

Item. 9(u): Page 222

Location: Land to the West of Brandon Road, Swaffham

Proposal: The erection of up to 64 bed care home (Use Class C2), up to 40 assisted living dwellings (Use Class C2), 650sqm retail use (Use Class A1-A5), up to 160 dwellings (Use Class C3) with Open Space, associated infrastructure and the detailed means of access

REFERENCE: 3PL/2017/1487/O

Applicant: Abel Homes Ltd

Author: Carl Griffiths

CONSULTATIONS

It should be noted that further correspondence has been received from Natural England, subsequent to the response referenced within the report. This response was received on 02/05/2019 and outlines **NO OBJECTION** to the application subject to the conditions already listed in this report. Further correspondence was also received from the HSE to confirm that the consultation zone that is still in place relates only to the Redland Roof Tiles site, NOT the pipeline crossing the site.

REPRESENTATIONS

Since the publication of the committee report, 2 additional objections was received to the application along with additional neutral comments.

The objection outlined the following concerns:

- Lack of infrastructure in Swaffham to support the development
- Congestion
- HSE concerns have not been addressed
- Application is contrary to recently adopted Swaffham Neighbourhood Plan as it extends to south of town rather than to east or west

The additional neutral comments received, relate to the location of a pipeline crossing the site and the implications for the safety of future residents.

ASSESSMENT

Paragraph 7.3 – It should also be noted that Natural England have responded and have outlined no objection to the application (subject to the conditions already listed).

In response to the comments regarding the pipeline, it should be noted that the intrinsic layout of the site has made full allowance for the pipeline easement. The HSE have confirmed that the consultation zone still in place relates to the Redland Roof Tiles site which is no longer in existence. Given the fact that the hazard is no longer in situ, officers do not consider that it is appropriate to resist development on this basis or to delay making a formal recommendation on this basis. Officers seek delegated authority to resolve the matter which, if granted, will allow for the extant Hazardous Substances Consent relating to the Redland Roof Tiles site to be revoked and the HSE consultation zone formally removed. For clarity, the onus and responsibility for the revocation of the Hazardous Substances Consent is with the Council.

RECOMMENDATION

The recommendation remains unchanged and it is recommended that the application be approved, subject to the conditions and S106 obligations outlined, together with delegated authority to the Executive Director Place to resolve and overcome the issue associated with the HSE response.