements in the following locations:
  - Section 5 of the report on Page 20;
  - Section 6 on page 23;
  - Section 9 on Page 26;
  - Section 10 on Page 27; and
  - the Recommendation section on Page 27.

It should be noted that **the sum of an additional £30,000** towards open space or potential additional highways contributions **is no longer proposed** as part of this application and should be disregarded in the consideration of this application. The reason for this is the uncertain costs in regards to the provision of the adoptable footpath from the High Street to the proposed development.

It is considered that the amendment to the report in regard of this money does not alter the outcome of the planning recommendation; Officers remain of the opinion that the public benefits still outweigh the conflict with the development plan and the harm on the AONB, heritage and highways impacts

## **Additional representations made following the publication of the Committee Report**

Southrepps Parish Council – Object

- Re-iterated concerns raised in their original comments in regard, primarily, to the impact upon the heritage of the village and the AONB, highways safety concerns, the site being contrary to Policy SOU 02. The Parish Council also raise concerns regarding the consultation period and the timing of the consultation.

Norfolk County Council Highway Authority – Raise no objection subject to conditions

- Recommend 7 x conditions
- Suggest 4 x minor amendments to the parking arrangements on the site including: improved pedestrian access, increased parking space size, increased manoeuvring space and provision of a 5 turning area at the end of the shared private drive serving plot 6.

Four representations from members of public all objecting to the proposal. A number of issues were raised through these objections. The following represent points that have not already been raised previously:

- The re-consultation has taken place over Christmas and the New Year and this has not allowed sufficient time to comment
- The application's original date for determination within 13 weeks expired in October and should be refused and then a new application re-submitted.
- Site Section Plan (drawing no. 9750/3000 Rev. P3) is not considered to be accurate because it does not take into topography of the site.
- Issues have also been raised regarding the lack of landscaping proposed between the existing properties to the North and the proposed site.

## **Amended resolution and revised S106 contributions and Conditions**

**Part 1:**

**Delegate authority to the Head of Planning to APPROVE subject to:**

- 1) Receipt of ~~Negotiate improvements and amendments improved and amended to the boundary treatments and landscaping.~~**
- 2) Receipt of improved layout to accommodate Highways requirements of 07/01/2020**
- ~~3) Liaise with Highways to explore opportunities to provide improved access to the school using the applicant's additional contributions (to be agreed).~~**
- 3) Satisfactory completion of a S.106 Planning Obligation to cover the following:**
  - Improvements to the Public Right of Way (Southrepps Public Footpath 18) £75 per dwelling (total £1,125)
  - Provision of all 15 houses for use as General Needs affordable housing, including 80% Affordable Rent and 20% Intermediate Tenure (preferably Shared Ownership).

- Public Open Space contributions of £25,442 in total comprising: Allotments £6,810; Play enhancement £4,800; and Parks £13,832
- SPA / SAC visitor impact mitigation contributions £50 per dwelling (total £750)
- ~~£30,000 towards open space or highway improvements on the route to school (albeit this contribution is still to be confirmed at the time of writing).~~

**4) The imposition of the appropriate conditions to include:**

1. Time Limit – three years beginning with the date on which this permission is granted
2. The development shall be undertaken in strict accordance with the plans

Pre-commencement

3. Construction Management Plan including temporary parking for construction personnel on site
4. Demolition of the existing garages and the provision of a footpath from Long Lane Estate to the High Street
5. Details to be agreed for the provision of a footpath from Long Lane Estate to the High Street as per submitted plans, and completion of the path prior to first occupation.
6. Promotion of Traffic Regulation Order
7. Detailed plans of the roads, footways, foul and surface water drainage
8. Provision of all highways improvements – modifications to Long Lane Estate and widening to Long Lane (Junction with Long Lane Estate)
9. Materials to be agreed: External bricks and tiles, windows and doors, external finishing.
10. Materials to be agreed: Boundary treatments including detailed designs
11. Details of providing the Category M4 2 dwellings on site.
12. Drainage scheme to take into account topography of the site
13. Finished floor levels informed by the Drainage Strategy and site sections (details to be agreed)
14. Soft Landscaping Plan (to also prevent ad hoc parking on Public Open Space)
15. Soft Landscaping Management and Maintenance plan
16. Hard Landscaping details
17. Hard landscaping Management and Maintenance Plan
18. Minerals /aggregate materials – details of how on-site resources will be recycled
19. Renewable Energy Details to be agreed and installed in accordance with the approved details

## 20. Car Park management plan

### Pre-Occupation

21. All works carried out on roads, footways, foul and surface water sewers within the estate
22. Provision of Open Space
23. Open Space Management and Maintenance Plan
24. Small mammal access in fencing
25. Provision of Bird Boxes and Bat Boxes as recommended by the Preliminary Ecological Survey.
26. Restrictions on any external lighting.
27. Obscure glazing, where appropriate
28. Prior to the occupation of the final dwelling, all works to the roads, footways, foul and surface water sewers shall be carried out in accordance with the approved plans

**And any other conditions considered to be necessary by the Head of Planning**

### **Part 2:**

**That the application be refused if a suitable section 106 agreement is not completed within 3 months of the date of resolution to approve, and in the opinion of the Head of Planning, there is no realistic prospect of a suitable section 106 agreement being completed within a reasonable timescale.**