

APPLICATION REFERENCE: PF/17/1803

LOCATION: Land to the rear of 67 Hempstead Road, Holt

PROPOSAL: Residential development of 52 dwellings (including the removal of No.67 Hempstead Road), provision of new vehicular access to Hempstead Road; associated landscaping, open space, pumping station and electricity substation



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

Plans for Development Committee Members (Meeting of 10/12/2020):

Application PF/17/1803

HEMPSTEAD ROAD, HOLT

HOPKINS HOMES

If printed at A3 size the plans and drawings' layout are understandable. The text is too small but not crucial.

The INGENT Highway plan IP14-019010-300-A will probably be too small at A3 but this is only for illustration as a guide to the general highways works being undertaken along Hempstead Road, and is not actually a submitted application document.

Plans provided to Development Committee

001 A – Site location plan

Aerial Photograph showing County Wildlife Site (red) – also includes land above.

003 F – General layout and a small size text list of housing types and sizes including proposed Affordable Housing (AH). Plots 7-12 is the 3-storey block of 1-bed AH flats.

- Homes with Red Dots = Affordable Rent, affordable housing
- Homes with Blue Dots = Shared Ownership, affordable housing
- Homes with Cyan Dots = Accessible housing.

005 E – Layout shown in context with Olby Close (west) and Heath Farm (east).

2008 A – 3 storey flats, north & west elevations – updated to improve design.

2007 A – 3 storey flats, south – updated to provide balconies and improve design.

2005 A – 3 storey flats, revised to include rear / south balconies and dual access.

IP14-019010-300 A – Summary of the general highways works being undertaken along Hempstead Road connected with developments at Heath Farm (Lovell), Olby Close, and as proposed by this application.

053-L - Heath Farm Phasing plan – Aspirational road link shown dashed orange.

Further information

To view the full range of plans, documents, comments etc visit the NNDC website at:

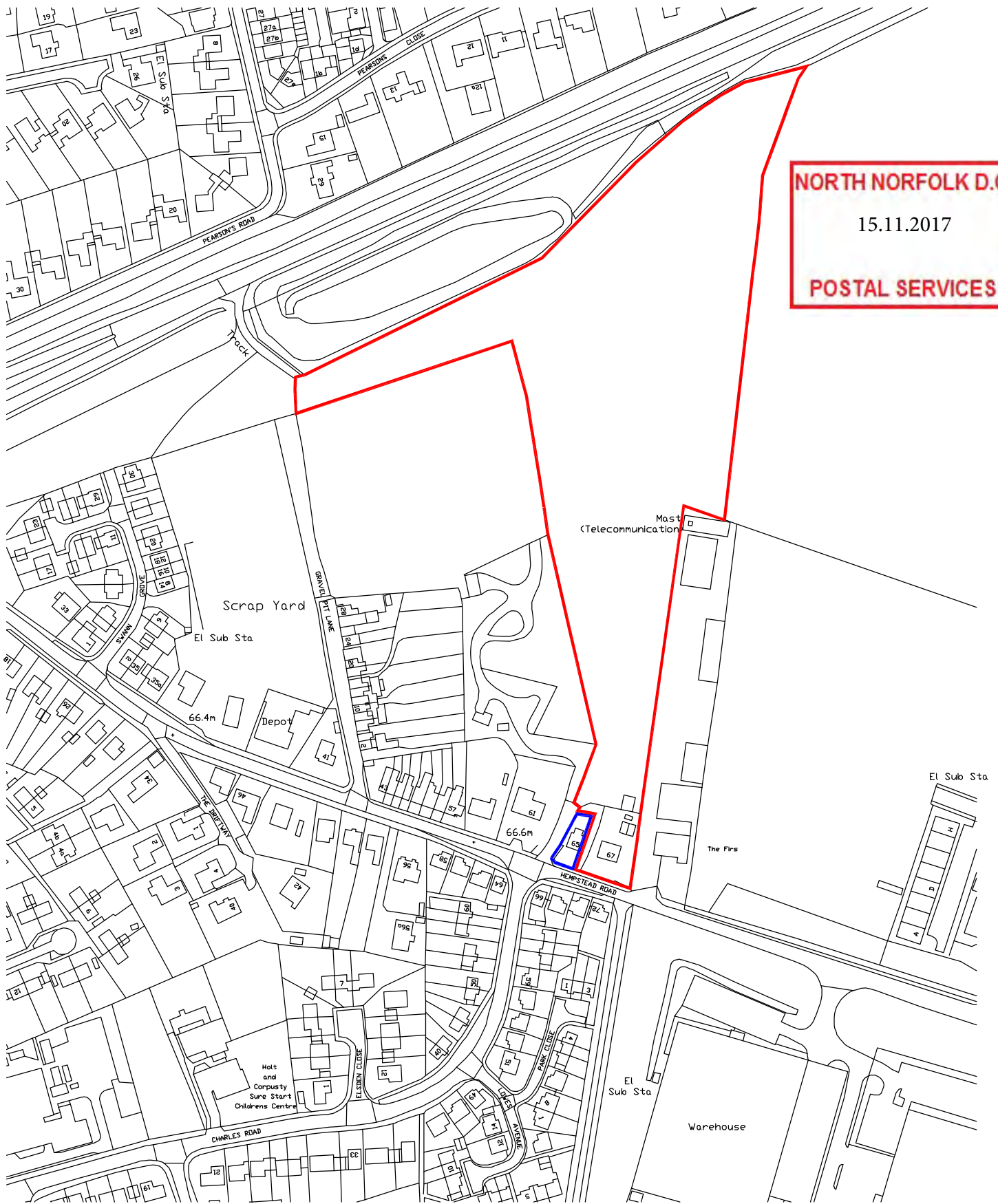
<https://idoxpa.north-norfolk.gov.uk/online-applications/> - enter ref. no. **PF/17/1803**

