

APPLICATION REFERENCE: PF/23/1612

LOCATION: Land East of Coast Road, Bacton

PROPOSAL: Hybrid planning application seeking:

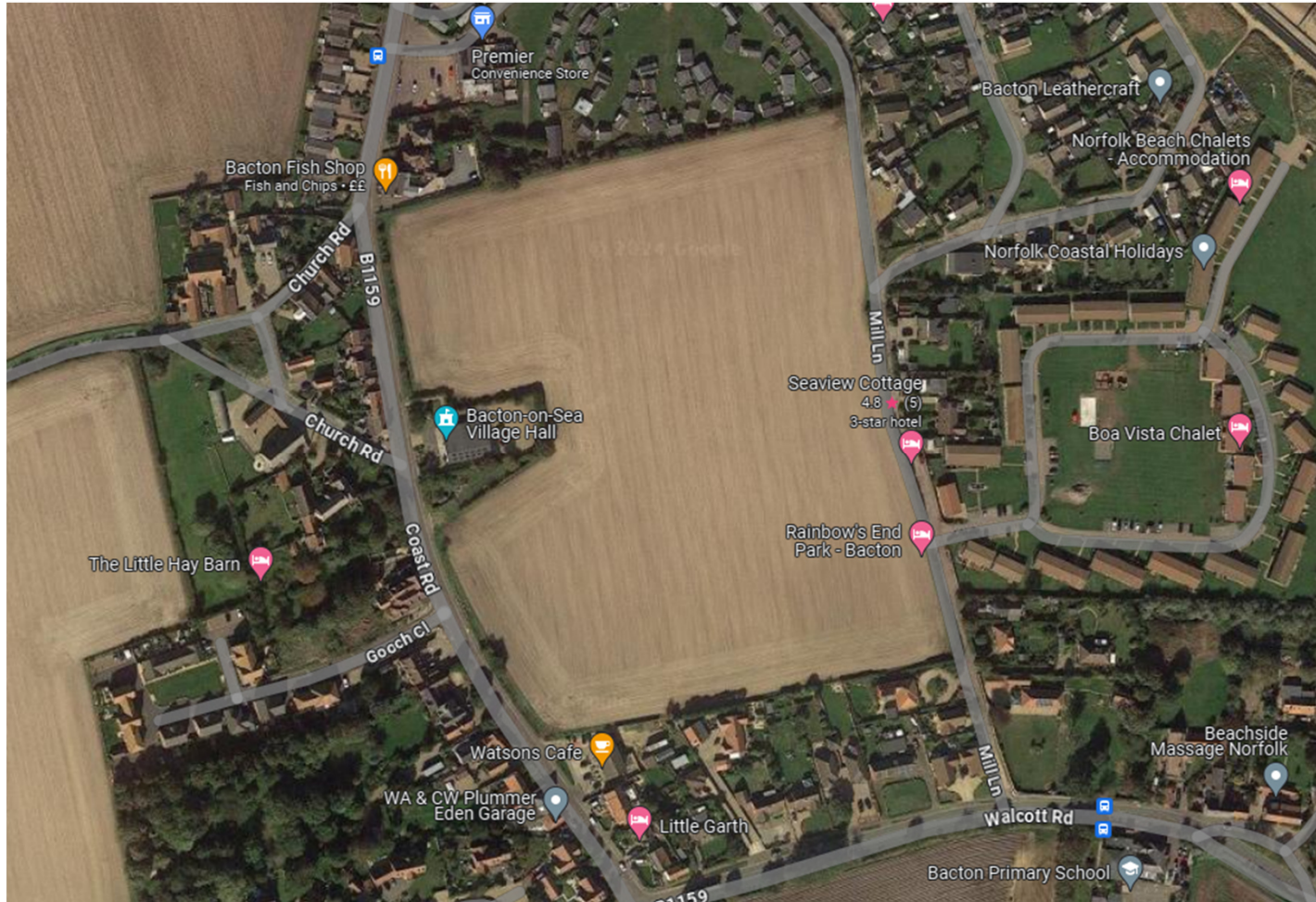
1. Detailed/full planning consent for 47 dwellings (affordable homes), associated infrastructure and open space on 2.80 hectares of land (northern part of field between Coast Road and Mill Lane) and access/highways works; and
2. Outline consent (all matters reserved) for village open space and car parking on 0.65 hectares of land (southern part of field along Coast Road frontage)



