

APPLICATION REFERENCE: PO/17/0680

LOCATION: Land north of Rudham Stile Lane & east of Water Moor Lane, Fakenham

PROPOSAL: Outline planning application (all matters except primary means of access reserved for future approval) for residential development of up to 950 dwellings (Use Class C3), employment development (Use Classes B1/B2/B8), a primary school and children's nursery (Use Class D1), a hotel (Use Class C1), local retail (Use Classes A1/A3/A4/A5) and associated public open space and infrastructure



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

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

Application PO/17/0680

FAKENHAM (Rudham Stile Lane & Water Moor Lane)

TRINITY COLLEGE CAMBRIDGE

If printed at A3 size the plans and drawings' layout are recognisable as general concepts, and this is probably adequate given the scheme is outline / quite strategic.

The text is readable and will be described within the meeting.

The Highway plan 1007/HWY/043-P will probably be too small at A3 but this is only provided to show the general layout and route of the spine road, the two accesses into the site, and the three areas of close detail for the main junction works.

Plans provided to Development Committee

001 B – Site location plan.

Aerial Photograph north Fakenham (from NNDC website, date of photo not known).

002 M – Development Framework Masterplan, showing main uses, residential blocks, employment area, key areas of public open space, drainage ponds. Note – indicative only, all layouts are in Outline form and are not detailed as yet.

003 M – Parameters Plan – showing main access routes and street hierarchy.

006 – Phasing Plan – A possible sequence of how the scheme may be progressed.

043 P – Site Access and Offsite Highways Works Plan – too small to note the minor works proposed around the site, but showing the detail of the 3 main access projects:

- New A148 roundabout at Norwich Long Lane / Water Moor Lane (bottom left).
- New access at Clipbush Lane roundabout & revised Thorpland Road (centre).
- New Bus Gate and stopping up of Water Moor Lane south end (bottom right).

062 – new crossing point over A148 / A1067 roundabout.

Further information

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

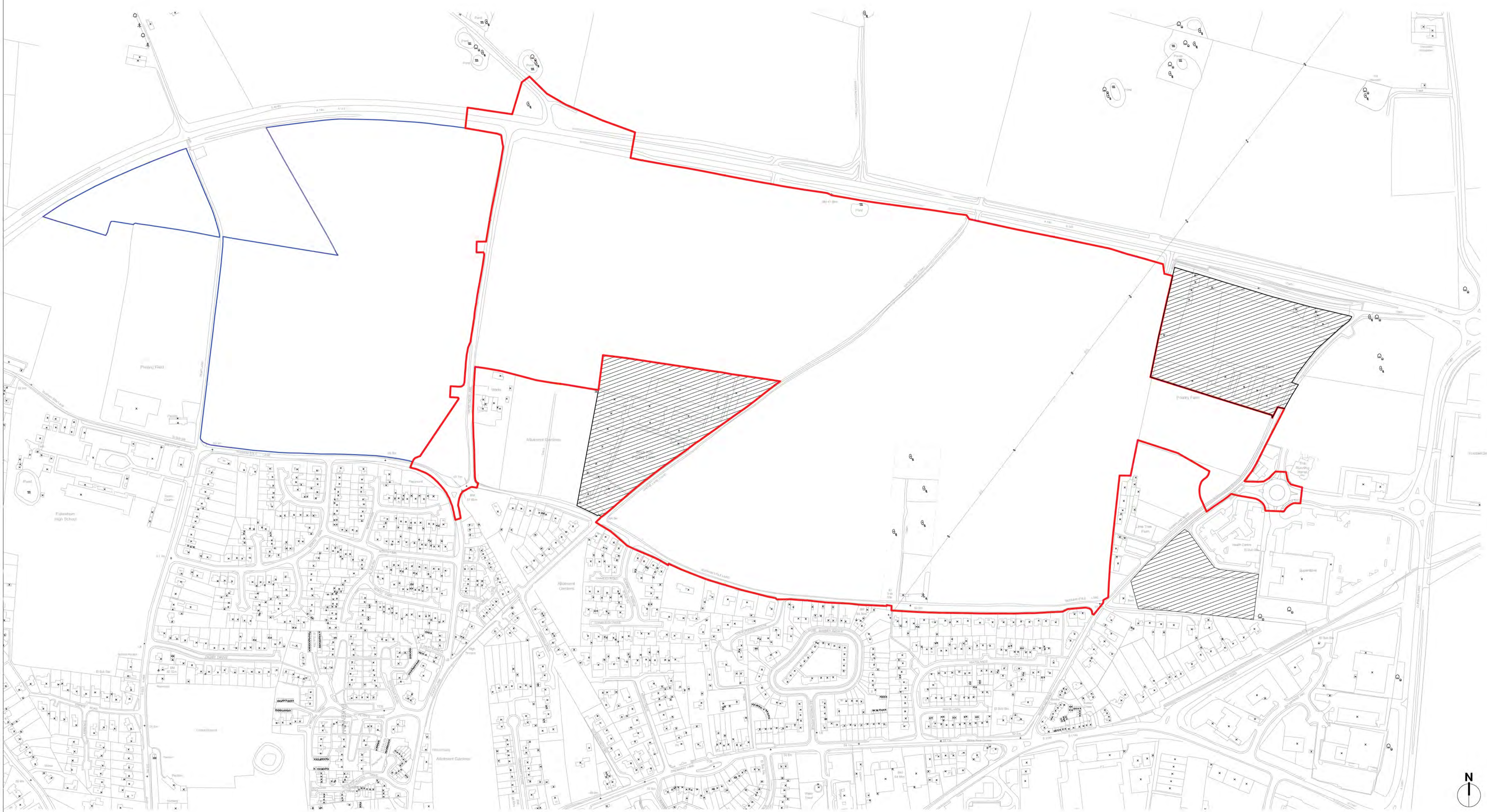
<https://idoxpa.north-norfolk.gov.uk/online-applications/> - enter ref. no. **PO/17/0680**

