

APPLICATION REFERENCE: PO/18/1551

LOCATION: Land east & west of Roughton Road, Cromer (Roughton Parish)

PROPOSAL: Outline application for a mixed use scheme consisting of up to 185 homes, an Extra Care Home (Use Class C2), supported living for adults with learning disabilities (Use Class C2) & a sports & leisure park, together with associated infrastructure (Outline - details of access only)



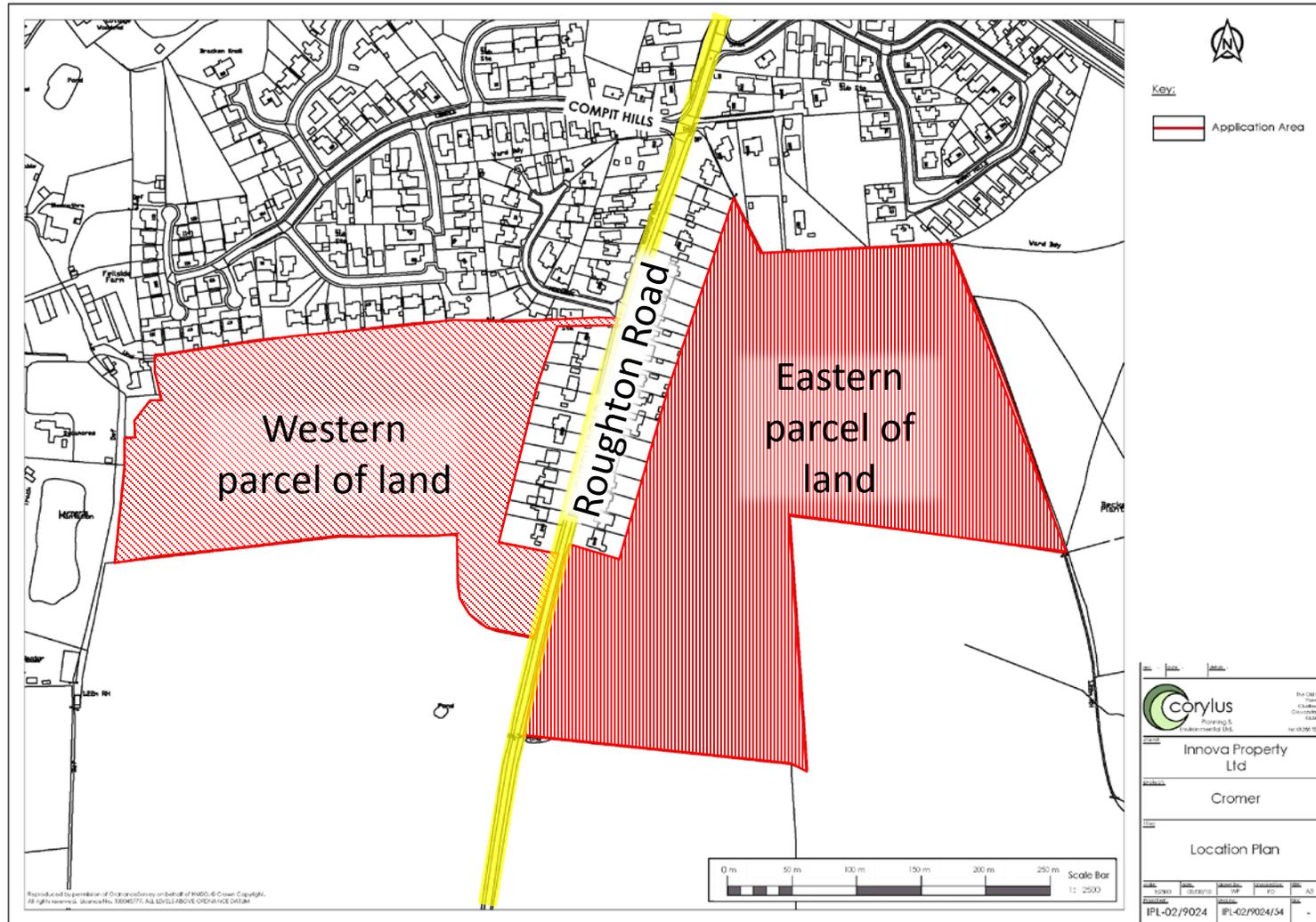
NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

