

APPLICATION REFERENCE: PF/24/1572

LOCATION: Land off Mill Road, Wells-next-the-sea, Norfolk

PROPOSAL: Erection of 47 dwellings with associated landscaping, open space, drainage, vehicular access and parking provision.

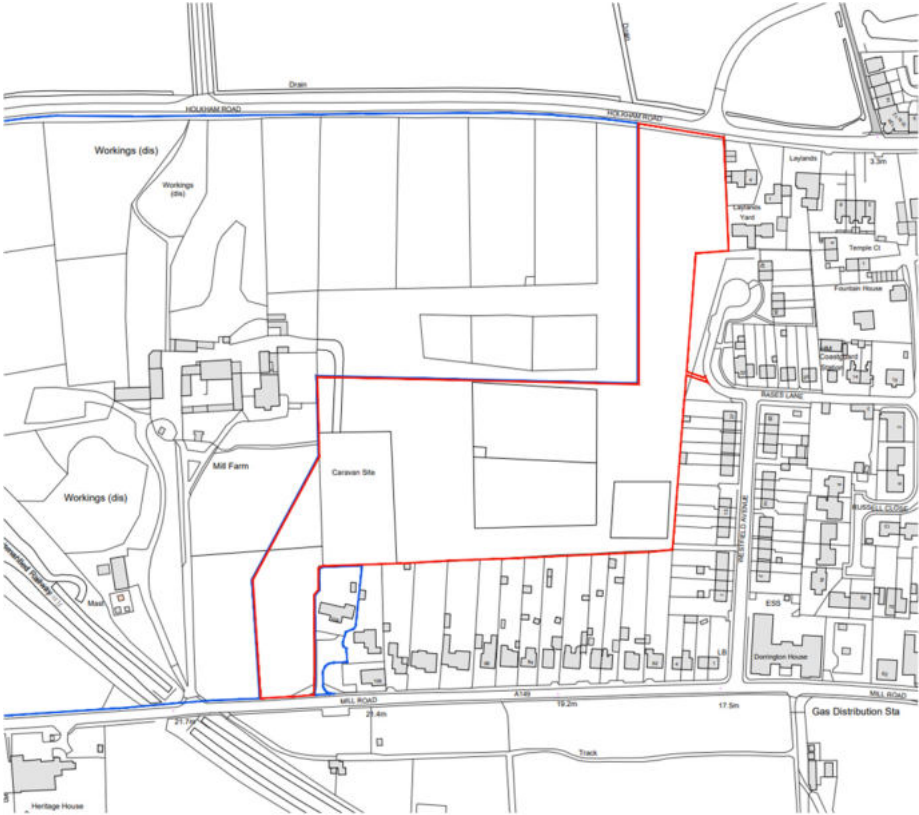


NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

14<sup>th</sup> November