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

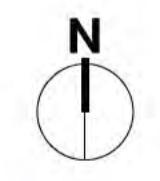
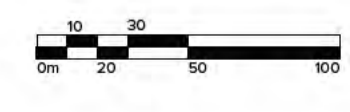
Rob Parkinson (Major Projects Team Leader)

rob.parkinson@north-norfolk.gov.uk

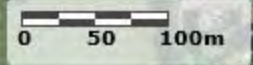
01263 516149.



- Legend**
- Red Line
 - Other land under the applicants control
 - Other application sites



Rev	Description	Date
B	Rev	
	DE_033_001	Drg No
	Trinity College, Cambridge	Client
	Land North of Rudham Stile Lane, Fakenham	Project
	Red Line Plan	Title
	1:2500 @A1	Scale

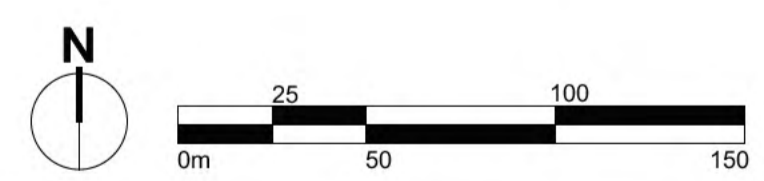


Coords: (591811,330928) Grid Ref:TF91813092



Legend

- Red Line
- Indicative Residential Development Block
- School (including room for expansion to 2FE)
- Local Centre
- Pub & Hotel
- Nursery
- Employment
- Adjacent Permitted Extra Care Site
- Potential Future Employment Site
- Open Space
- Allotment
- Drainage Basin
- Pedestrian Priority Areas
- Primary Access Road
- Secondary Access Road
- Footpath
- Indicative Play Area Locations
- Bus Gate (Southbound access for Buses only)
- Rudham Stile Lane Frontage - Access to Frontage Only (no vehicular access into development)
- Pumping Station
- Indicative Underground Foul Water Storage
- Indicative Gateway Feature Location

