

## **AGENDA ITEM 11: Schedule of Planning Applications**

### **Item. 11b**

**Location: Dereham, Land off Swanton Road**

**Application for Approval of Reserved Matters for residential development of 216 dwellings, landscaping, open space, parking and discharge of Conditions 5, 6, 9, 10, 11, 13, 19, 20, 21, 26 & 29 following Outline approval on 3PL/2015/1487/O.**

**REFERENCE: 3PL/2022/1050/D**

**Applicant: Abel Homes Ltd**

**Author: Rebecca Collins**

### **ADDITIONAL REPRESENTATIONS**

One additional letter of representation has been received raising concerns about traffic issues in the area, particularly the level crossing. The latter is already addressed in the Officer Committee Report. Furthermore, it makes reference to traffic issues at the crossroads of Swanton Road, Cemetery Road, Theatre Street and Kings Road and the junction of Kings Road with Wellington Road and Neatherd Road. It concludes 'Dereham is over full. Before any further development is allowed there needs to be a re-assessment of the road network. Walking and Cycling is NOT an option for even young and fit people doing more than a very small shop. The road layout needs to be improved or further development blocked'.

### **OFFICER COMMENTS**

This application is for reserved matters approval, looking only at appearance, layout, landscaping and scale of the development. The offsite highway works were considered at Outline Planning Application stage and this application is unable to revisit highways and access matters through this Reserved Matters Application.

### **RECOMMENDATION**

The application remains recommended for Approval, subject to the conditions listed in the Committee Report, a signed Unilateral Undertaking for GIRAMs and delegation of the matter of Nutrient Neutrality, to be resolved through Appropriate Assessment undertaken by officers, in consultation with Natural England.