# SITE CONTEXT – AERIAL PHOTO

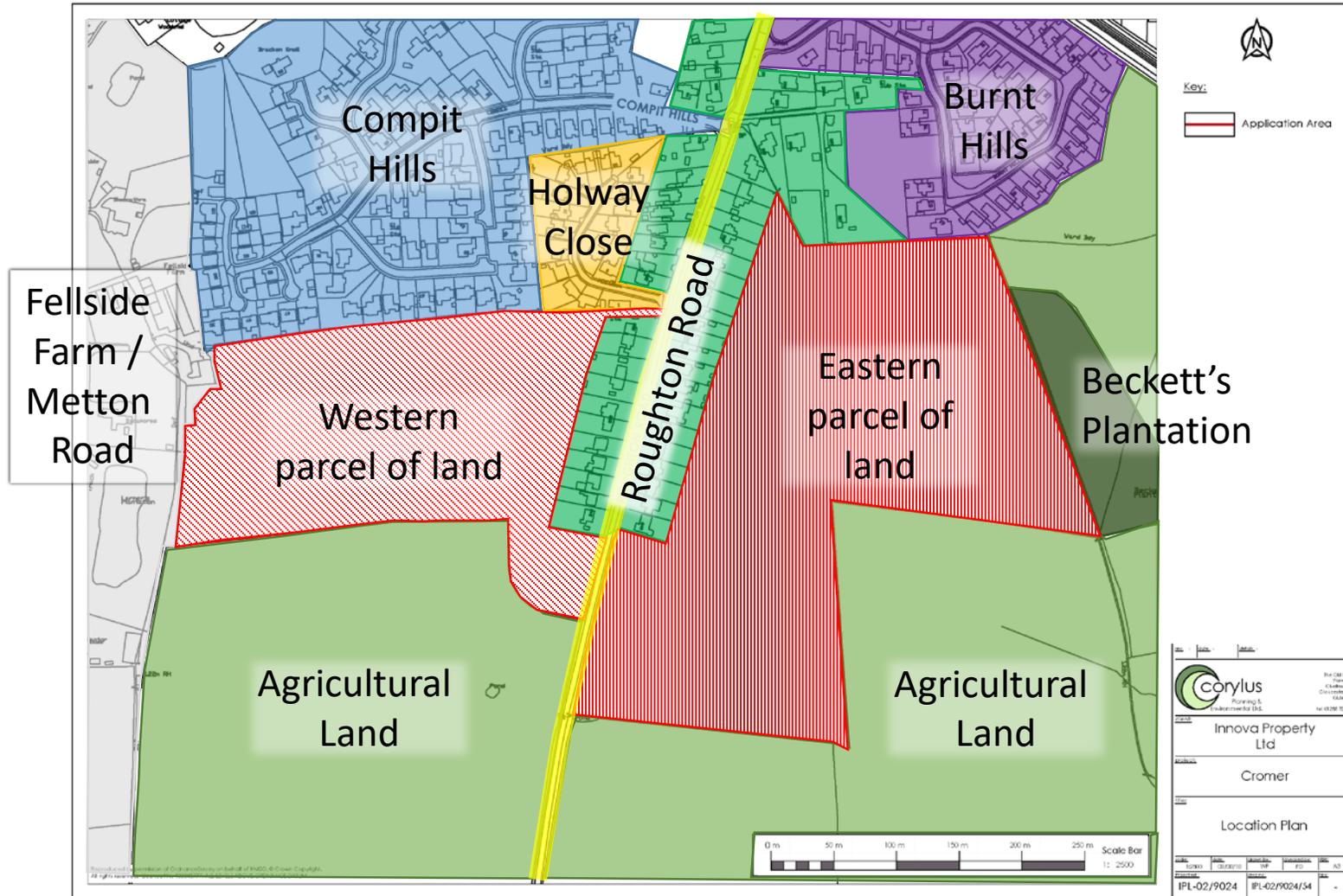


# SITE LOCATION PLAN



