

AGENDA ITEM 8: SCHEDULE OF PLANNING APPLICATIONS

Item. 8a: pages 11-31

Location: SHIPDHAM: Parfitt Nurseries, The Cricket Players, Old Post Office Street, Shipdam

Proposal: Residential Development for 23 no. dwellings and associated car parking and garages, and associated public open space and highway improvements.

REFERENCE: 3PL/2020/0906/F

Applicant: T & P Developments Ltd

Author: Chris Hobson

CONSULTATIONS

Lead Local Flood Authority (LLFA)

The LLFA welcome the submission of the revised Flood Risk Assessment and Drainage Strategy Report. The applicant has proposed a bio-retention area that will intercept and treat all surface water runoff from the development site in addition to the previously proposed permeable paving, silt traps, water butts and trapped gullies. The proposals illustrate that this feature is to be located at the outfall to the linear water course extension. By locating this feature here, surface water runoff from the estate carriageway will receive cleansing treatment prior to entering the wider watercourse environment. As such, estate carriageway runoff will pass through trapped gullies and the bio-retention area. Surface water runoff from residential areas will pass through trapped gullies, water butts, permeable paving and the newly proposed bio-retention area. The inclusion of the bio-retention area in this location results in the proposed drainage strategy including all four aspects or 'pillars' of SuDS and is welcomed by the LLFA.

Due to the above, we are able to remove our objection to this application subject to conditions being attached to any consent if this application is approved.

ADDITIONAL REPRESENTATIONS

Cllr Paul Hewett (Ward member Shipdham with Scarning)

This site has been ready for housing for over 15 years. In 2003 a scheme was proposed for 6 affordable houses on the site which never got off the ground due to overdevelopment. Over the last 15 years we have seen multiple applications for multiple numbers of properties – lots, few, in/out of the boundary, until this one. It is good to see a site finally agreed in principle in what is a strategically important bit of land.

However, what is not good to see is the horse trading that has taken place over the site in order for the developer to achieve an acceptable margin against what is offered to the local community in which this development has been dumped, 4 or 5 zebra crossings and all. With a complete redesign of a road network in order for the developer to not pay their way to the local community.

With respect, the last time this came to committee with sufficient affordable housing on site, the developer had already written a report confirming economic unviability even as planning permission was given – though that report was not disclosed to the Committee when permission was granted. What has followed is simply a series of over-engineered solutions to a problem of their own making, in order to try to get acceptable access to the overdeveloped and cramped site whilst still claiming the economic hardship card that nothing else can be afforded on the development that will benefit the local community. This really is not good enough.

This is not the way developers and communities should work together. I remain unconvinced that the developer will actually deliver on the meagre agreed affordable target so reluctantly offered. We look to you as a Committee to protect the community and ensure a balance is maintained, and obligations fulfilled.

We have been in consultation with NCC, AWG and others as part of the recent flooding around the A1075 yards from the site as they struggle with water flowing through inadequate ditched and pipework whilst blaming everyone and anyone for the issues. This application will only increase the pressure on an already overwhelmed drainage network. With respect to AWG they are, once again, in denial: local residents and our own Flood and Water Management Team have expressed concerns. The recommended Conditions 11 and 12 are simply insufficient to alleviate them.

Please, let's use joined up thinking here and sort out the flooding issues before they arise rather than leaving others – invariably the community still struggling to navigate the plethora of crossings – after the damage is done.

Two further public representations raised objections to the application for the following reasons:

- There are already existing issues on the road network around the site.
- The proposed road structure is not safe and the additional traffic will cause further issues and accidents.
- Concerns regarding safety of pedestrians along Old Post Office Street and the 'Old' section of Watton Road.
- Further information and images of the proposed road layout is needed.

RECOMMENDATION

The application remains recommended for approval subject to conditions and entering into a Section 106 Agreement to deliver the obligations set out in the main report.