Case Officer - For further information about the Committee Report, or for an emailed copy of any Plans or Documents please contact:

Rob Parkinson (Major Projects Team Leader)

rob.parkinson@north-norfolk.gov.uk

01263 516149.



NORTH NORFOLK D.C
 15.11.2017
POSTAL SERVICES

REV	DATE	DETAILS
A	03.11.17	Blue line added around adjacent land within ownership. "This copy has been made by, or with the authority of, the Head of Planning, North Norfolk District Council, pursuant to Section 47 of the Copyright, Designs and Patents Act 1988. Unless that Act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright holder"

**HOPKINS
 HOMES**

MELTON PARK HOUSE,
 MELTON, WOODBRIDGE,
 SUFFOLK IP12 1TJ
 TEL: 01394 446800. FAX: 01394 389605.

Project LAND OF HEMPSTEAD ROAD, HOLT		
Drawing LOCATION PLAN		
Plot Numbers	Date SEP 2017	
Scale 1:2500 (A4)	Drawing number 001	Revision A
Source		



C.W.S.
(NNDC)

52x new
Hopkins Homes

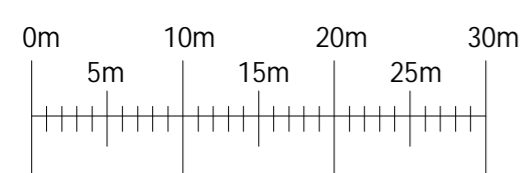
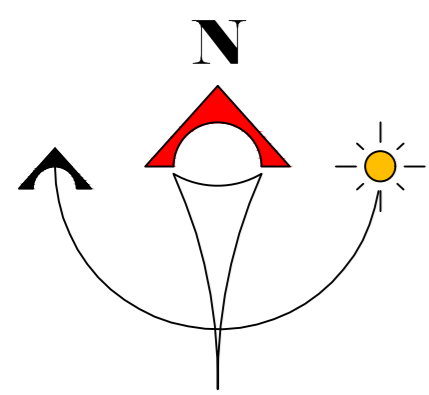
with 15m wide buffer strip

Buffer Zone (private management by Man
Co on behalf of the 9 bungalows'
developer - no access from new gardens?!

9 x new
bungalows

North Norfolk
Holiday Home

Sponge Cakes
Delivery



Scale Bar



OPEN SPACE

PUMPING STATION

25100 Exclusion Zone

KEY

- BRETT PAVING
Alpha Antique 80mm thick in all 3 sizes.
Colour to be Charcoal
- PERMEABLE PAVING TO PRIVATE DRIVES
Refer to Engineer's drawings for specification
- TARMAC
- PRIVATE GARDENS TO PLOTS
- GRASS / SOFT LANDSCAPING
For details of all soft areas, proposed trees, shrub and hedge planting refer to Landscape drawing
- OPEN SPACE
- Parking Spaces within parking courts -
To be delineated with 80 x 80 sq mm granite sets (1' shaped to corners).
- Rows of granite sets
- Proposed trees shown INDICATIVE.
Refer to Landscape drawing for exact locations and type.
- INDICATIVE new planting
- Existing trees & hedges to be retained.
- 1800mm high timber panel fencing.
- 1800mm high close boarded fencing.
- 1500mm high close boarded fencing with 300mm trellis top section.
- 1500mm high, 215mm thick feature brick wall with 440mm sq piers. Stock brick on edge coping.
- 2.5m high acoustic fence painted dark green.
- Timber post & 2no. rail fencing (800mm high), Type R19 as HH, DET 09.08.
- Timber post & galvanised chain-link (600mm high), Type R13 as HH, DET 09.27.
- Metal Park Rail fencing with 200x200mm square timber posts at entrance. (950mm high), Type R12 as HH, DET 09.26.
- 100x100mm timber posts / bollards, Type R8 as HH, DET 09.25.
- Fencing TBC
- 2.4m x 25m Visibility Splay
- 900mm wide by 1800mm high timber gate. Gate within fence to match and be fitted with B.J. hinges and Suffolk latch.
- 900mm wide by 1800mm high timber gate. Gate within fence to match and be fitted with slam shut mechanism.
- CAMAS RIVEN PAVING SLABS 600x600x38mm or 450x450x38 buff colour paving slabs.
- Level thresholds entrance paths & bin access paths to be 900mm wide. All other paths to be 600mm wide.
- 1.8x1.8m square patio to private dwellings. Min 6sq m patio to affordable dwellings.
- Bin collection point (on collection day only). Recycling & Refuse waste collected on an alternate week basis. Paving slabs / hard-standing to be provided.