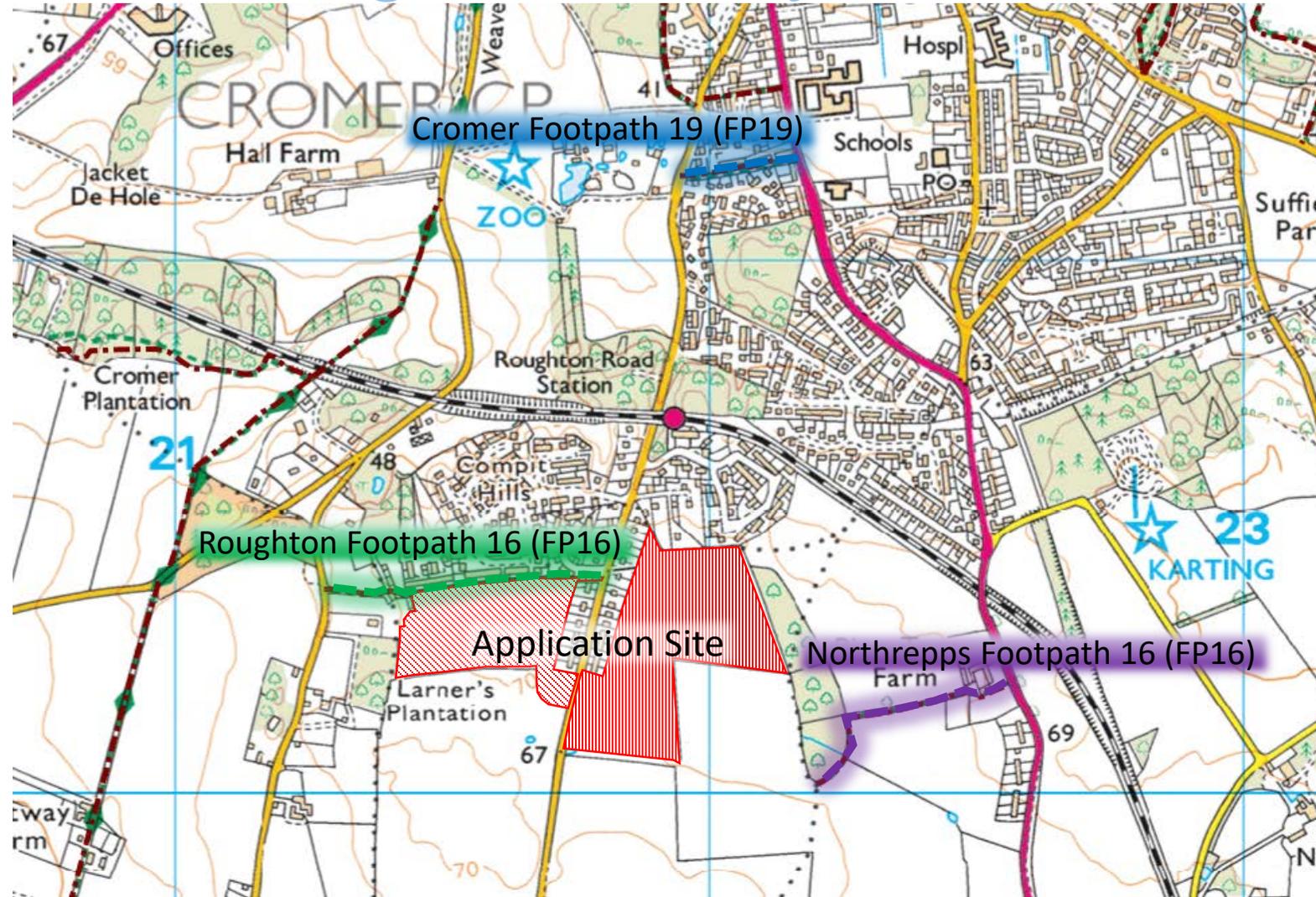
Application site edged in red and located either side of Roughton Road