# Site location plan and aerial



# Proposed Site Plan



# Variation of roofscape

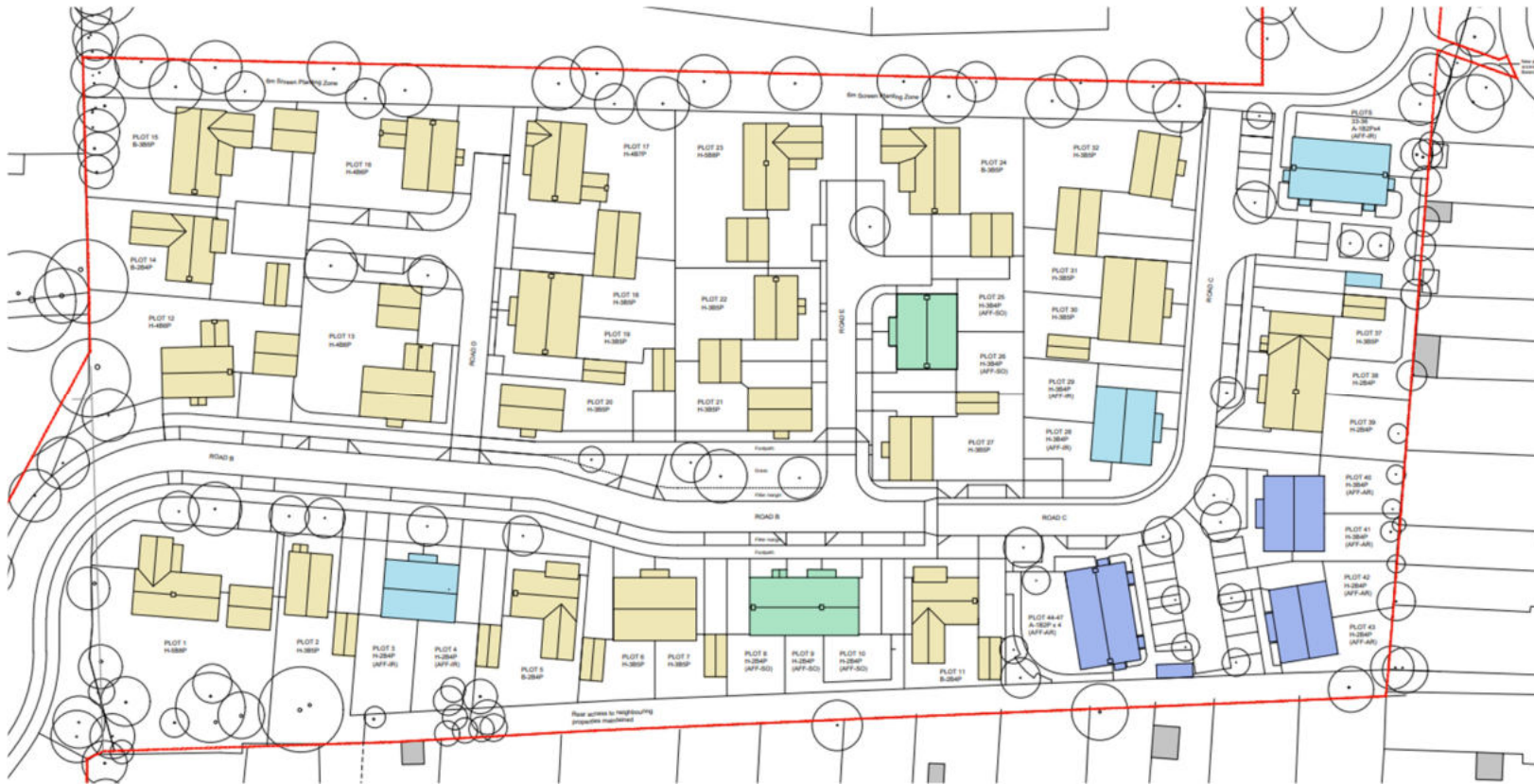


Density mix of single storey (yellow) and two storey (orange) elements



Materials mix of grey and red pantile

# Tenure plan

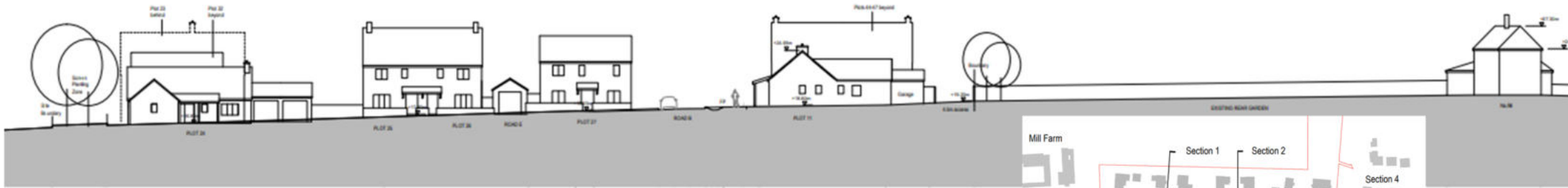
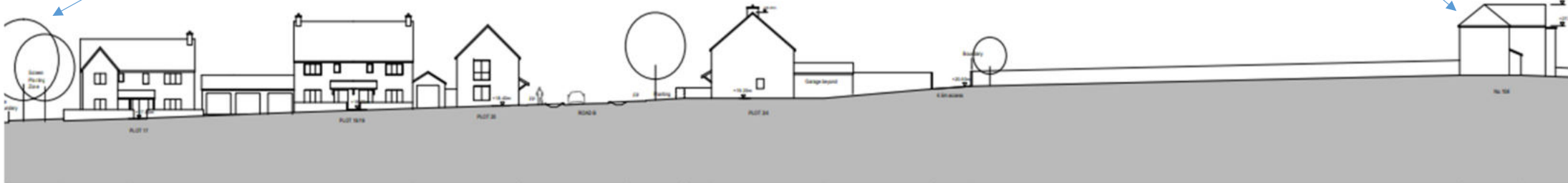