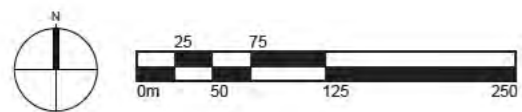


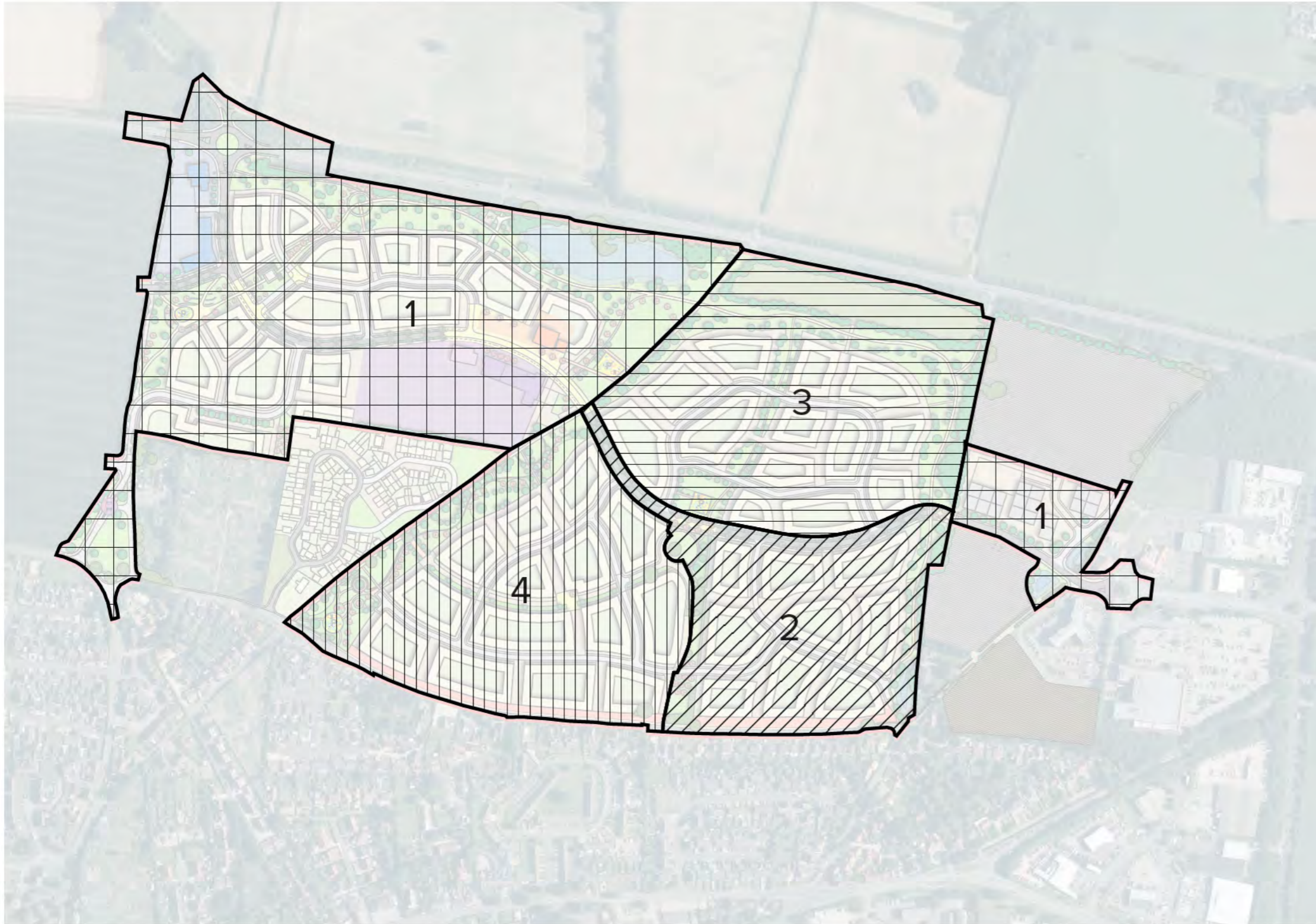
M	2m verge incorporated at eastern end of Grove Avenue and minor updates in line with access drawing	Mar 2020
L	Update to pumping station position and foul water storage added	Dec 2019
K	Updates to primary route, local centre & northern real edge	Nov 2019
J	Realigned employment access and change to drainage ponds	April 2019