HOUSING SCHEDULE

OPEN MARKET

House Type	Description	Sq Ft	No.
754	2 Bed House (2 storey)	754	5
777	3 Bed House (2 storey)	777	5
885	2 Bed FOG (1.5 / 2 storey)	885	1
882	3 Bed House (2 storey)	882	1
1021	3 Bed House (2 storey)	1021	6
1032	3 Bed House (2 storey)	1032	1
1033	3 Bed House (2 storey)	1033	1
1179	4 Bed House (2 storey)	1179	1
1194	4 Bed House (2 storey)	1194	2
1291	4 Bed House (2 storey)	1291	2
1469	4 Bed House (2 storey)	1469	2
1550	4 Bed House (2 storey)	1550	2

29 PLOTS

AFFORDABLE RENTED

House Type	Description	Sq Ft	No.
540	1 Bed Apartment 1b 2p (3 storey)	540	6
542	1 Bed Bungalow 1b 2p (1 storey)	542	4
743	2 Bed FOG (1.5 storey)	743	2
859	2 Bed House 2b 4p (2 storey)	859	2
1104	3 Bed House 3b 6p (2 storey)	1089	3

17 PLOTS

SHARED OWNERSHIP

House Type	Description	Sq Ft	No.
859	2 Bed House 2b 4p (2 storey)	859	4
1009	3 Bed House 3b 5p (2 storey)	1009	2

6 PLOTS

TOTAL 52 PLOTS

● Dwellings (HT 542 & 859) to comply with Building Regulations M4(2). Category 2 Accessible & Adaptable dwellings.

KEY (storey heights)

- Single Storey
- 1.5 Storey
- 2 Storey
- 2.5 Storey
- 3 Storey

Notes:

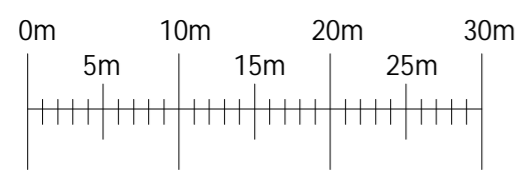
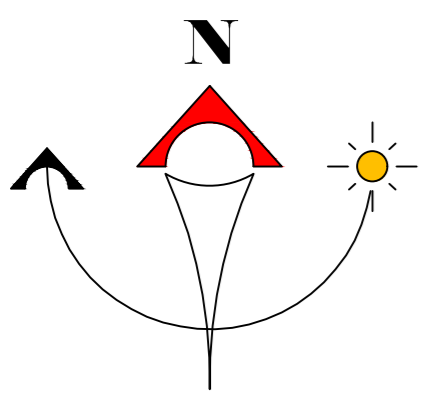
Do not scale from this drawing to ascertain dimensions.
Copyright for all designs and drawings shall remain with Hopkins Homes in accordance with the Copyright Act.

Rev.	Date	Details
A	14.09.18	Replan
B	14.02.19	Highway comments incorporated.
C	03.12.19	Planner's comments incorporated.
D	05.05.20	House types amended.
E	23.10.20	Planner's comments incorporated.
F	03.11.20	Planner's comments incorporated.

PLANNING

Project:	LAND OFF HEMPSTEAD ROAD, HOLT	Project No:	HOL3
Drawing:	PLANNING LAYOUT	Dwg No:	003
Plot Numbers:	-	Rev:	F
		Scale:	1:500 @ A1
		North:	
		Drawn By:	ST
		Date:	07/2017
		Checked By:	DW
		Date:	07/2017

HOPKINS HOMES
MELTON PARK HOUSE,
MELTON, WOODBRIDGE,
SUFFOLK IP12 1TJ
TEL: 01394 446800. FAX: 01394 389605.



