

APPLICATION REFERENCE: PF/19/0991

LOCATION: Land south of School Road,
Ludham.

PROPOSAL: Erection of 12 dwellings with
associated access from Willow Way, footpath to
School Road, open space, landscaping and
parking

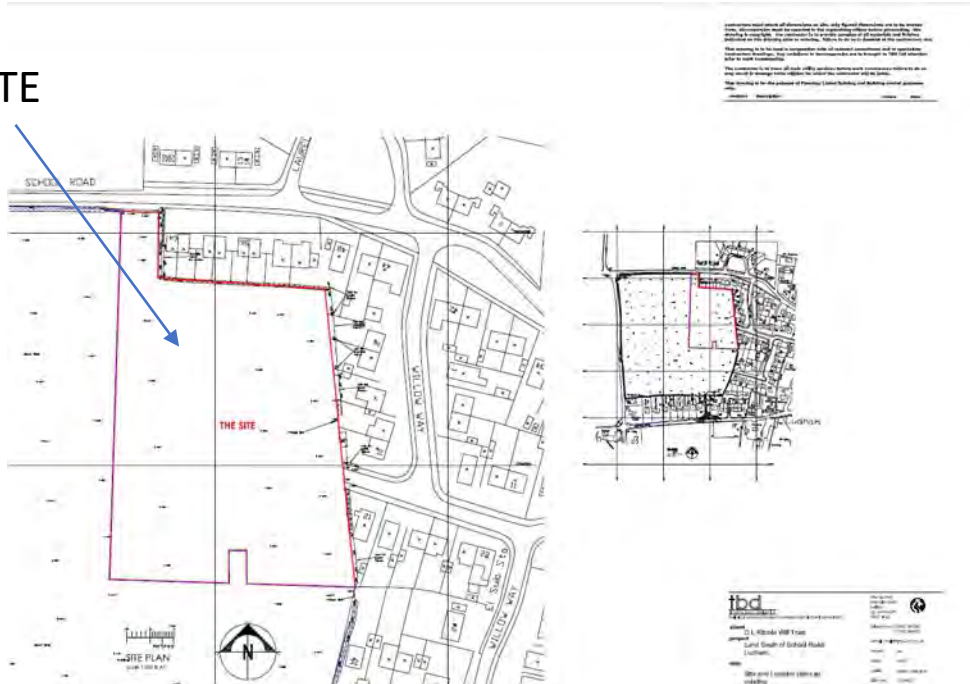


NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION PLAN

SITE



SITE LAYOUT PLAN



ACCESS

Existing turning head between 10 and 12 Willow Way



SITE PHOTOGRAPH

Properties along School Road



SITE PHOTOGRAPHS

Pound Lane

School Road



Views along School Road towards Ludham