Rev	Description	Date
M		Rev
DE_033_002		Drw No
	Trinity College, Cambridge	Client
	Land North of Rudham Stile Lane, Fakenham	Project
	Development Framework	Title
	1:2000 @A1	Scale






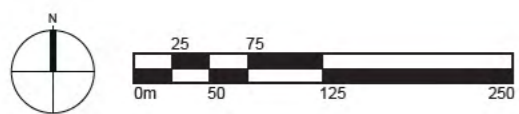
- Legend**
- Site boundary
 - Residential development area
 - Hotel and pub site
 - Local centre area
 - 1 FE primary school site
 - Nursery site
 - Employment development area
 - Allotments
 - Drainage areas
 - Public open space
 - Children's play areas
 - Committed/allocated development site
 - Indicative "Grove Avenue"
 - Indicative "Streets"
 - Indicative "Green Corridors / Lanes"
 - Indicative "Mews"
 - Rudham Stile Lane
(direct access to frontage only - no vehicular access from within development)
 - One way access for vehicles
(arrow marks direction of travel)
 - Southbound access for buses only
 - Formal pedestrian / cycle link
 - Informal pedestrian / cycle link
 - Pedestrian priority areas
 - ☆ Pumping Station
 - Indicative Underground Foul Water Storage
 - ★ Indicative Gateway Feature Location