Scale Bar



POS Area:
12,733m²
1.27 ha (including
allotment area)

Allotments
1834m²

25100
Exclusion
Zone

R15000

R15000

Notes:

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Rev.	Date	Details
A	14.02.19	Highway comments incorporated.
B	03.12.19	Planner's comments incorporated.
C	05.05.20	House types amended.
D	23.10.20	Planner's comments incorporated.
E	03.11.20	Planner's comments incorporated.

PLANNING

Project: LAND OFF HEMPSTEAD ROAD, HOLT	Project No: HOL3
Dwg No: 005	Rev: E
Drawing: PLANNING LAYOUT OVERLAY WITH ADJACENT SITES	Scale: 1:500 @ A1
Plot Numbers:	North:
Drawn By: ST	Date: 09/2018
Checked By: DW	Date: 09/2018

HOPKINS HOMES

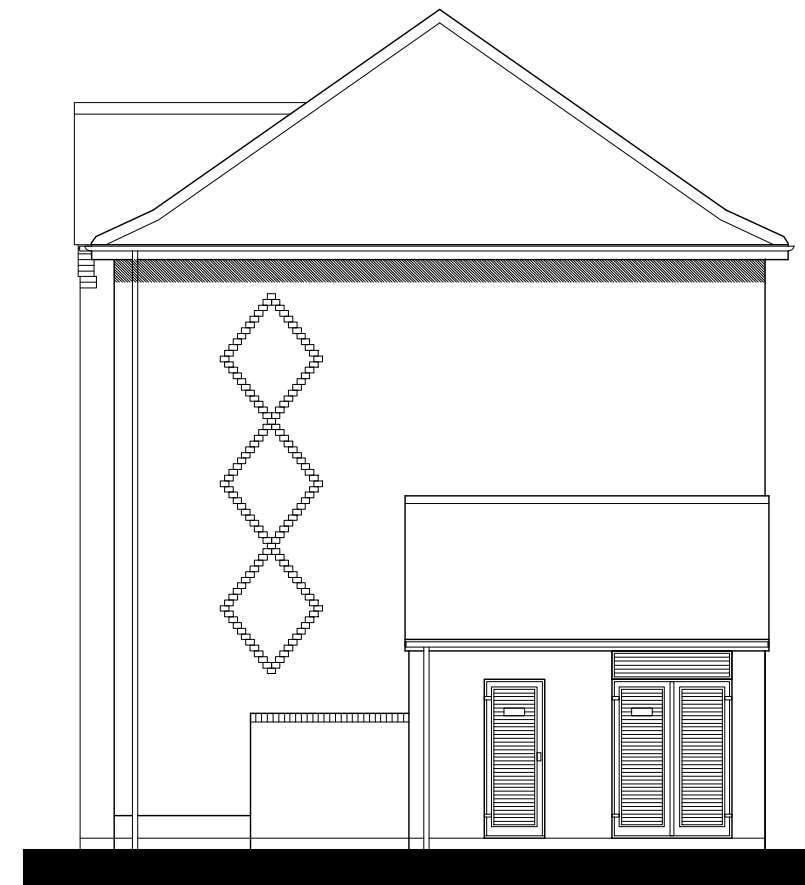
MELTON PARK HOUSE,
MELTON, WOODBRIDGE,
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TEL: 01394 446800. FAX: 01394 389605.

Notes:
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Rev.	Date	Details
A	03.11.20	Revised to reflect latest layout.



North Elevation



West Elevation

Note:
 >Proposed levels subject to final Engineers designs.
 >Materials finishes shown indicative only. Refer to Materials Schedule for finishes.

PLANNING

Project: LAND OF HEMPSTEAD ROAD, HOLT	Project No: HOL3
Dwg No: 2008	Rev: A
Drawing: House Type 540 Elevations 2	Scale: 1:100 @ A3
Plot Numbers: 7-12 Affordable Rent	Drawn By: LS Date: 05/20
	Checked By: - Date: -