-  Open market
-  Affordable (Social rent)
-  Affordable (Intermediate Rent)
-  Affordable (Shared Ownership)

# Site sections ( 1 & 2 north to south)

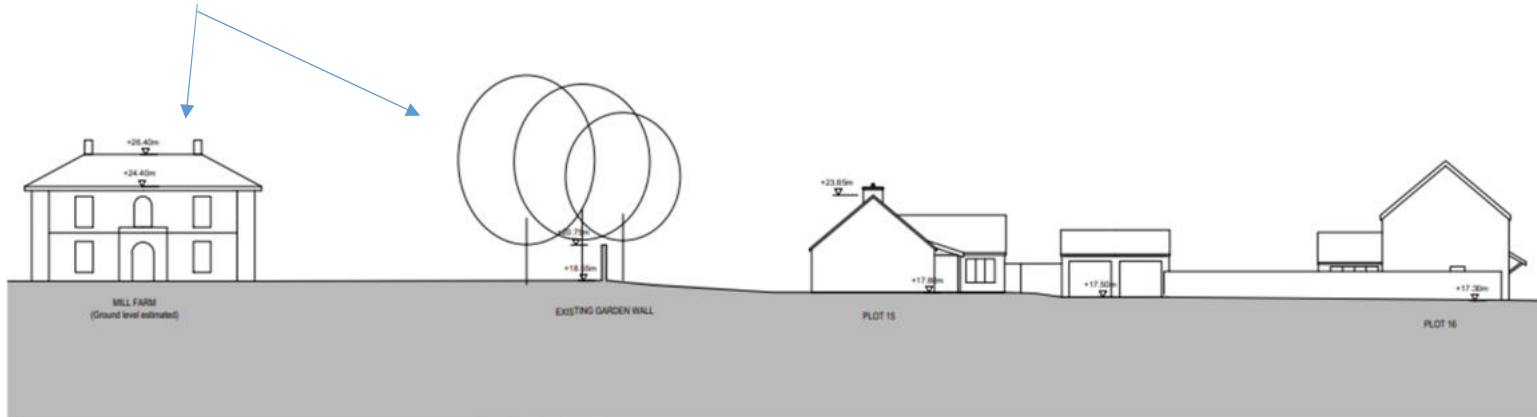
Landscape buffer zone to the north

Properties fronting Mill Road south of the site

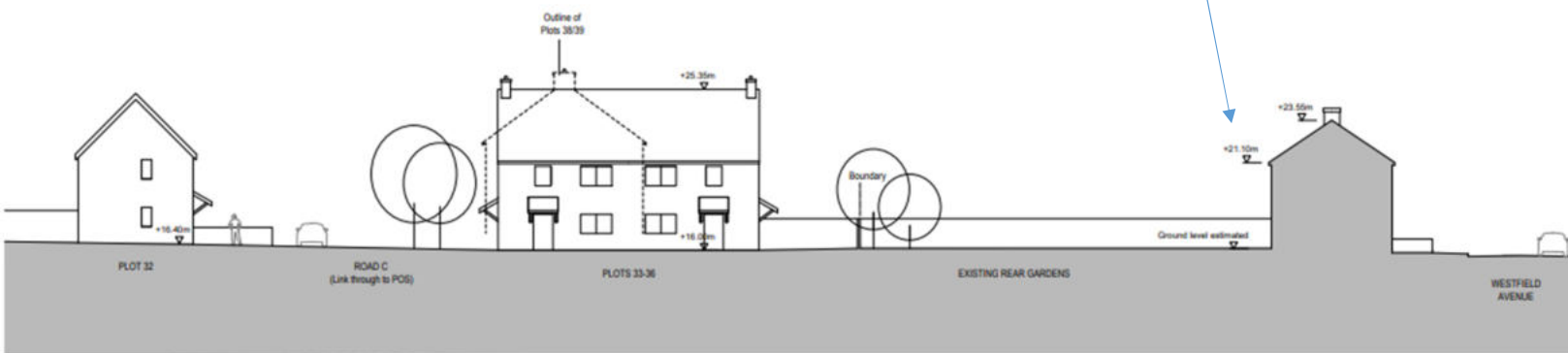