# SITE LOCATION & SURROUNDINGS



Application site edged in red and located either side of Roughton Road

# Public Rights of Way Locations



# INDICATIVE SITE LAYOUT (Not for Approval)



## Extracted Keys/Details

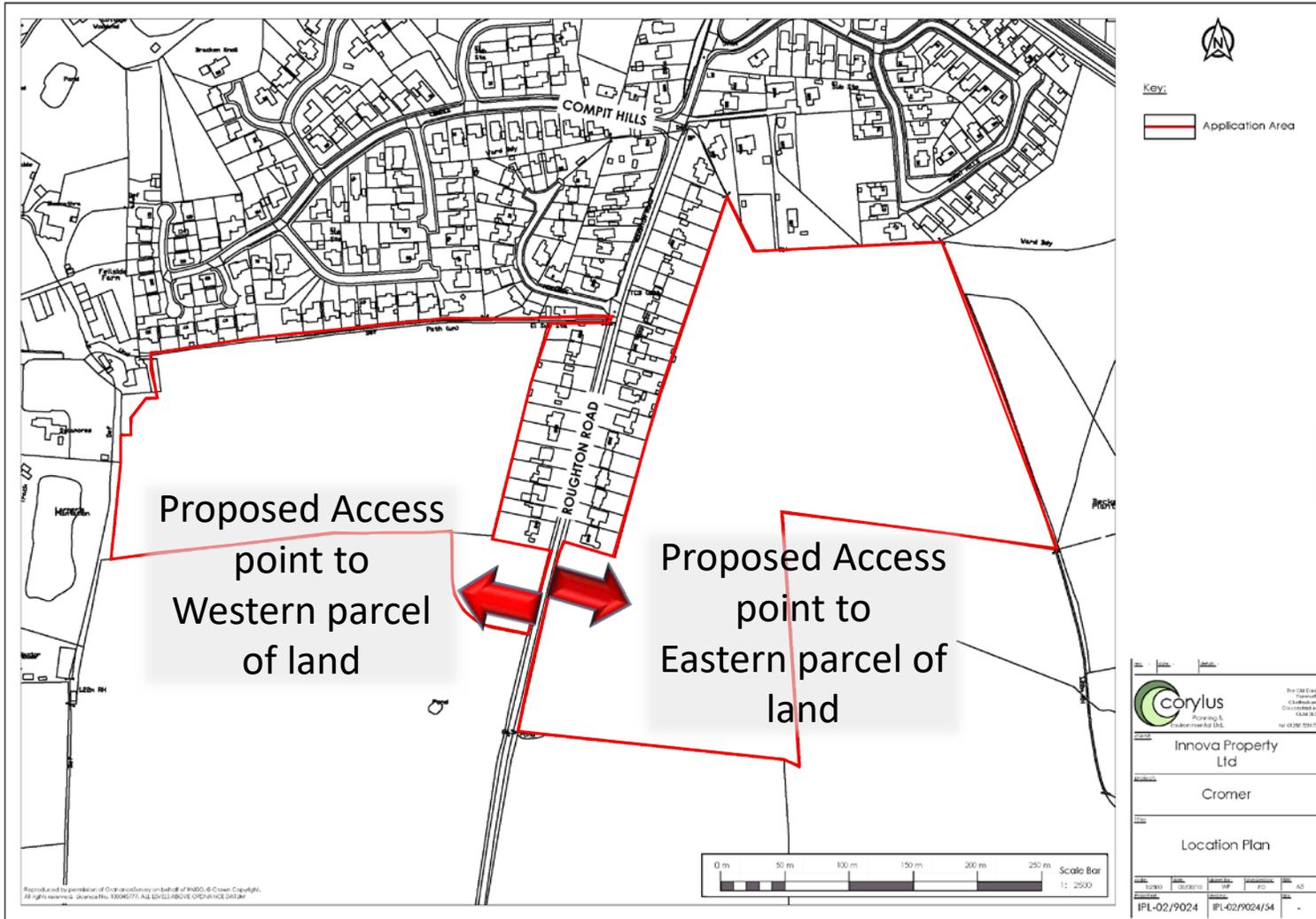
Unit	Description	G.I.A. (inc. garage where applicable)	Number of units	Total % of development
	2 Bed Bungalow	63m <sup>2</sup>	9	5%
	2 Bed Crescent	92m <sup>2</sup>	8	4%
	1-2 Bed Apartment	49m <sup>2</sup>	28	15%
	3 Bed Terrace	98m <sup>2</sup>	46	25%
	3-4 Bed Semi-Detached NO GARAGE	112m <sup>2</sup>	4	2%
	3-4 Bed Semi-Detached WITH GARAGE	139m <sup>2</sup>	46	25%
	3-4 Bed Detached NO GARAGE	112m <sup>2</sup>	1	1%
	3-4 Bed Detached WITH GARAGE	139m <sup>2</sup>	43	23%
<b>TOTAL</b>			<b>185</b>	<b>100%</b>