NORTH
NORFOLK
DISTRICT
COUNCIL

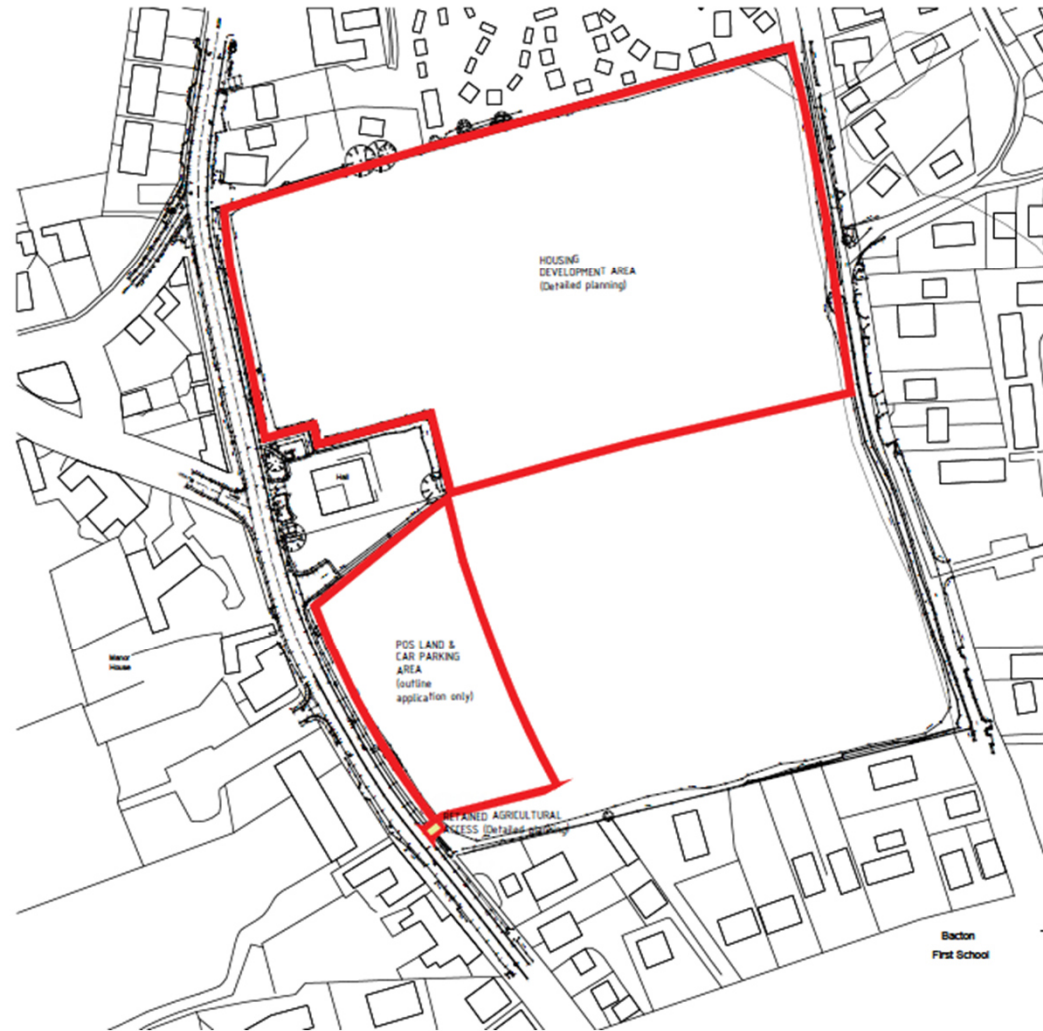
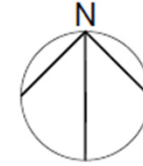
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SITE LOCATION