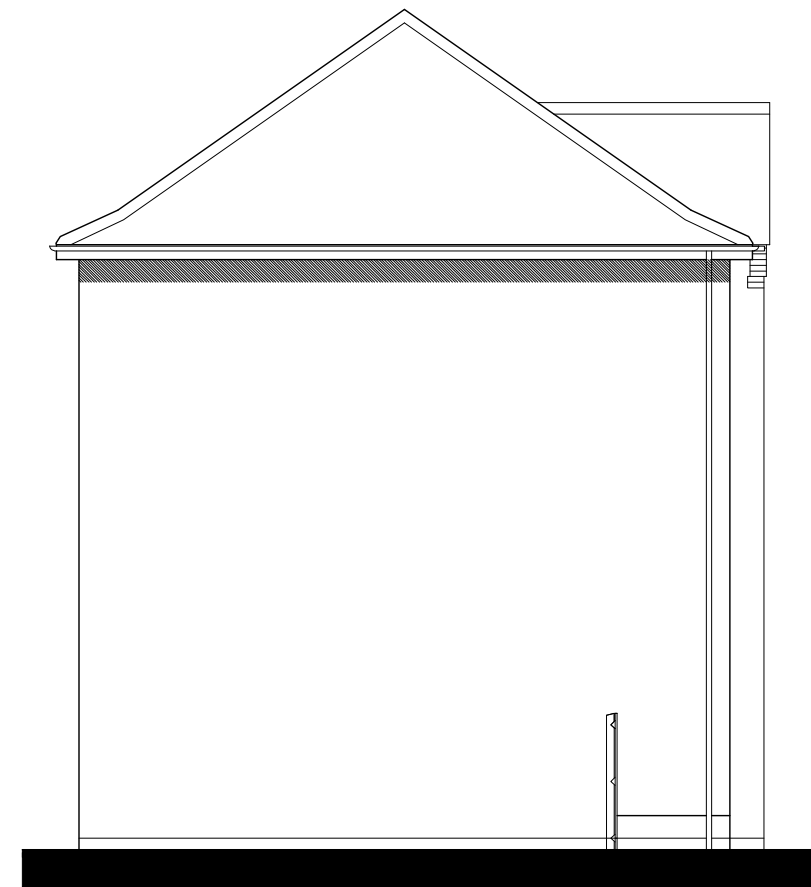


Notes:
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Rev.	Date	Details
A	03.11.20	Revised to reflect latest layout and south elevation enhanced.



South Elevation



East Elevation

Note:
 >Proposed levels subject to final Engineers designs.
 >Materials finishes shown indicative only. Refer to Materials Schedule for finishes.

PLANNING

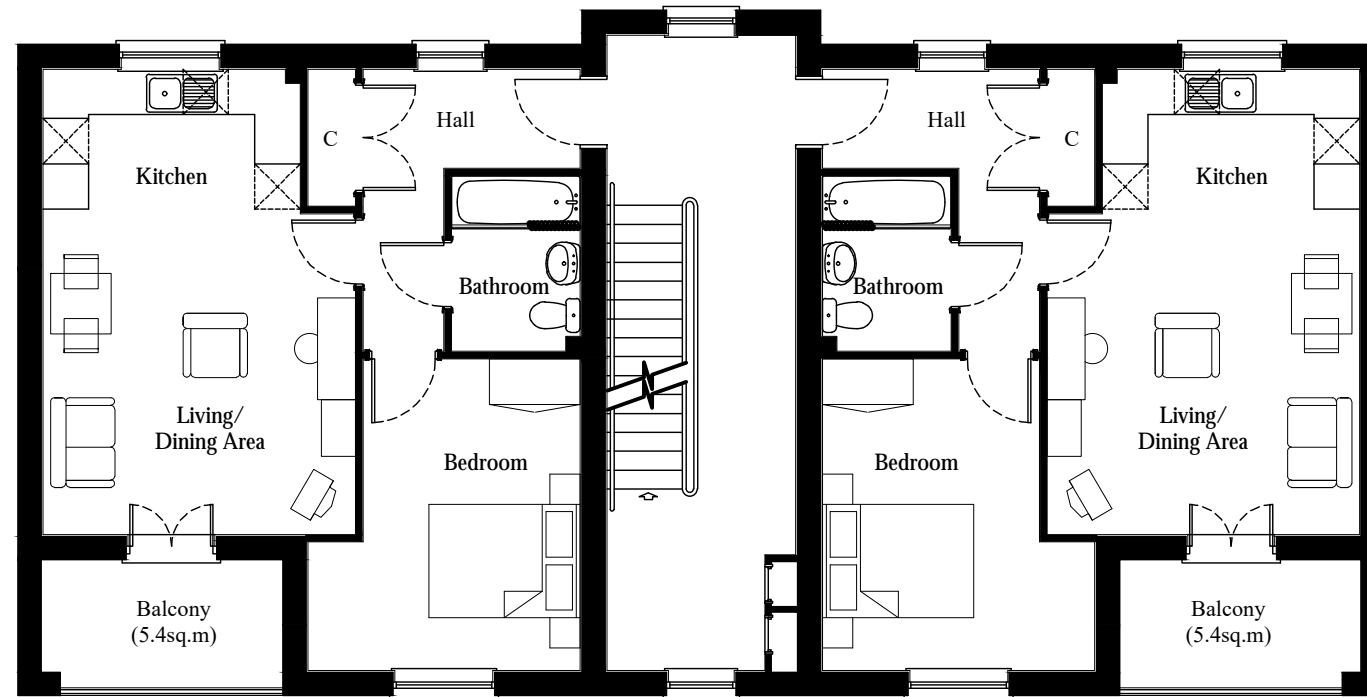
Project: LAND OF HEMPSTEAD ROAD, HOLT	Project No: HOL3
Dwg No: 2007	Rev: A
Drawing: House Type 540 Elevations 1	Scale: 1:100 @ A3
Plot Numbers: 7-12 Affordable Rent	Drawn By: Date: LS 05/20
	Checked By: Date: - -