# Site sections (3 & 4 west to east)

Mill Farmhouse NDHA and existing boundary



Properties fronting Westfield Avenue

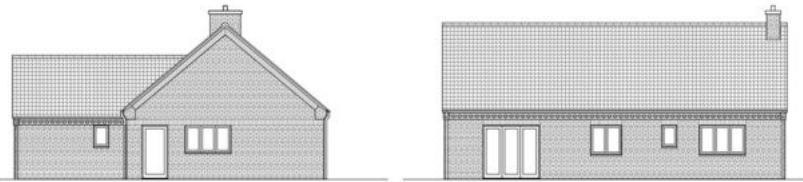


# Indicative visualisations (entering the site and towards the open space)

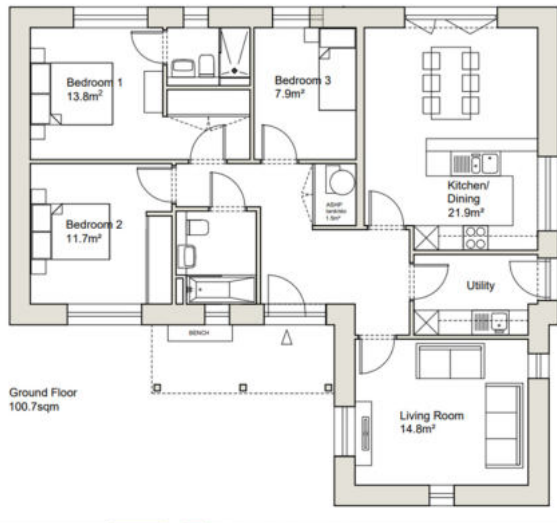




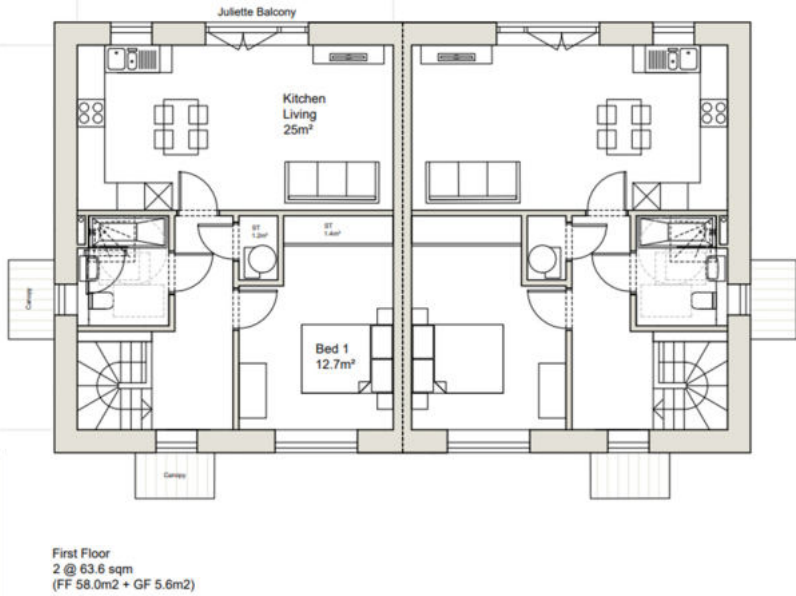
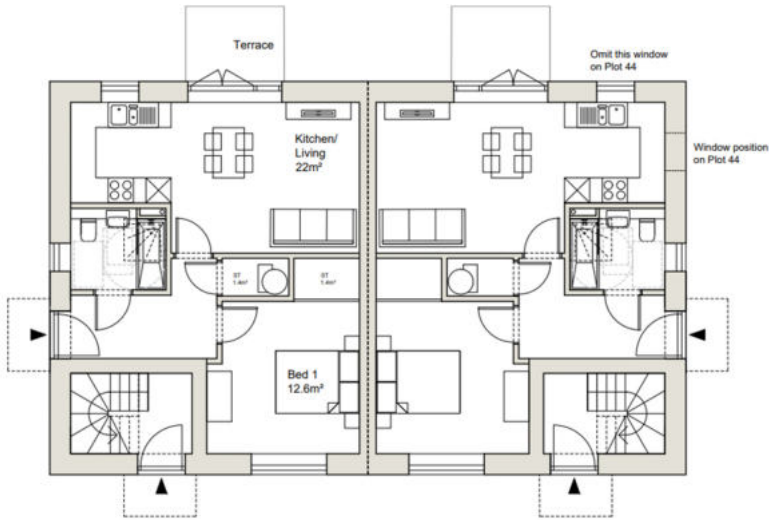
## Plots 15 & 24 bungalow