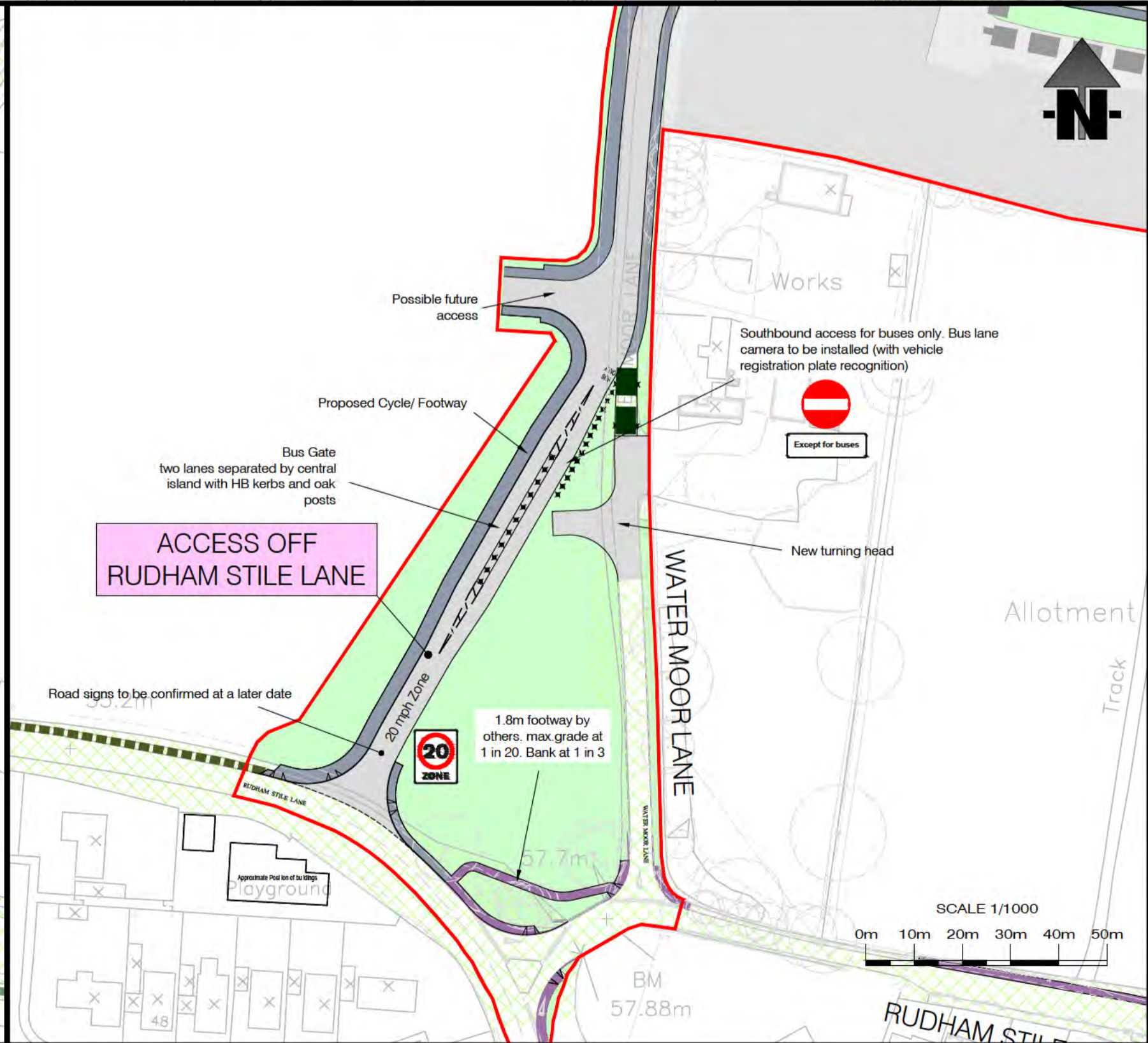
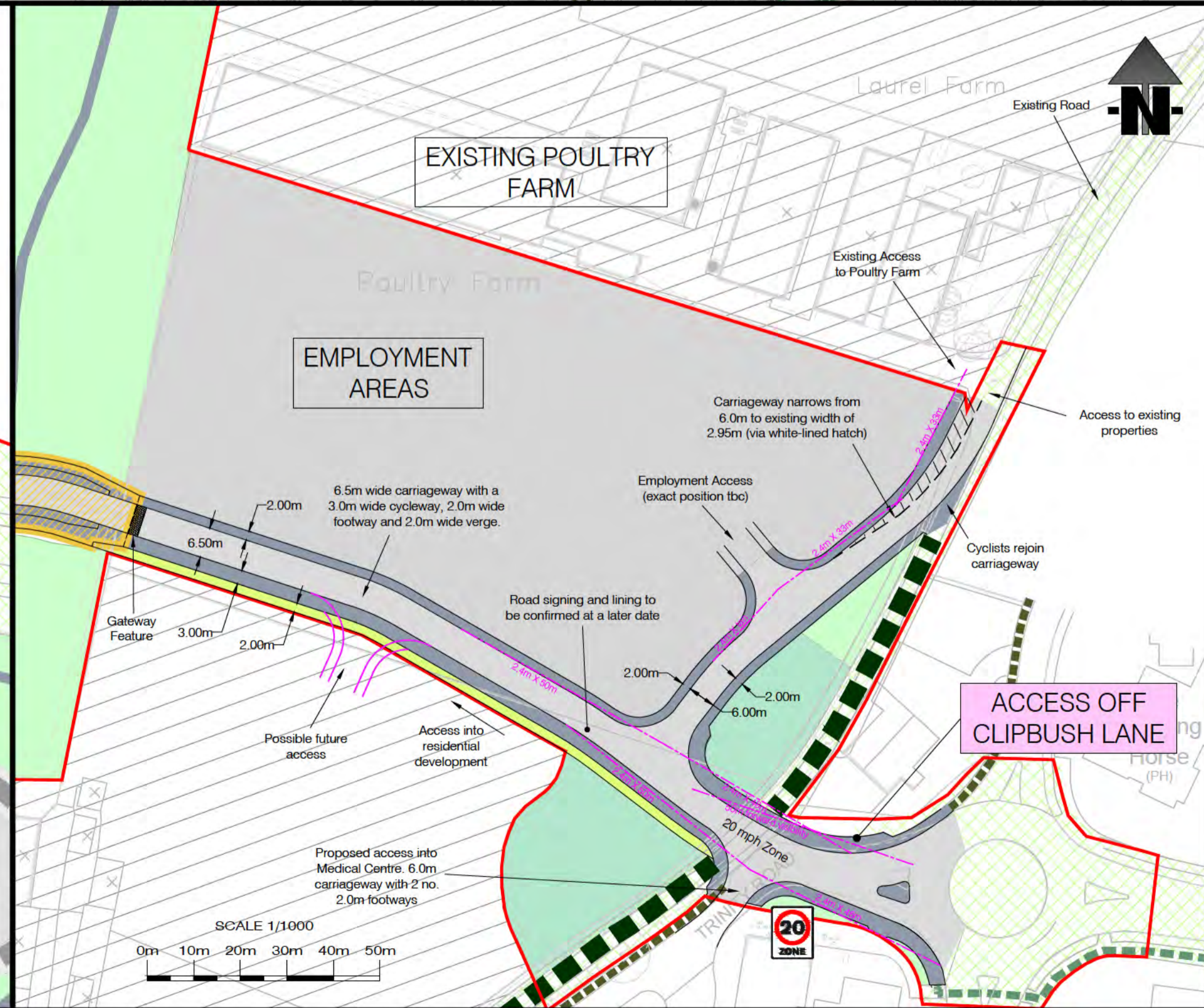