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Location Plan



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Key Elements of the housing development

- 47 affordable homes
- Access road and connection to Coast Road
- Attenuation ponds to the site frontage
- 4no. Traffic tables
- Pedestrian connectivity throughout the site
- Footpath provision to both the north-west corner of the site and to the south
- Landscaped area of open space provided to the south and east of the housing

Accommodation Schedule

ACCOMMODATION SCHEDULE (47 UNITS)					
HOUSE TYPE/SIZE	GENERAL AFFORDABLE HOUSING UNITS		TOTAL GENERAL AH UNITS	LOCAL RURAL NEEDS UNITS	TOTAL AFFORDABLE UNITS
	RENT	SHARED OWNERSHIP	ALL TENURES	RENT	
1 bed bungalow	1		1	2	3
1 bed house	3		3		3
2 bed bungalow	0	2	2	3	5
2 bed house	8	4	12	4	16
3 Bed house	2	13	15	3	18
4 Bed house	2		2		2
Total units	16	19	35	12	47

Policy Map

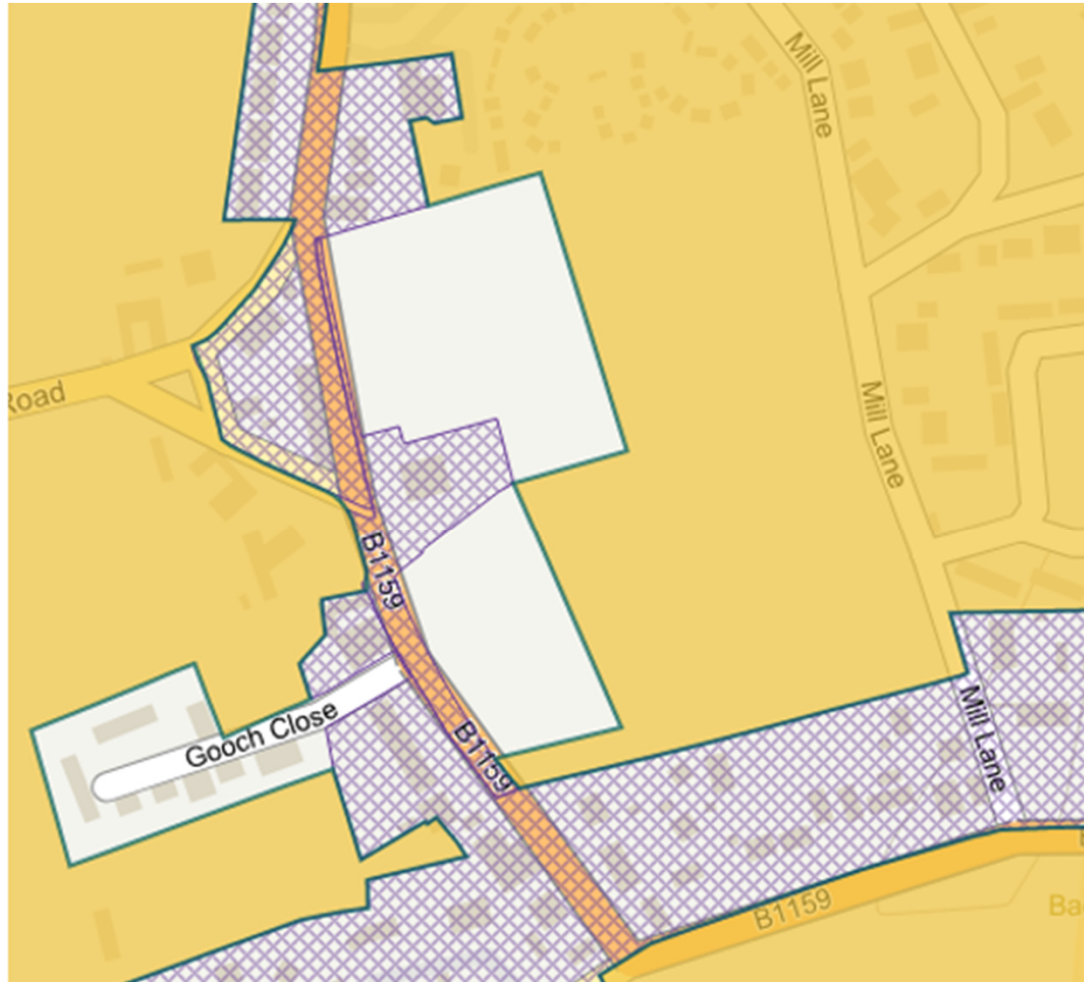
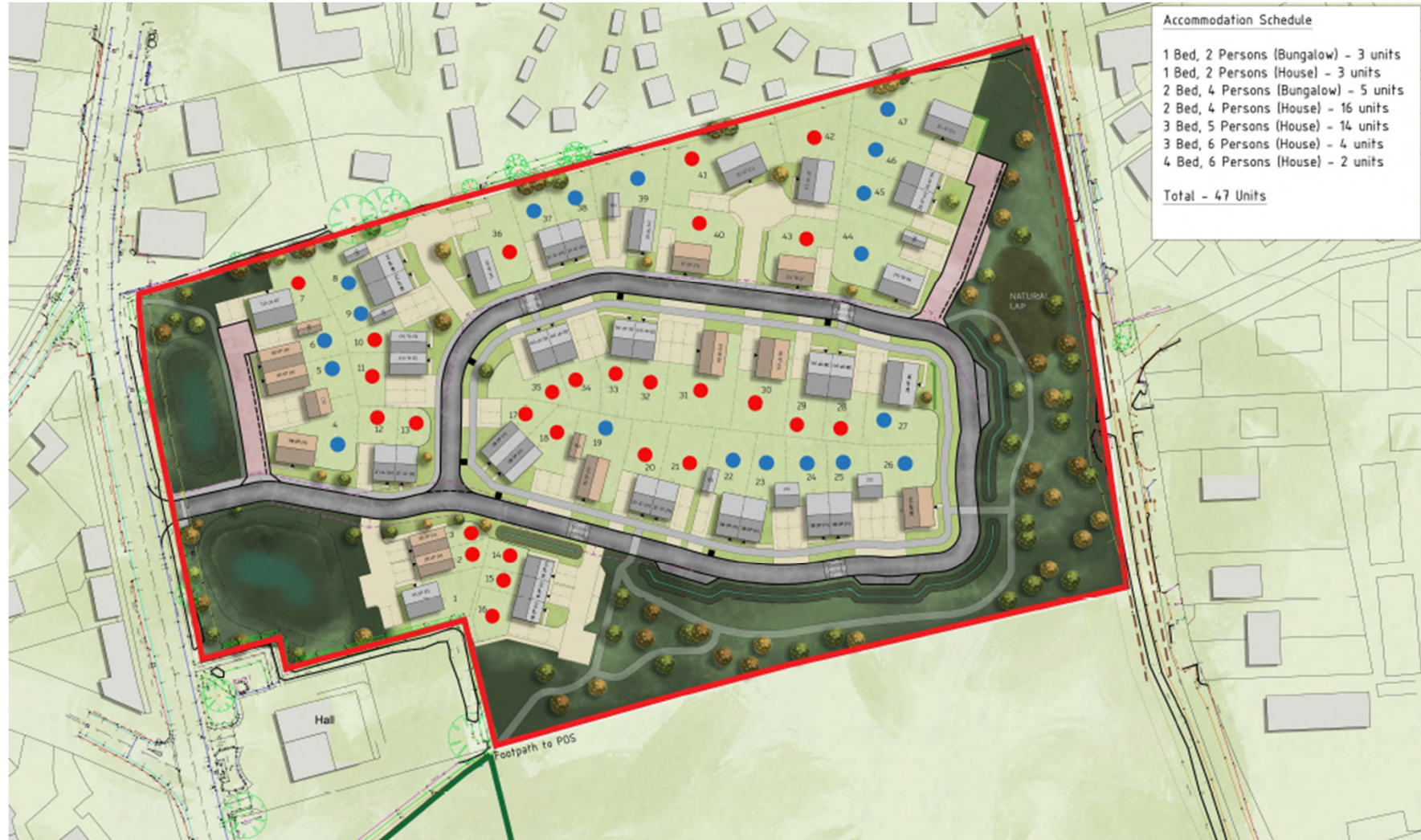