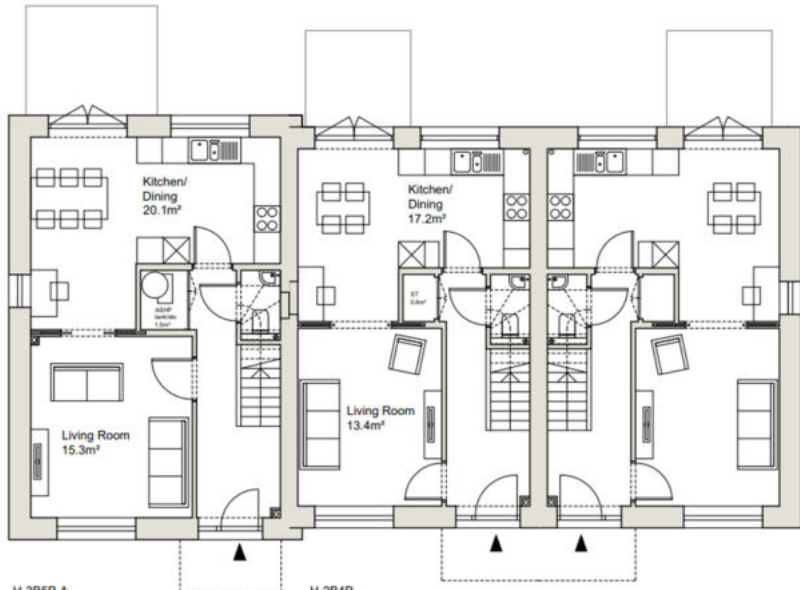
## Plots



## Plots 33-36 & 44-47 apartments

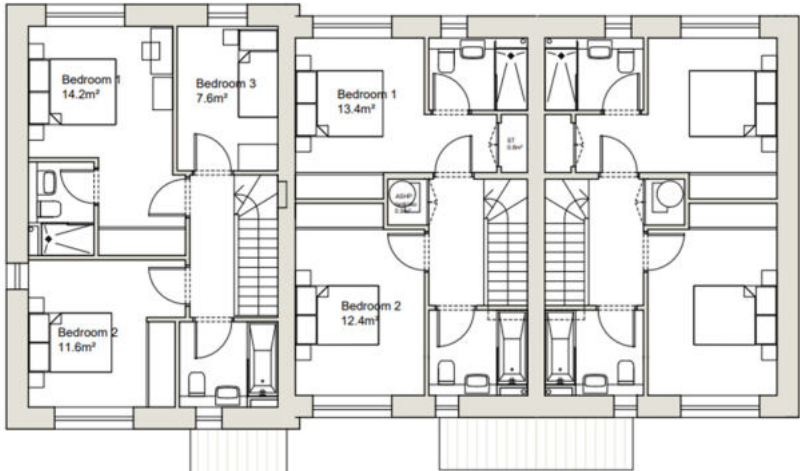


# Plots 37/38/39



H-3B5P-A  
Ground Floor  
49.6sqm  
Total 99.2sqm

H-2B4P  
Ground Floor  
43.3sqm  
Total 86.6sqm

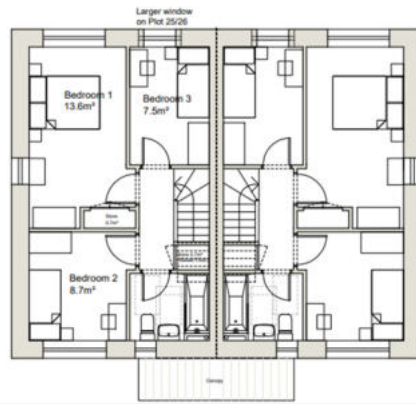
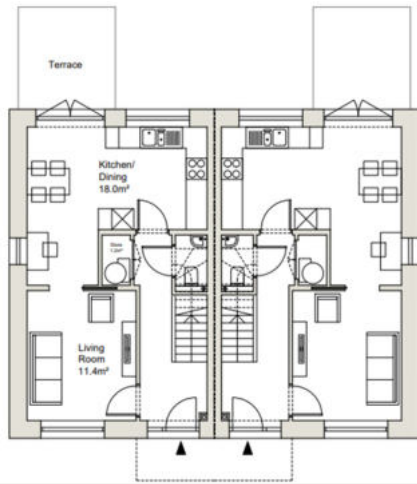