SITE PHOTOGRAPHS

The rear of properties on Norwich Road



Bungalows in Willow Way



SITE PHOTOGRAPHS

Bungalows in Willow Way



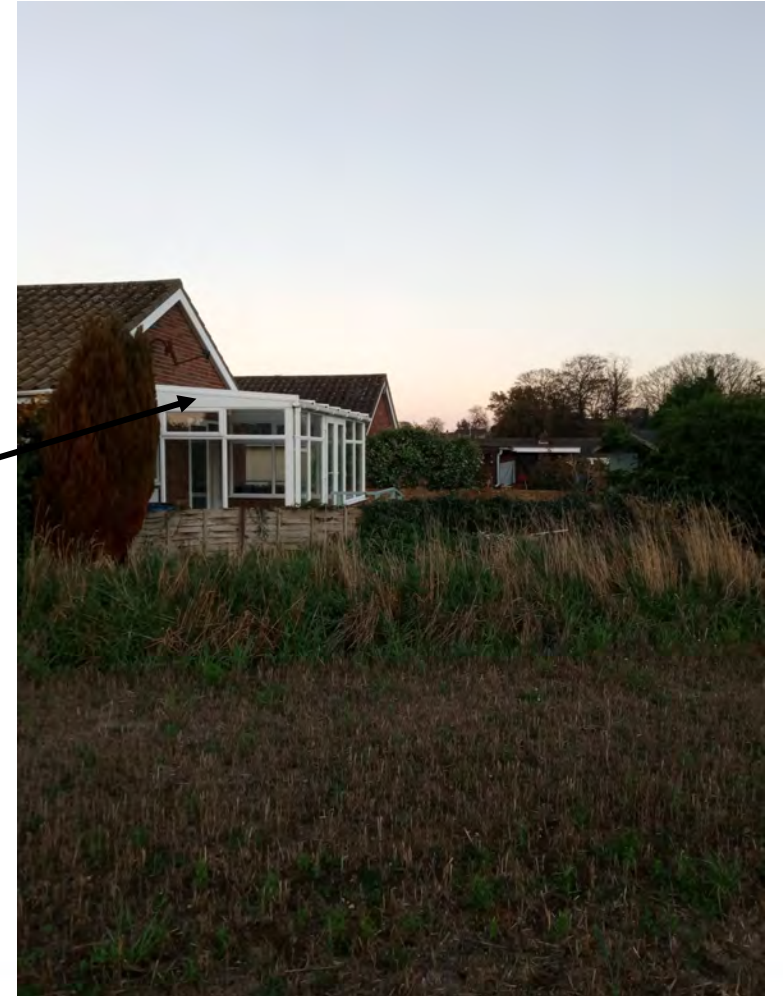
Two storey houses in School Road



SITE PHOTOGRAPHS



The rear of 10 Willow Way



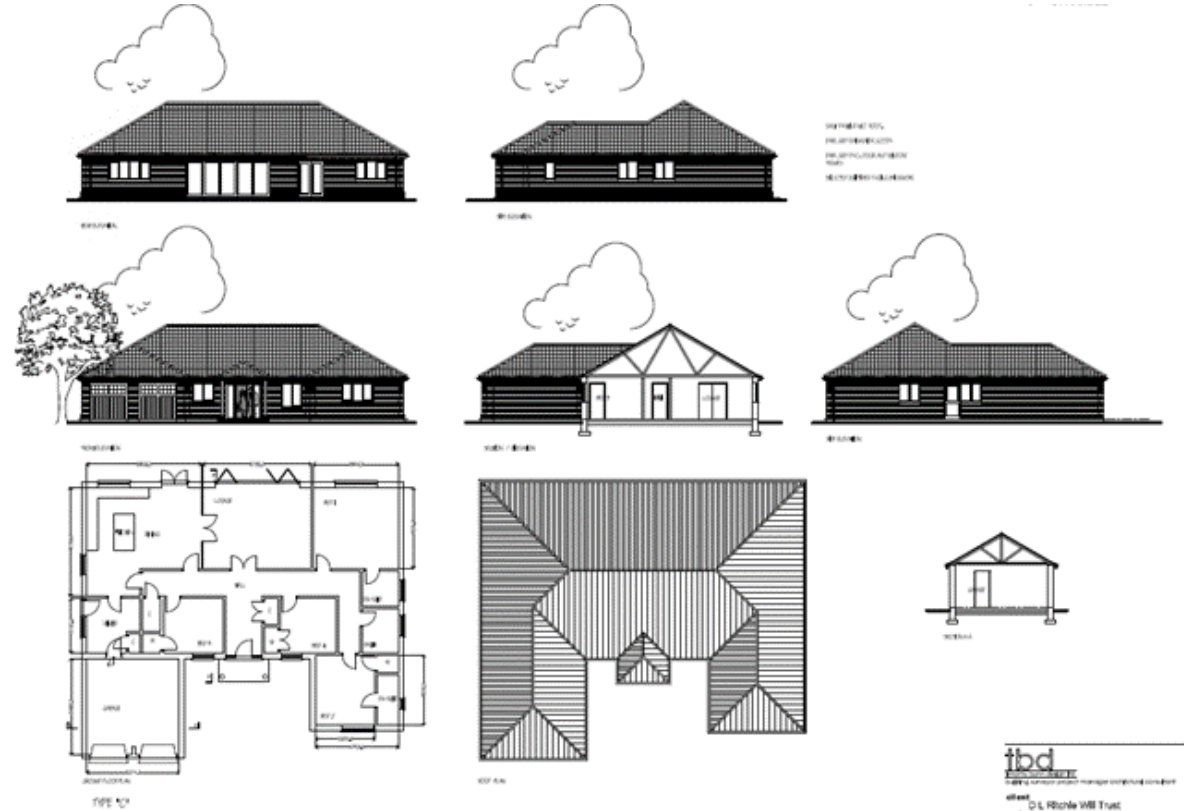
The rear of 12 Willow Way's conservatory


HOUSE TYPES

TYPE A – 2 BED UNIT



TYPE C – 4 BED UNIT





 fbd

 fbd is a registered charity (number 1042800) and a limited liability partnership (number 02701000)

 client:

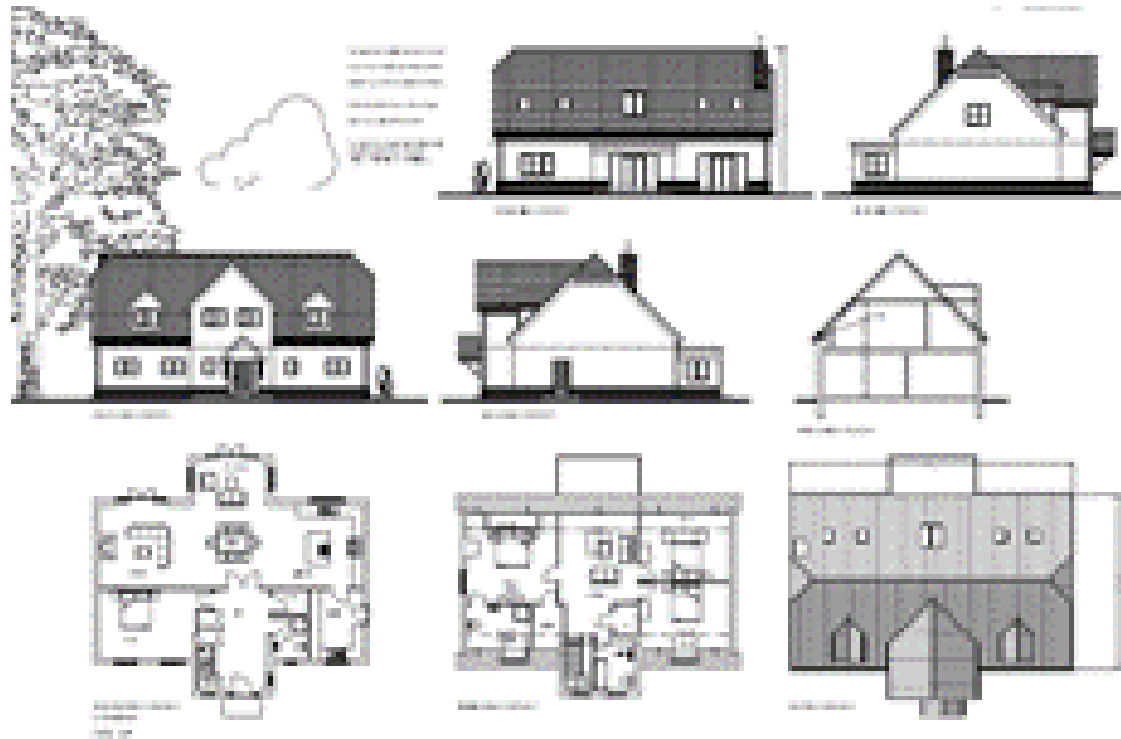
 G L Rowe Mill Trust

 project:

 G L Rowe Mill Trust

HOUSE TYPES

TYPE D – 4 BED UNIT



TYPE E – 1 BED UNIT

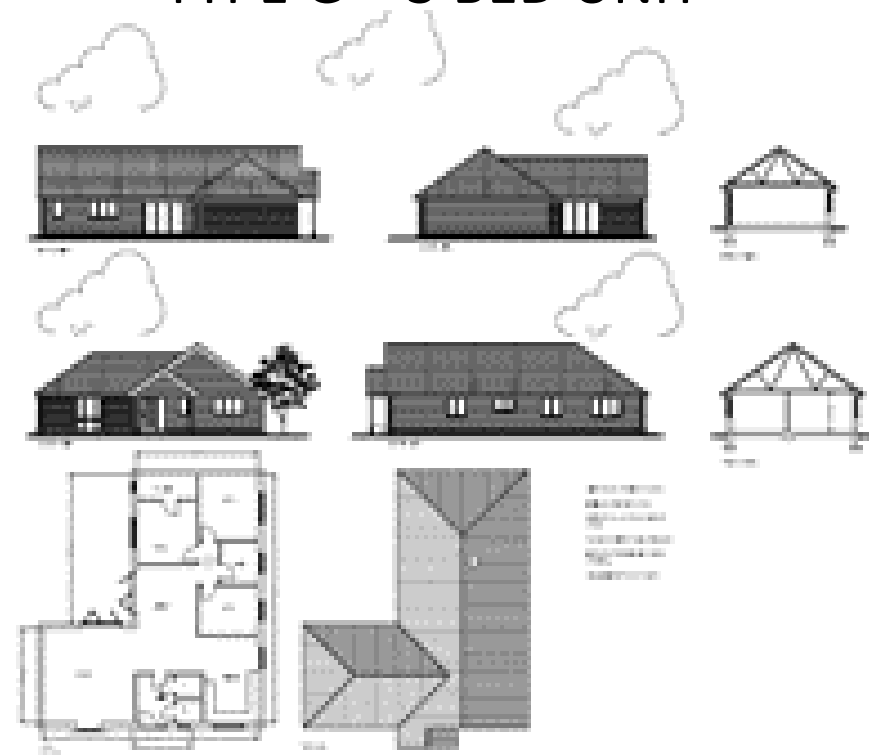


HOUSE TYPES

TYPE F – 3 BED - PART M UNIT



TYPE G – 3 BED UNIT



MAIN ISSUES

- Principle of Development
- Affordable Housing
- Residential Amenity
- Heritage
- Landscape
- Flood Risk and Drainage

RECOMMENDATION

Satisfactory completion of a S106 Planning Obligation to cover:

- Provision of a commuted sum of £195,000 in lieu of on-site provision of three affordable dwellings, plus an overage fee - the amount dependent on the land sale price.
- Provision of Amenity Green Space within the site;
- Public Open Space contributions of £25,359 in total comprising: Allotments £6,518; Play enhancement £5,600; and Parks £13,241;
- SPA / SAC visitor impact mitigation contributions - £205.02 per dwelling (total £2450).

The imposition of appropriate conditions as set out on pages 39-39 of the committee report and any other conditions considered to be necessary by the Assistant Head of Planning:

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