Figure 1 - The site's main policy constraints. Yellow = Countryside, Purple = Residential Area, Green Line = Settlement Boundary

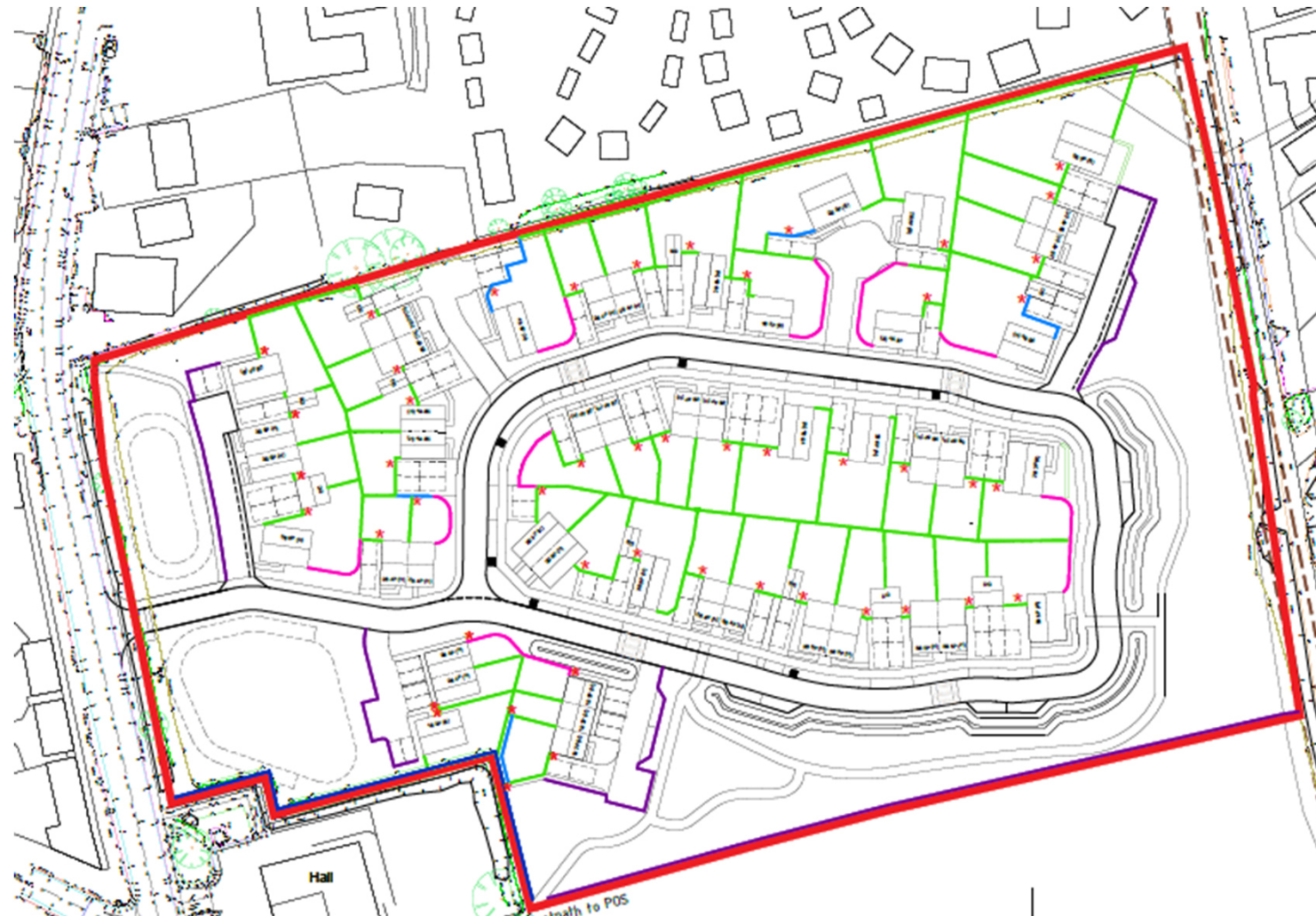
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Housing Masterplan