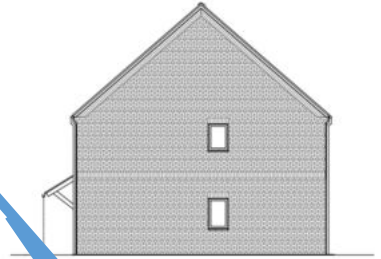
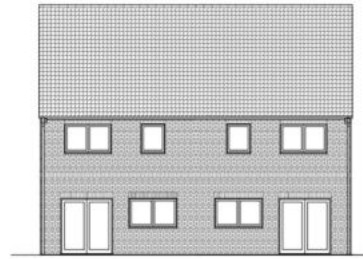
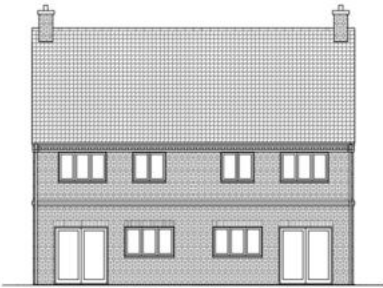
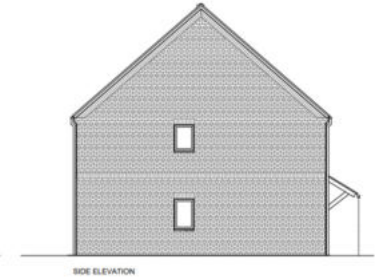


H-3B5P-A  
First Floor  
49.6sqm

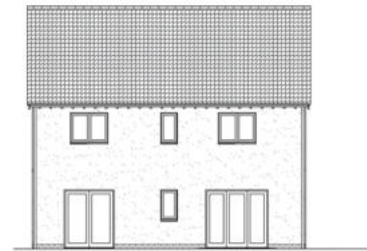
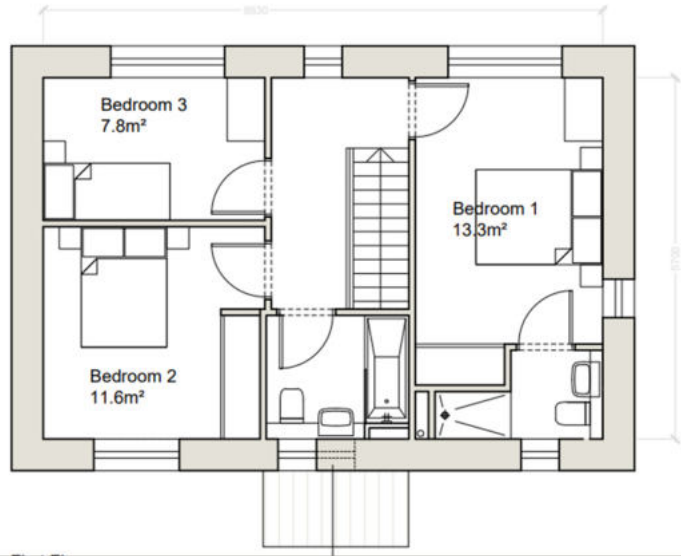
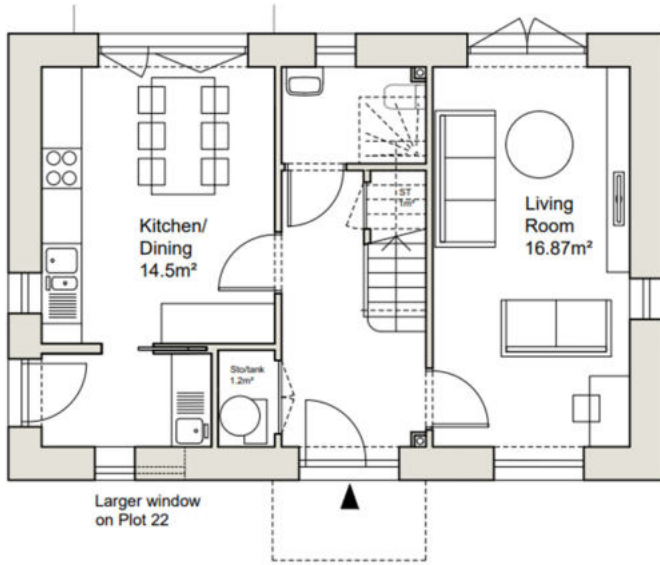
H-2B4P  
First Floor  
43.3sqm