Open Space Requirements		
Open Space Type	Requirement (Based on an occupancy of 500 people)	Proposed
Public Parks	6500m <sup>2</sup>	<b>17,000m<sup>2</sup></b>
Children's Play	2192m <sup>2</sup>	<b>2200m<sup>2</sup></b>
Natural and semi-natural Green space	5000m <sup>2</sup>	<b>16,500m<sup>2</sup></b>
Allotments	3200m <sup>2</sup>	<b>3580m<sup>2</sup></b>

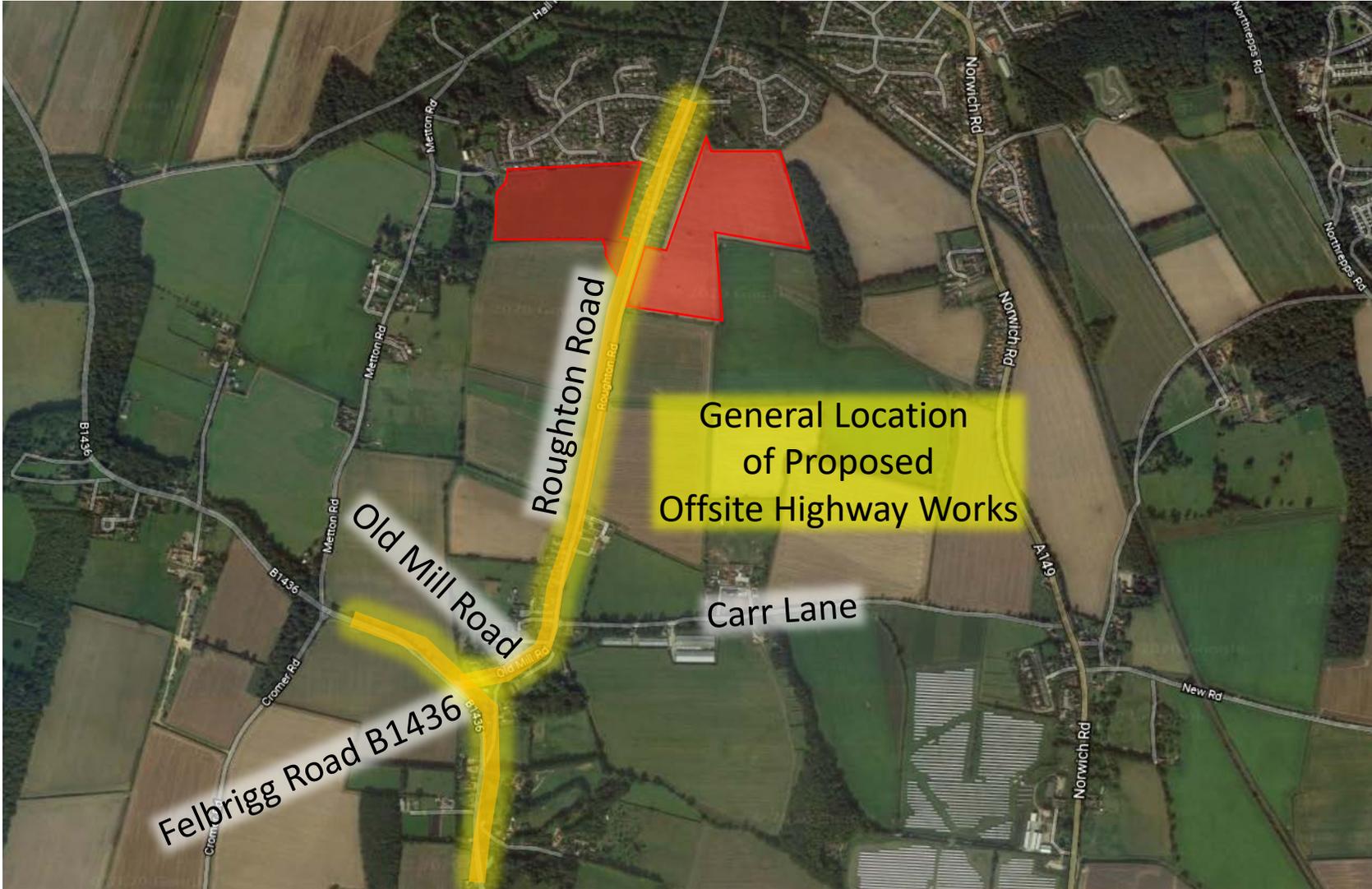
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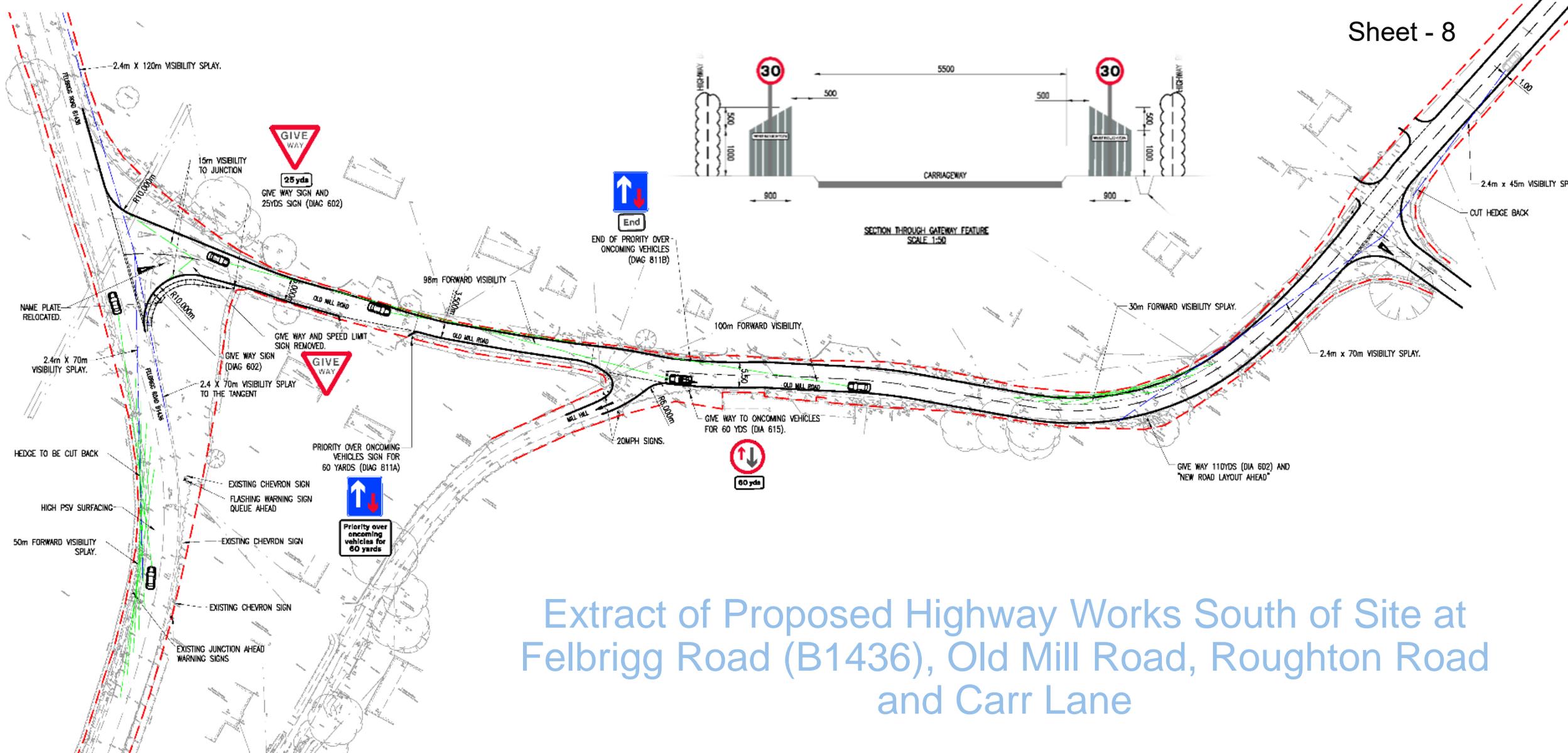
- Application Area
- P.R.O.W.
- Informal Footpaths
- Allotments
- Children's Play
- Attenuation Basins
- Vegetation
- Secure Fencing