HOPKINS HOMES

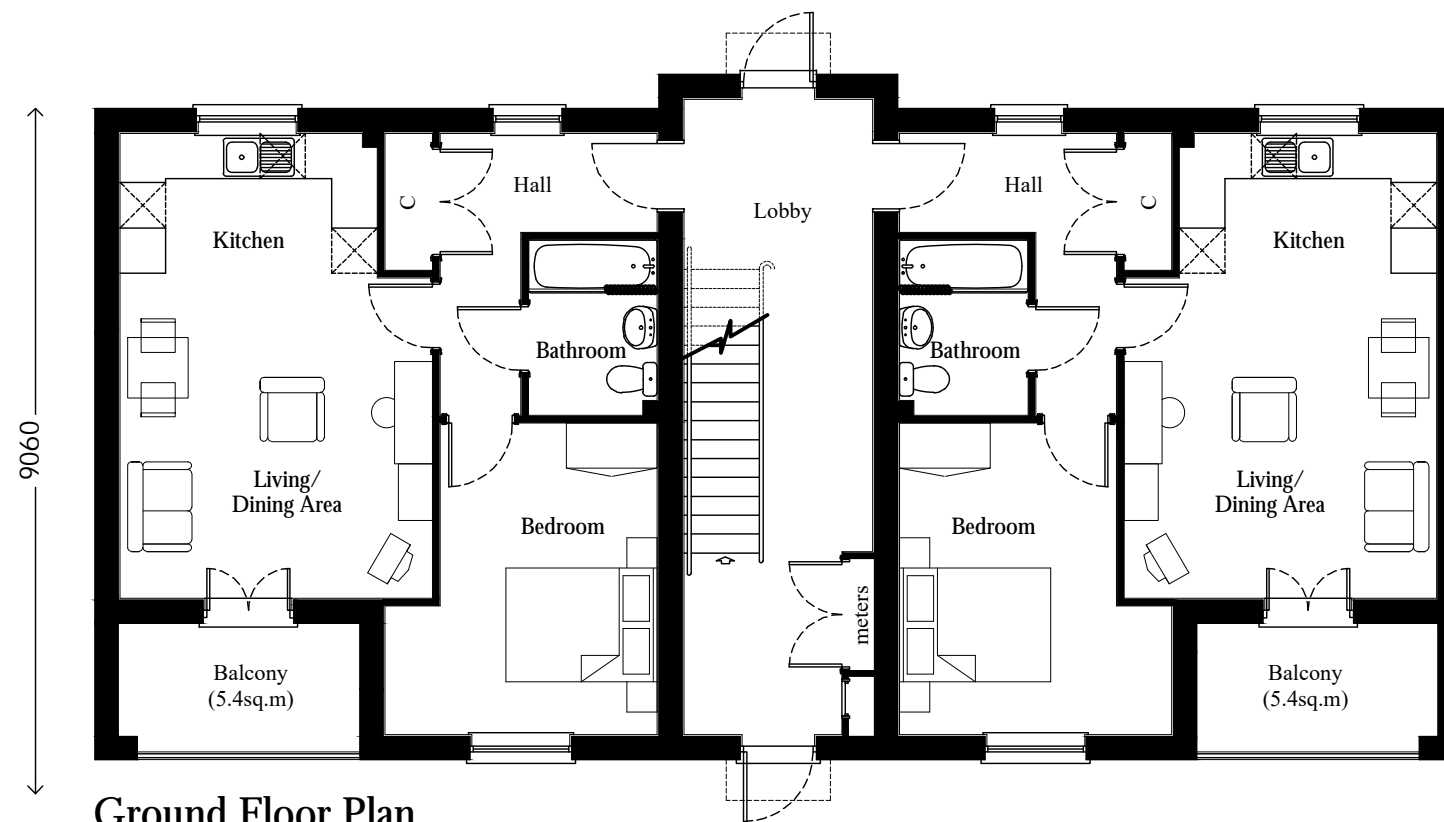
MELTON PARK HOUSE,
 MELTON, WOODBRIDGE,
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Notes:
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Rev.	Date	Details
A	03.11.20	Revised to reflect latest layout.



First Floor Plan



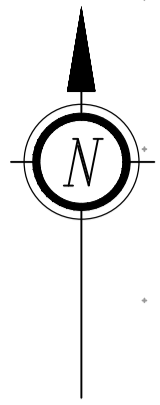
Ground Floor Plan

Note:
 >Proposed levels subject to final Engineers designs.
 >Materials finishes shown indicative only. Refer to Materials Schedule for finishes.