# Plots 25/26 & 28/29, 40/41



## Plots 27 & 32



# Landscaping



## Landscape visualisations – Beach Road path

Existing view



Viewing point towards site





Proposed views  
Year 1



Year 15





# Landscape visualisations – Look Out Café (Lady Anne’s Drive)



Existing view



Viewing point towards site





Year 1



Year 15



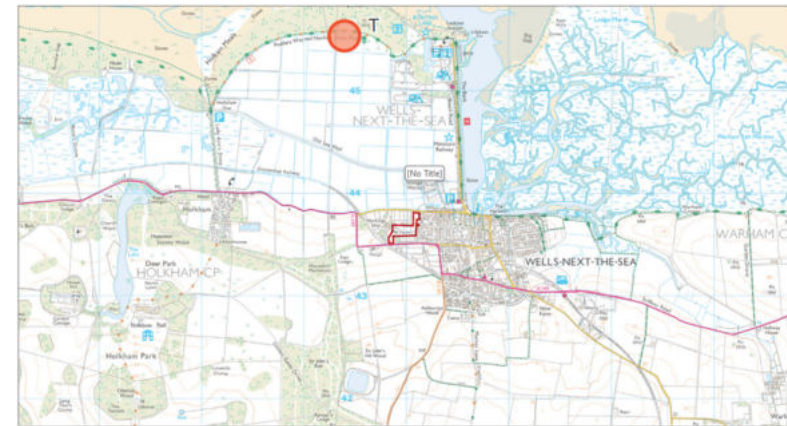
# Landscape visualisations – Norfolk Coast Path



Existing view



Viewing point towards site



# Landscape visualisations – Norfolk Coast Path



Year 1



Year 15





Westfield Avenue

Small play area



Mill Road



Mill Road



Mill Farmhouse





Bases Lane (and path)







Path connecting Bases Lane and Holkham Road

# KEY ISSUES

- 1. Principle of development**
- 2. Housing Mix**
- 3. Design and amenity**
- 4. Impact on Landscape including National Landscape**
- 5. Ecological impacts, BNG and GIRAMS**
- 6. Developer contributions**
- 7. Highways and Parking**
- 8. Heritage**
- 9. Flooding and Drainage**

# PF/23/1572 RECOMMENDATION

**Delegate authority to the Assistant Director of Planning to APPROVE subject to:**

1. Satisfactory resolution of drainage concerns sufficient to address LLFA comments and removal of the statutory consultee objection
2. Satisfactory resolution of Highways matters sufficient to address NCC Highways objection
3. Securing of S106 Obligations as set out at Section 6 of the report including affordable housing and other financial contributions
4. Imposition of conditions including any considered necessary by the Assistant Director - Planning including matters relating to:
  - Time Limit for implementation
  - In accordance with approved plans
  - Materials
  - Landscaping details, implementation and management
  - Mitigations and enhancement measures set out in Ecological Assessment
  - Construction Management Plan (CEMP)
  - Highway access and visibility
  - Provision of parking and retention
  - Implementation and retention of refuse and recycling
  - 10% renewable energy
  - ASHP details
  - Drainage strategy and mitigations
  - Permitted Development Right restrictions
  - Archaeology
  - BNG Delivery

**Final wording of conditions and any others considered necessary to be delegated to the Assistant Director – Planning**