

APPLICATION REFERENCE: PF/20/2662

LOCATION: Land East Of 42 Cley Road
Holt, Norfolk

PROPOSAL: Variation of condition 1 (plans) and deletion of condition 2 of reserved matters planning permission PM/15/0804 to vary house types/external finishes, with corresponding changes to layout and landscaping, as part of planning permission PF/15/0774



NORTH
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SITE LOCATION - GENERAL

Key
★ = site location

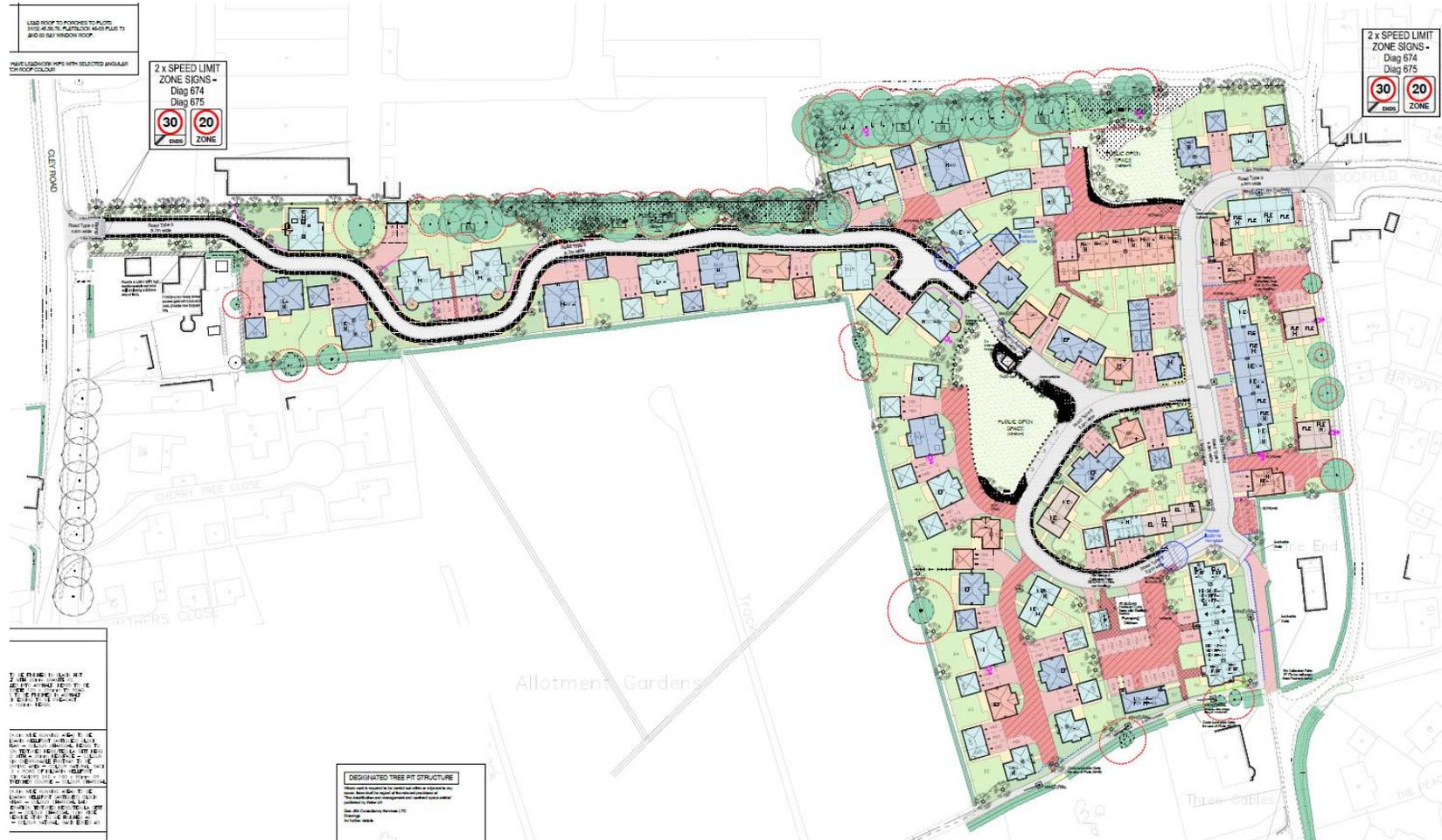
Cley Road Access



Woodfield Road Access

Footpath link Lane End

LAYOUT EXTANT PERMISSION



COMPARATIVE APPROVED / EXTANT LAYOUTS



AFFORDABLE HOUSING



EXAMPLES OF PROPOSED HOUSE TYPES



Plots 26- 30



Plots 44 -53 (apartments)



Plots 2, 4, 5, 14, 15 & 67



Plots 3, 6, 9, 10 & 64



Plots 7, 8, 11, 13, 25, 63,
66 & 68



16, 62 & 80

EXAMPLES OF PROPOSED HOUSE TYPES



Plots 54,55 & 73,74



Plots 65 72 & 83



Plots 75 - 77



Plots 78 & 79



Plots 81 & 82



Plots 58 & 59

EXAMPLES OF **EXTANT** HOUSE TYPES



Plots 26 -29



Plots 1, 3, 13 & 15



Plots 4, 5 & 11



Plots 58,59,79 & 80



Plots 60,63,65.67 & 69

Cley Road Access



Woodfield Road Access





View to Lane End

Footpath Link from Peacock Lane to Woodfield Road



MAIN ISSUES

- Principle of development
- Appearance, Layout, Scale
- Impact upon designated heritage assets
- Landscaping, biodiversity and On-site Public Open Space
- Provision of Affordable Housing
- Flood risk and surface water drainage
- Residential Amenity
- Highways

RECOMMENDATION

Approve subject to :

- S106 Affordable homes
 - Conditions including:
 - Time limit for commencement , Approved plans
 - Open space management, Landscaping, Arboriculture
 - Materials, Boundary treatment
 - Highways matters
 - Construction Traffic Management Plan
 - Surface water drainage scheme
 - Finished floor levels

Final wording of conditions delegated to the Assistant Director of Planning