

## **AGENDA ITEM 8**

### **DEFERRED APPLICATIONS**

#### **Item. 8(a)**

**Location:** Land East of Yaxham Road, South of Dumpling Green, Dereham

**Proposal:** Proposed Residential Development

**REFERENCE:** 3PL/2010/1361/F

**Applicant:** Hopkins Homes

**Author:** Carl Griffiths

### **CONSULTATIONS**

It should be noted that a re-consultation on amended plans was undertaken on 07/06/19 with the consultation period expiring on 28/06/19. Subsequent to the committee report being published, the following additional consultation responses have been received:

**Historic Buildings Consultant** – No further comment

**Contaminated Land Officer** – Approval of the application is recommended providing the development proceeds in line with the application details and subject to conditions including an updated SI given that the original DS/SI is now nine years old.

**Trees and Countryside Officer** - The report from Haydens gives up to date information regarding the trees on site though no information relating to the implications of the proposed layout on the trees/hedges associated with site. It will be necessary to provide an Arboricultural Impact Assessment, Method statement and Tree Protection Plan based on the information contained within the supplied survey and the layout provided.

**LLFA** - After looking at the submitted information on the portal, there is nothing added/changed regarding FRA and drainage strategy and there are therefore no additional comments made.

**Highways** - With regards to the offsite works. The applicant is proposing a roundabout on Yaxham Road which will not only provide an access to their development but will also act as a gateway feature and will slow traffic down. In addition two toucan crossing facilities are proposed with a footway/cycleway along the site frontage. The applicant has identified a pinch point along the footway/cycleway, although the highway authority considers that this could potentially be overcome through the detailed design process by potentially narrowing the carriageway. The precise locations of the Toucan crossings will also be determined through the detailed design. In addition the applicant is proposing some minor works to the Mid Norfolk Railway bridge which moves the footway and creates better footway provision across the bridge.

The highway authority considers that as there will be development along the site frontage, a new footway/cycleway, toucan crossings and a roundabout, the 30mph limit should be extended to a point south of the new roundabout. Given the above comments and subject to further confirmation

from the applicant regarding any minor amendments they would be willing to accommodate with regards to the layout, the local highway authority has no objection subject to the recommended conditions.

**Mid Norfolk Railway Preservation Trust** – Comments previously submitted (and reported in committee report) still apply.

## **REPRESENTATIONS**

Following the additional consultation undertaken, additional responses have been received from neighbouring residents, which can be summarised as follows:

- The development would result in excessive additional traffic congestion to the detriment of the local highway network;
- The development would result in an unacceptable loss of green space;
- Local infrastructure such as doctors, dentists and schools cannot accommodate the additional impact that would arise from the development;
- The development site is not identified as part of the Local Plan and as such permission should be refused;
- Dumping Green is a private road and as such the consent of the private landowners is required for any footpath connecting to it;
- There are inadequate local employment opportunities for future residents which would result in the likelihood of them having to travel significant distance to access employment and use the highways, exacerbating existing congestion;
- Has the development been considered cumulatively with approved schemes off Westfield Lane?
- The development will have negative implications for wildlife, including deer;
- The site is subject to high flood risk which would be exacerbated by the proposed development;
- The development would result in the loss of agricultural land;
- The development is outside of the settlement boundary and would result in urban sprawl;
- The development would harm nearby SSSI's;
- The development would result in excessive additional pollution, including light pollution, noise pollution, litter and human pollution;

All of the material planning considerations which are outlined above have been given full consideration in making a recommendation and are addressed within the main body of the report.

## **ASSESSMENT**

Section 8.0 of the committee report relates to open space. In addition to what is set out within the report, it should be noted that the proposed open space would include both requisite typologies including sport and outdoor play space onsite.

## **RECOMMENDATION**

The recommendation remains unchanged with the application recommended for **APPROVAL** subject to no new material planning considerations being raised during the remainder of the consultation period (28th June 2019) and signing of the section 106 agreement.