

Item. 9u page 231-240

Location: Land at Swan Lane, Shipdham

Proposal: Outline application for up to seven dwellings and provision of footpath (amended description and site area)

REFERENCE: 3PL/2018/0228/O

Applicant: Clayand Estates Ltd

Author: Julie Lawson

CONSULTATIONS

Housing Enabling Officer:

I have re-examined this case and can confirm now the site area has been reduced to 0.49ha, affordable housing contributions are no longer required. NPPF states that affordable housing should only be sought on developments of 10 or more dwellings or 0.5ha.

REPRESENTATIONS

Cllr Lynda Turner:

This proposed development is outside the village boundary. Shipdham already has outline planning permission for 114 new residential dwellings, more than meeting its housing targets. Swan Lane is narrow, with no footpath, and is used by many farm vehicles, plus vehicles to the allotment site opposite the proposed site. Swan Lane sits on a tight bend, off the A1075 which is already extremely busy and will only increase in traffic as new developments in Shipdham, Watton and Thetford are built. The proposed furthest dwelling on the plan is on an even tighter bend, used by farm and domestic traffic. A rear footpath from the proposed dwellings unless well lit and built to a standard usable by mobility scooters, or wheelchairs etc. will not be used, and the police have raised concerns about security and privacy for existing properties. People will take the shortest route to the village, i.e. on the actual road of Swan Lane, and more than likely not use any such new footpath. The community have clearly stated that they do not want or need this development in this location for the above planning reasons.

1 additional objection reported verbally:

- Site of proposed footpath floods
- Rats
- Dark area - no one will want to walk there
- Privacy
- The path will not be maintained

RECOMMENDATION: No change to recommendation