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Boundary Treatment Plan

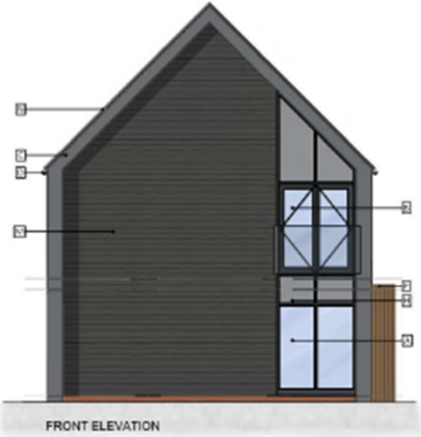


Fencing

	1800 mm high close boarded timber fencing, natural stain (with 13cm x 13cm Hedgehog gaps to be provided in accordance with the Ecological Survey)
	1500 mm high close boarded timber fencing with 300mm trellis, natural stain (with 13cm x 13cm Hedgehog gaps to be provided in accordance with the Ecological Survey)
	1800 mm high brick wall, with a brick on edge coping and creasing tile detail
	450 mm high timber knee rail
	1800 mm high timber gate
	1800 mm high Acoustic Fence

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Sample of Elevations on site



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Site frontage from in front of village hall



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Site from north-west corner



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Northern boundary of the site



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Site from Mill Lane



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Key Issues

1. Principle of development:
2. Design and layout of the development and its effect on the character and appearance of the area
3. Amenity
4. Highway Safety
5. Ecology and Biodiversity
6. Planning Obligations

Recommendation for the detailed planning element

Approval of the planning application, subject to the following planning conditions, with final wording delegated to the assistant director-planning:

1. Time limit
2. Approved plans
3. Submission of the reserved matters
4. Materials
5. Fire hydrant provision
6. Vehicular access improvements
7. Visibility splay provision
8. Provision and retention of car parking areas
9. PD removal
10. Archaeological written scheme of investigation
11. Bird nesting season
12. Soft landscaping details
13. Ecological enhancements
14. Build-to condition relating to flooding
15. Air source heat pump details
16. Noise/dust/smoke construction management plan
17. Highways

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The Outline element of the scheme

Seeking outline consent for:

- Car parking area to be taken on by the parish council
- Footpath connecting to the housing development and Coast Road to the south
- Public open space including play space
- Hedgerows and landscaping



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Site area from southern boundary



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Existing access adjacent to the village hall



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Recommendation for the outline planning element

Approval of the outline planning application, with all matters reserved.

Full recommendation

Approval of the detailed planning application, subject to a Section 106 legal agreement securing financial contributions, and various planning conditions, with final wording delegated to the assistant director-planning.

Approval of the outline element of the scheme with all matters reserved to deliver car parking, public open space, play area, and footpath



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