PLANNING

Project: LAND OF HEMPSTEAD ROAD, HOLT	Project No: HOL3
Drawing: House Type 540 Floor Plans 1	Dwg No: 2005
Plot Numbers: 7-12 Affordable Rent	Rev: A
	Scale: 1:100 @ A3
	Drawn By: Date: LS 05/20
	Checked By: Date: -

HOPKINS HOMES
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HIGHWAY WORKS ON A148 ASSOCIATED WITH LOVELLS DEVELOPMENT.

IP14-019-10-278 REVISION C REFERS OFF SITE MINOR HIGHWAY WORKS TO IMPROVE PEDESTRIAN LINK TO THE TOWN VIA THE UNDERPASS.

DEVELOPMENT OF LAND AT 61 HEMPSTEAD ROAD

HOPKINS HOMES DEVELOPMENT

LOVELLS DEVELOPMENT

WIDEN FOOTWAY TO 1.8m OR AS FAR AS POSSIBLE ACROSS ADJACENT FRONTAGE TO CROSSING POINT

ROAD WIDENING BY ADJACENT DEVELOPMENT

FOOTWAY WIDENING AND IMPROVEMENTS INCLUDING PEDESTRIAN CROSSINGS IMPROVEMENTS BETWEEN OLD STATION WAY AND CHARLES ROAD FOR LOVELL DEVELOPMENT S278 OFF-SITE WORKS. REFER TO DRAWING REF: CL600 REVISION C1

NEW CROSSING POINT FORMED BY ADJACENT DEVELOPMENT AT 61 HEMPSTEAD ROAD

DRAWING REF: CL601 REVISION C1

APPROVED PLAN DRAWING REF: C-001 REVISION P2 REFERS TO ROAD WIDENING AND FOOTWAY IMPROVEMENT HIGHWAY WORKS RELATED TO AKB DEVELOPMENTS LAND AT 61 HEMPSTEAD ROAD

NEW 1.8m FOOTWAY ACROSS ADJACENT FRONTAGE TO CONNECT TO EXISTING FOOTWAY AND NEW CYCLEPATH LINK FROM LOVELLS DEVELOPMENT.

IP14-019-10-SK002 REVISION E REFERS NEW DEVELOPMENT ACCESS AND ASSOCIATED HIGHWAY WORKS TO BE FORMED BY HOPKINS HOMES.

ROAD NARROWING AND SIGN WORKS REFER TO DRAWING REF: CL600 REVISION C1

ROAD NARROWING WITH KERBING, ROAD MARKINGS AND AN UNCONTROLLED PEDESTRIAN CROSSING TO CYCLEPATH LINK FROM LOVELL DEVELOPMENT. REFER TO DRAWING REF: CL600 REVISION C1

HEATH DRIVE JUNCTION IMPROVEMENTS FOR LOVELL DEVELOPMENT S278 OFF-SITE WORKS REFER TO DRAWING REF: CL600 REVISION C1

- GENERAL
- DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.
 - ALL WORK IS TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.
 - THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
 - ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.
 - ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.
 - ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES DESIGN GUIDE AND SPECIFICATION.
 - PRIOR TO THE OCCUPATION OF THE FIRST DWELLING, STREET NAMEPLATES SHALL BE ERECTED IN ACCORDANCE WITH THE HIGHWAY AUTHORITY AND TO THE WORDING AGREED WITH THE PLANNING AUTHORITY.
 - DURING CONSTRUCTION WORKS ON SITE, ALL ROADS AND FOOTPATHS ARE TO BE SWEEPED AND KEPT CLEAR OF OBSTRUCTIONS, THIS IS TO INCLUDE EXISTING HIGHWAYS AS APPROPRIATE TO ENSURE SAFE PASSAGE OF ALL ROAD USERS.
 - PROVISION SHALL BE MADE FOR THE INSTALLATION OF ALL MANS SERVICES INCLUDING DUCTING PRIOR TO THE LAYING OF THE ROAD BASE-COURSE.
 - ALL ROAD MARKINGS AND SIGNS ARE TO BE IN ACCORDANCE WITH THE TRAFFIC SIGNS REGULATIONS AND DIRECTIONS 2016.