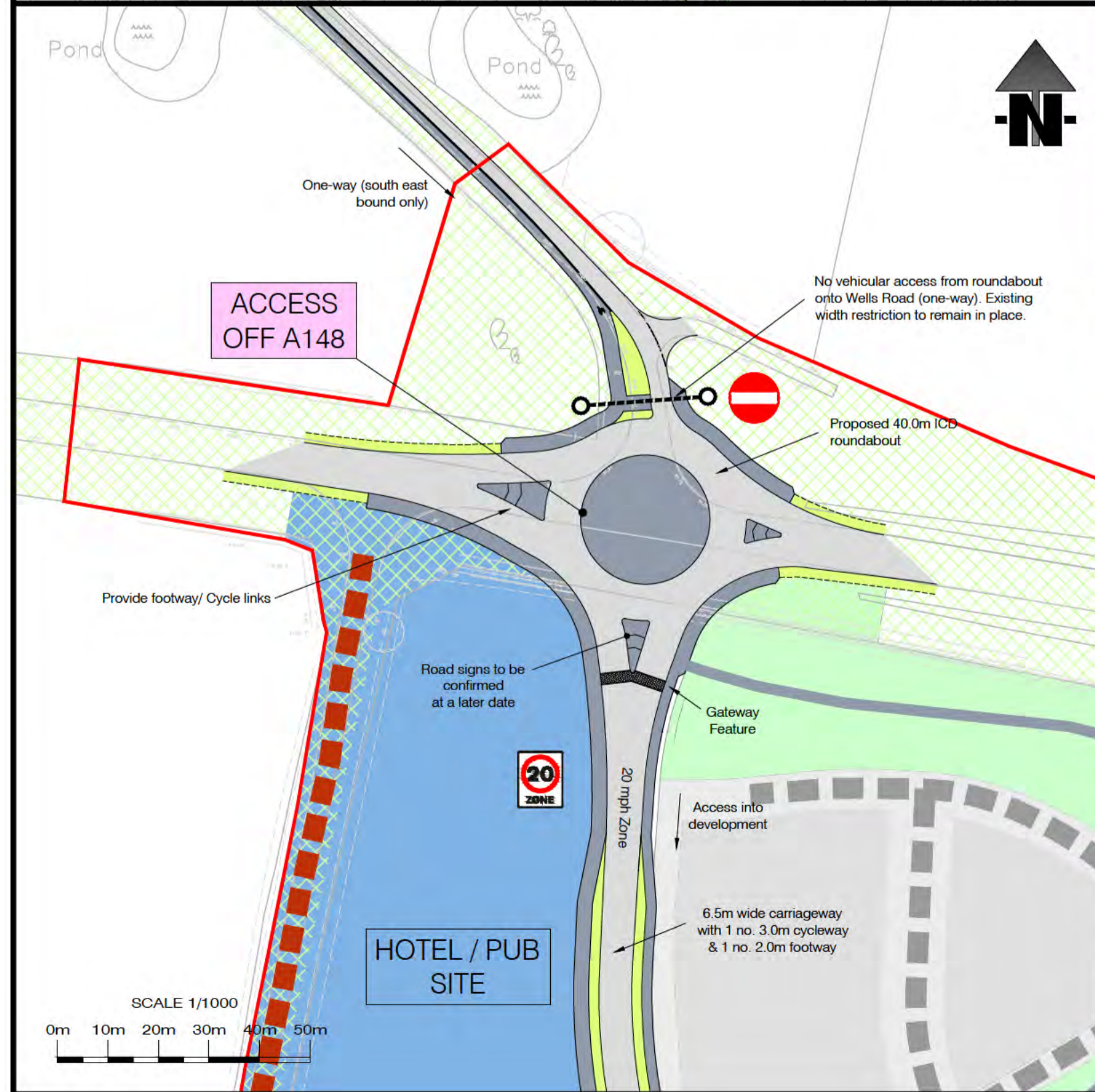


