

**Item 9 (k): Swaffham (pages 150-165)**

**Location: Swans Nest Site, Land East of Brandon Road, Swaffham**

**Proposal: Erection of 97 dwellings (phase 3) at Swans Nest with access onto Brandon Road**

**REFERENCE: 3PL/2017/1351/F**

**Applicant: Abel Homes Ltd**

**Author: Debi Sherman**

**CONSULTATIONS**

**SWAFFHAM TOWN COUNCIL**

The Town Council would like confirmation of the total number dwellings proposed as 97no dwellings, which plot has been removed and how it will be safeguarded from development in the future.

**TREE AND COUNTRYSIDE CONSULTANT**

No objections to the condition being altered to in accordance with the submitted Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement dated 19<sup>th</sup> October 2018 and subject to all hedgerows being maintained at no less than 1.5m in height.

**NATURAL ENVIRONMENT TEAM (NCC)**

The submitted Construction Environmental Management Plan (Bench Ecology: June 2018) is considered fit for purpose and should be carried out in accordance with those details.

**NORFOLK FIRE SERVICE**

No objections are raised taking into account the location and infrastructure already in place.

**HIGHWAY AUTHORITY**

With reference to drawing 6850-C-102-01 rev C7, I can confirm that this drawing has been granted technical approval by the County Council, no objections are raised to the information submitted.

**ASSESSMENT**

The scheme was reduced from 98 dwellings to 97 dwellings prior to the resolution to grant planning permission on 4<sup>th</sup> June 2018. The alteration took place in the north western corner of the site to address on site surface water drainage issues. The area is identified as open space accommodating an attenuation basin. Any scheme that came forward in the future for development would need address the surface water function that site performs and this would be a material consideration in the determination of any future development proposal.

A number of consultation responses have been received raising no objections and on this basis it is proposed to amend the proposed conditions to accord specifically with the documents considered by the consultees.

#### **RECOMMENDATION**

Remains approval.