Rev	Revision Notes	Drawn	Approved	Date
A	HIGHWAY WORKS DRAWINGS REMOVED FOR CLARITY	APS	RGW	01.12.2020

INGENT
CONSULTING ENGINEERS
Unit 10 Brightwell Barns, Waldringfield Road, Brightwell, Suffolk, IP10 0BJ.
Tel: 01473 598038 --- www.ingent.co.uk --- email: info@ingent.co.uk

PRELIMINARY

Project
HEMPSTEAD ROAD, HOLT, NORFOLK

Drawing Title
HIGHWAY WORKS MASTERPLAN
HEMPSTEAD ROAD
ALL DEVELOPERS

Client
HOPKINS HOMES

Date
NOV' 2020

Drawn by
APS

Designed by
APS

Checked by
RGW

Approved by
RGW

Scale
1:1000

Drawing No.
IP14-019-10-300

Revision.
A

Size
A1



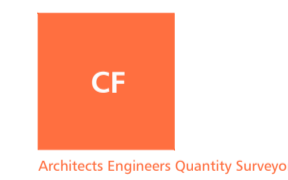
Phasing Diagram Key;

- Phase 1** (A) Roundabout and bypass work
- Phase 2** (B) Estate road to be constructed with ancillary services substation and foul water pumping station (as required by S98). Commencement of first 16 dwellings within Area C1, and commercial area within Phase 3 Area D.
- Phase 3** (C) On completion of Phase 2, occupation of Area C1 and remainder of area C including; dwellings, public open space, footpath link to Hempstead Road and footpath works along Hempstead Road.
- Phase 4** (E) Remainder of estate road to be constructed linking to Heath Drive and Hempstead Road prior to construction of remaining Phases.
- Phase 5** (F,G,H,I,J) Commencement of residential and commercial development once Phase 4 is complete.
- Bullen Developments Land**

TR0 = Traffic Regulation Order

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
L	11/07/16	Notes amended to client comments	CH	MN
K	06/07/16	Notes amended to client comments	CH	MN
J	29/06/16	Link to adjacent site added, ref to A146 amended, phase 5 note amended	PB	MN
H	28/06/16	Phases revised to clients comments	CH	MN
G	16/05/16	Phases revised to clients comments	CH	MN
F	13/05/16	Phases revised to clients comments	DB	MN
E	05/05/16	Phases revised to clients comments	CH	mn
D	26/04/16	Phases revised to clients comments	CH	mn
C	04/02/16	Phases revised to clients comments	DB	mn
B	29/01/16	Phases revised to clients comments	DB	mn
A	26/01/16	Phase 1, 2 and 3 revised	DB	mn

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
Revisions				



Chaplin Farrant Limited
 51 Yarmouth Road
 Norwich
 NR7 0ET
 Tel: 01603 700000
 Fax: 01603 700001
 office@chaplinfarrant.com
 www.chaplinfarrant.com

Messrs Brown & Bullen
 Land at Heath Farm,
 Hempstead Rd Holt

S.106 Phasing Plan

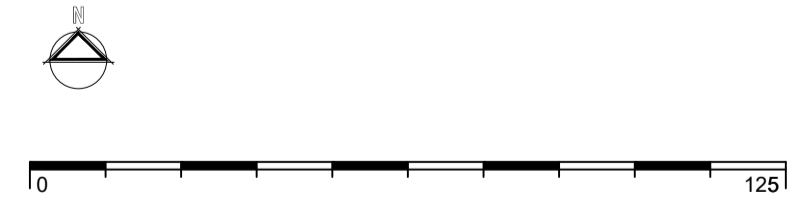
5101

053 L
 DRAWING NO. REVISION

Feb 2016 1:1250 @ A1
 DATE SCALE

DB mn
 DRAWN BY CHECKED BY

16/0253
 NORTH NORFOLK D.C
 20 JULY 2016
 POSTAL SERVICES



S.106 Phasing Plan 1:1250
 SURVEY PLAN TAKEN FROM Survey Solutions 10643ea-01
 NOTE
 Site boundaries to be confirmed, boundaries indicated are based on extant site features with interpolation.
 Areas shown are approximate subject to re-measurement. Proposals shown are subject to client, specialist and local authority input

Prior to occupation of Phase 3 C1 a temporary 3m wide foot and cycle path links North of the site to South of the P.O.S

On completion of Phase 5 a permanent footpath along the edge of the future vehicular access is to be provided and temporary footpath to be removed.

Future vehicular access to adjacent site, designed to Highways Authority standards

Commercial land B1, B2, B8. Sui Generis

Phase 3 3m wide footpath with 250mm verge each side to be constructed prior to 1st occupation Phase 3 (C1). Location as shown on plan

Footpath and highway improvements along Hempstead Road prior to 1st occupation Phase 3 (C1)

Phase 4 TR0 to be promoted prior to the estate road being completed. The TR0 seeks width restrictions and signage to prevent HGV's from the industrial estate exiting onto the A148 directly from Hempstead Road

New roundabout to serve proposed development

Phase 4c (TRO)

Connection point of proposed spine road Access road extended to serve new industrial site

Phase 4b (TRO)