

Item. 9(h): pages 84-98

Location: Top Farm, Main Road, Little Fransham

Proposal: Outline application for the erection of up to 8 No. dwellings with associated parking (amended description)

REFERENCE: 3PL/2018/0642/O

Applicant: Mr & Mrs Hill

Author: Fiona Hunter

AFFORDABLE HOUSING AND OPEN SPACE

The applicant proposes 25% affordable housing in line with that required by emerging Policy HOU 7. Whilst this emerging Policy is not yet adopted, it has been through Examination in Public, and the 25% requirement has not been amended as part of the current Main Modifications consultation. Whilst the Council contends that the emerging Policies have limited weight at this stage, this particular requirement has been underpinned by Council's Local Plan and CIL Viability Assessment, 2017. Furthermore, it is consistent with the NPPF 2019 and has no unresolved objections. Based on the foregoing, bearing into consideration paragraph 48 of the NPPF 2019, it is considered 25% affordable housing is acceptable.

Housing have advised due to the limited number of affordable units (2), that intermediate (part rent part sale) would be appropriate as it is unlikely a Registered Social Landlord would be interested in this small number of properties.

The development may include areas of shared landscaping or open space within the redline. To ensure its appropriate maintenance, a requirement for a maintenance scheme and nominated body should be included within the S106 legal agreement.

Due to the redline being changed to exclude the ecological mitigation area, the proposed ecological enhancement for this area will need to be included within the S106 legal agreement also. This will include a management schedule for the retained lowland meadow, a footpath, signage and fencing.

RECOMMENDATION

Approval subject to conditions and S106 requirement for 25% affordable housing and ecological area enhancements and mitigation.