# Proposed Vehicular Access Points



# PROPOSED OFFSITE HIGHWAY WORKS





# Extract of Proposed Highway Works South of Site at Felbrigg Road (B1436), Old Mill Road, Roughton Road and Carr Lane

# SITE PHOTOS – WESTERN PARCEL



Roughton Road

Fellside Farm

Roughton Footpath 16 (FP16)  
Heading East

Western Parcel of Land (Application Site)  
Looking South

Roughton Footpath 16 (FP16)  
Heading West



Metton Road

Fellside Farm

Compits Hills

Roughton Road

Western Parcel of Land (Application Site)  
Looking North



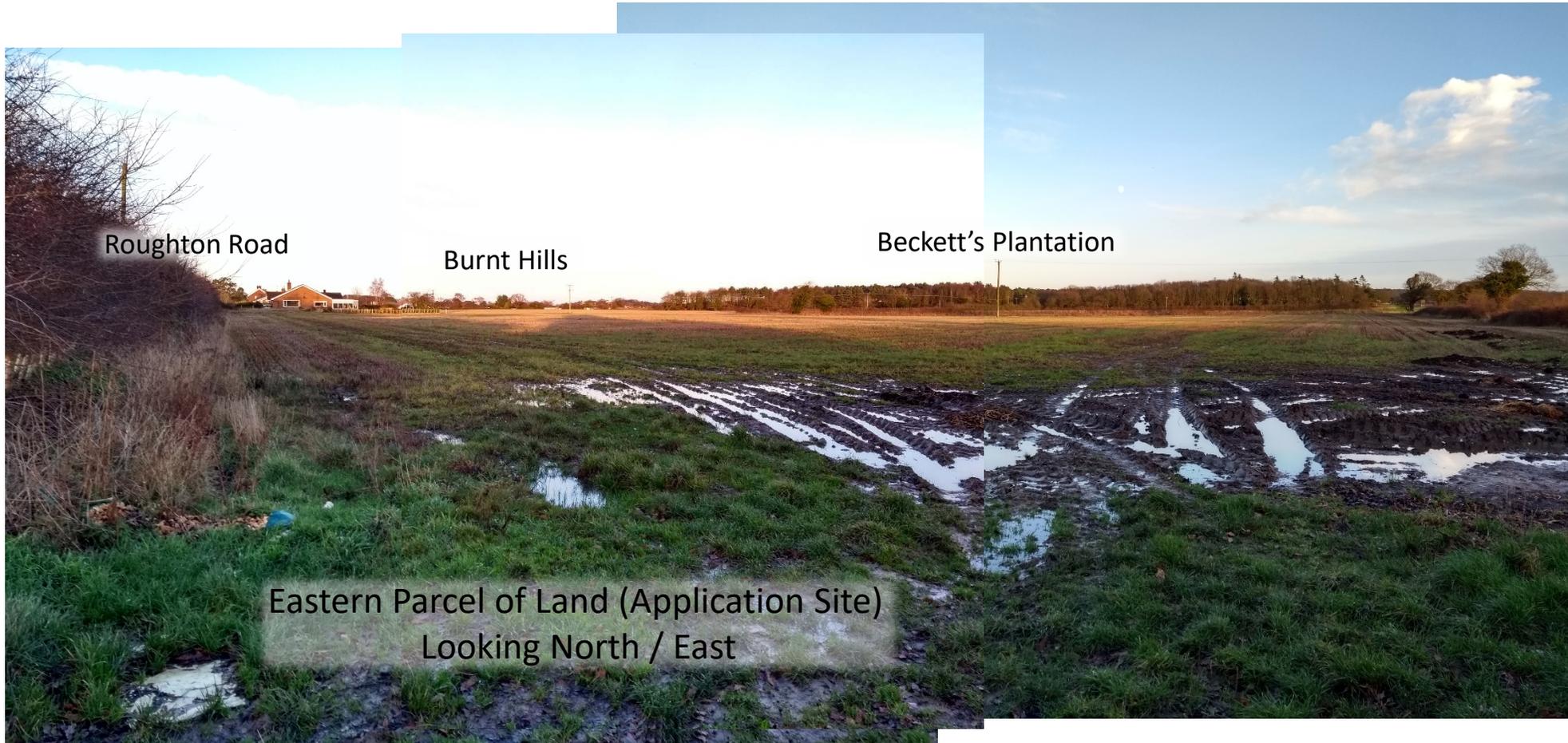
Rear of Properties along Roughton Road

Western Parcel of Land (Application Site)  
Looking North East

# SITE PHOTOS – EASTERN PARCEL



Roughton Road  
Looking North



Roughton Road

Burnt Hills

Beckett's Plantation

Eastern Parcel of Land (Application Site)  
Looking North / East