LEGEND

-  Phase 1 (approx 268 dwellings)
-  Phase 2 (approx 182 dwellings)
-  Phase 3 (approx 227 dwellings)
-  Phase 4 (approx 261 dwellings)



Rev	
DE_033_006	Drg No
Trinity College, Cambridge	Client
Land North of Rudham Stile Lane, Fakenham	Project
Indicative Phasing Plan	Title
1:5,000 @ A3	Scale



CONTRACTORS HEALTH & SAFETY ASSESSMENT SCHEME - ACCREDITED CONTRACTOR

REVISIONS		
No.	Description	Date
J	Updated to maintain plan, add footway next to bus gate and general arrangement & exist. footways.	24.07.19
K	Updated to parameters plan.	01.11.19
L	Updated to parameters plan.	13.11.19
M	Updated to 'Define' Requirements.	02.12.19
N	Updated to parameters plan & add pumping station	17.12.19
O	Remove width restriction & amend notes regarding road signage.	02.01.20
P	Spine road alignment adjusted to provide a 2m wide verge on the south side of the road. Gateway Features added and North section of Grove Lane to be stopped up.	18.03.20

Client: TRINITY COLLEGE CAMBRIDGE

Job Title: RUDHAM STILE LANE, FAKENHAM, NORFOLK.

