

AGENDA ITEM 11: SCHEDULE OF PLANNING APPLICATIONS

Item. 11e: pages 138-150

Location: SHIPDHAM, Land to the east of Mill Road

Proposal: Reserved matters application following outline permission 3PL/2011/0182/O - Erection of 8 x detached houses with garages including highway improvements.

REFERENCE: 3PL/2021/1053/D

Applicant: Mr Dodd

Author: Nicolla Ellis

REPRESENTATIONS:

Cllr Linda Turner

This application should never, in the eyes of the parish council and local community have even been granted outline planning permission. The history of the site goes back over 10 years when it was originally linked to another site in the village, and that over the years the two got separated and very confused. This site as shown by all the evidence provided, is totally unsuitable for housing – it is a flooded quarry, with a rich diversity of flora and fauna, with steep banks that form the boundary of nearby homes, and where in some instances land has been grabbed from those houses, and incorporated into the proposed site. Building on this site will alter the water table of a flood area that will affect not only surrounding dwellings but affect a large part of the village of Shipdham.

Cllr Paul Hewett and I, and on occasion nearby residents, have met more than once with senior officers and the Executive Director to challenge the process by which outline planning permission was given.

The least we ask for is because it is over 10 years since this site was first on the planning radar, together with the history and evidence over the years of flooding and the fact that adjoining gardens up the steep banks of the quarry site have already been affected, that the committee refuse full planning permission, and indeed, due to the length of time since the first submission for planning permission, ask that this application be re-submitted as a completely new application both for outline and full.

CONSULTATIONS:

Norfolk County Council Ecology Team

As highlighted in the overview document dated September 2021 submitted in support of this application the applicant has breached condition 23 and 29 of the outline planning permission at this site and some negative impacts on biodiversity may have occurred. It is noted that the applicant has applied to join the GCN DLL scheme in Norfolk and the licence fee has been agreed with Natural England. We recommend asking the applicant to provide a countersigned (by Natural England) Impact Assessment and Conservation Payment Certificate (IACPC) to confirm the applicants eligibility and intention to join DLL (the site boundary on the certificate must align with the development site boundary on the planning portal). The IACPC is not itself a licence to carry out works with impact on GCN and developers will need to apply to Natural England for a GCN District Level Licence prior to any

further works being carried out on the site. Due to the time that has elapsed since the previous ecology surveys were undertaken we recommend asking the applicant to provide an updated Preliminary Ecological Appraisal based on the current proposals which must also detail sufficient ecological enhancement measures above and beyond what would usually be required due to the potential impacts on biodiversity that have may have occurred.

RECOMMENDATION

The application is recommended for approval subject to the conditions set out in the main Committee Report, along with a condition requesting an updated Preliminary Ecological Appraisal to be submitted with the remaining reserved matters application for landscaping.