

# APPLICATION REFERENCE: PF/20/1345

LOCATION: Land south of Wells Road,  
Hindringham.

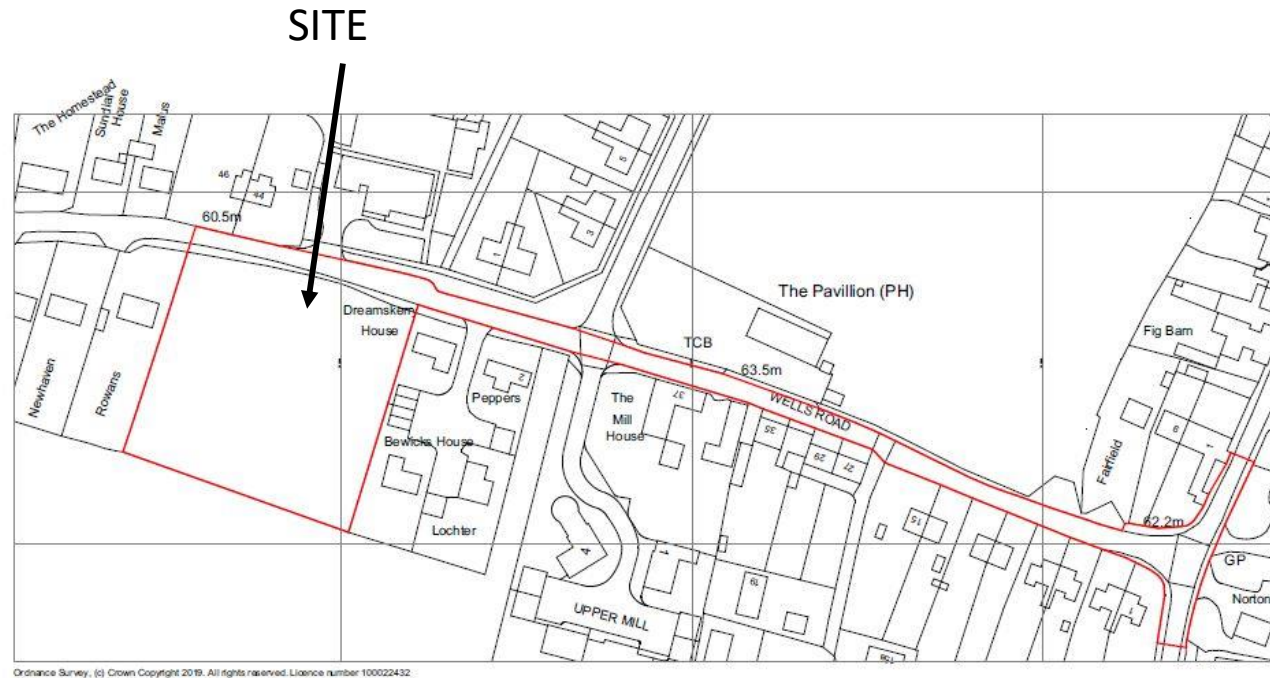
PROPOSAL: Construction of 11 no. dwellings  
with associated parking, landscaping and  
infrastructure



