

AGENDA ITEM 9

SCHEDULE OF PLANNING APPLICATIONS

Item (c): Attleborough (page 84-96)

Location: Land North of Norwich Road, Attleborough

Proposal: Erection of 327 dwellings, with associated attenuation areas, open space and infrastructure works

REFERENCE: 3PL/2017/1615/D

Applicant: Avant Homes Midlands

Author: Debi Sherman

REPRESENTATIONS

One additional letter of representation has been received raising the following issues:

- Drainage of site
- Traffic impacts
- Construction vehicle traffic
- Removal of green space
- Plans for archaeological investigations

ASSESSMENT

The issues raised have been addressed in the report and were considered under the determination of the outline application where the principle of the development was considered.

The outline appeal decision is attached to the Supplementary Agenda for Members information.

As a point of clarification, the details shown indicatively on the Illustrative Landscape Masterplan identifying the layout of the open space areas would require separate approval under the 'Open Space Works Specification' on the S106 legal agreement attached to the outline planning permission. This would include matters such as the siting and design of the MUGA, LEAP and LAPs.

RECOMMENDATION

The recommendation remains unchanged.

Please note that Conditions 4 and 5 as proposed is to be omitted as they replicate Conditions 13 and 30 on the outline planning permission 3PL/2013/1160/O.

The informative to deal with ecology issues as referenced in the main report is set below also.

INFORMATIVES

The applicant is advised that in order to comply with the requirements of Condition 10 of 3PL/2013/1160/O relating to the bio-diversity enhancement scheme, a reptile mitigation method statement informed by updated surveys will be required to ensure that the enhancement scheme is robust and fit for purpose in that regard.