Drawing Title: SITE ACCESS AND OFFSITE HIGHWAY IMPROVEMENTS

Drawing Status: For Client For Planning
For Comment For Construction

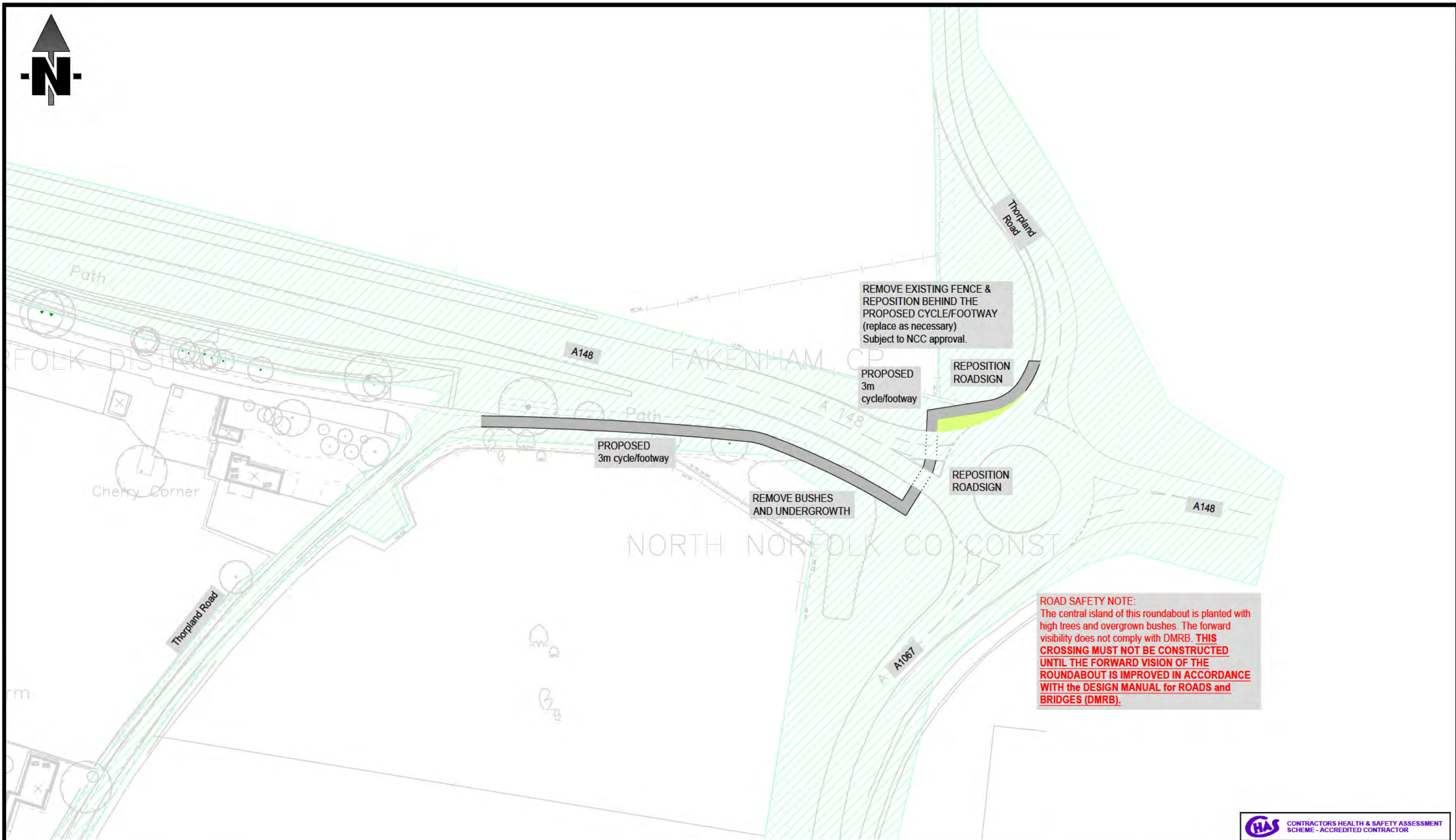
Drawn By: BT Checked By: JH

Scale: AS SHOWN (A1) Date: 18 MARCH 2020

ASD ENGINEERING

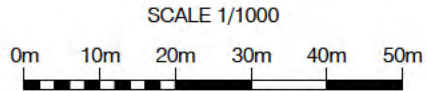
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Tel: 01986 872250 Fax: 01986 872228
Web: www.asd-consultants.co.uk E-mail: enquiries@asd-consultants.co.uk

Drg No. 1007/HWY/043 P



ROAD SAFETY NOTE:
 The central island of this roundabout is planted with high trees and overgrown bushes. The forward visibility does not comply with DMRB. **THIS CROSSING MUST NOT BE CONSTRUCTED UNTIL THE FORWARD VISION OF THE ROUNDABOUT IS IMPROVED IN ACCORDANCE WITH the DESIGN MANUAL for ROADS and BRIDGES (DMRB).**

ALL ONSITE & OFFSITE SEWER/ HIGHWAY WORKS CARRIED OUT PRIOR TO FULL TECHNICAL APPROVAL FROM THE RELEVANT SEWERAGE UNDERTAKER AND/OR THE RELEVANT HIGHWAYS AUTHORITY SHALL BE AT THE RISK OF THE CONTRACTOR AND/OR CLIENT.



REVISIONS	
REV	DATE
-	Original

Client: TRINITY COLLEGE CAMBRIDGE
 Architect:
 Drawn By: JH
 Checked By:
 Scale: 1/1000 (A3)
 Date: 21 FEBRUARY 2019

Job Title: RUDHAM STILE LANE, FAKENHAM, NORFOLK.
 Drawing Title: OFF-SITE WORK INVESTIGATIONS A148 / A1067 ROUNDABOUT
 Drawing Status: For Client For Planning
 For Comment For Construction

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Drg No. 1007/HWY/062