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

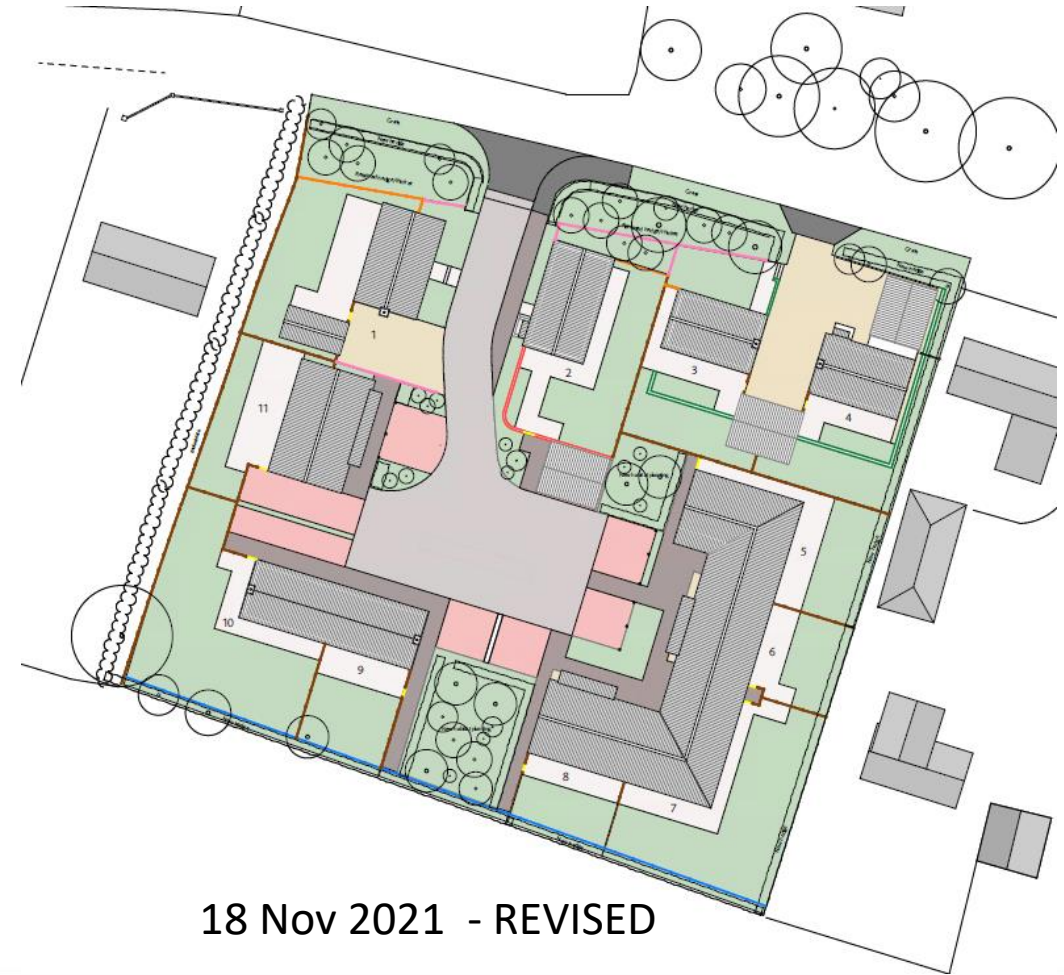
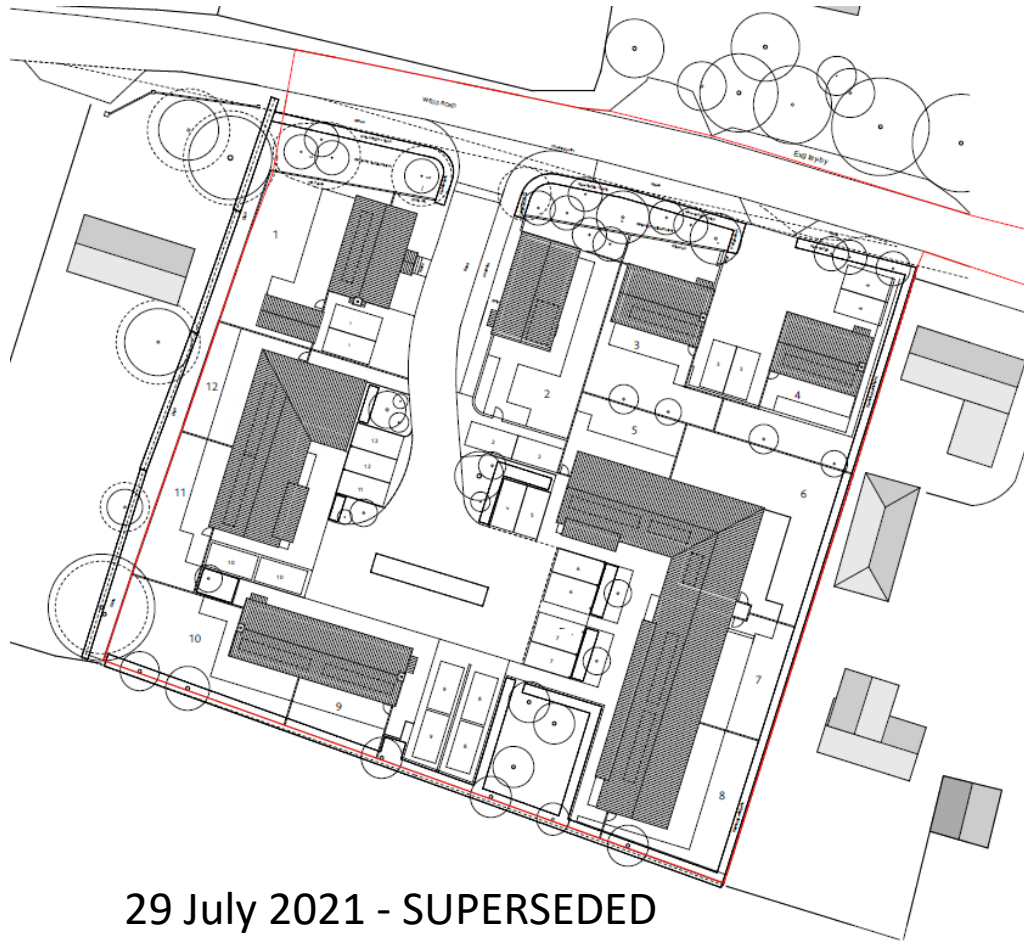
[north-norfolk.gov.uk](http://north-norfolk.gov.uk)

# SITE LOCATION PLAN





# REVISED SITE LAYOUT PLAN



# SITE PHOTOGRAPHS

Wells Road Looking West



Wells Road Looking East





# SITE PHOTOGRAPHS

Properties adjacent to the East



Properties adjacent to the West



# SITE PHOTOGRAPHS

Hedgerow



Hedgerow





# HOUSE TYPES

## House Type Plot 1



## House Type Plot 3



## House Types Plots 5-8

# HOUSE TYPES



## House Type Plot 11



# HOUSE TYPES



House Type  
Plots 9 and 10

# MAIN ISSUES

- Principle of Development
- Layout
- Foul Sewer network
- Planning Balance



# RECOMMENDATION

**APPROVE** subject to:

1. Completion of a Section 106 agreement securing 7 (seven) affordable units and SPA/SAC contributions totalling £2,045.67
2. The 21 conditions as set out in the Committee Report and any other conditions considered to be necessary by the Assistant Director of Planning

**Part 2:**

**That the application be refused if a suitable section 106 agreement is not completed within 4 months of the date of resolution to approve, and in the opinion of the Head of Planning, there is no realistic prospect of a suitable section 106 agreement being completed within a reasonable timescale.**