

# APPLICATION REFERENCE:

PF/24/1351- Variation of conditions, approved plans, Landscape and woodland management, storage sheds, materials, road surfacing materials, 17 on-site parking areas, 21 ventilation/extraction system details, 22 renewable energy scheme, & 27 (Flood Risk Assessment and drainage strategy) of planning permission PF/22/1928 (Revised scheme for the erection of 62 retirement dwellings, access etc.. to allow changes to trigger for submission of details to reflect the construction phases of the development

**Site:** Land South Of Sheringham House, Cremers Drift, Sheringham, Norfolk.

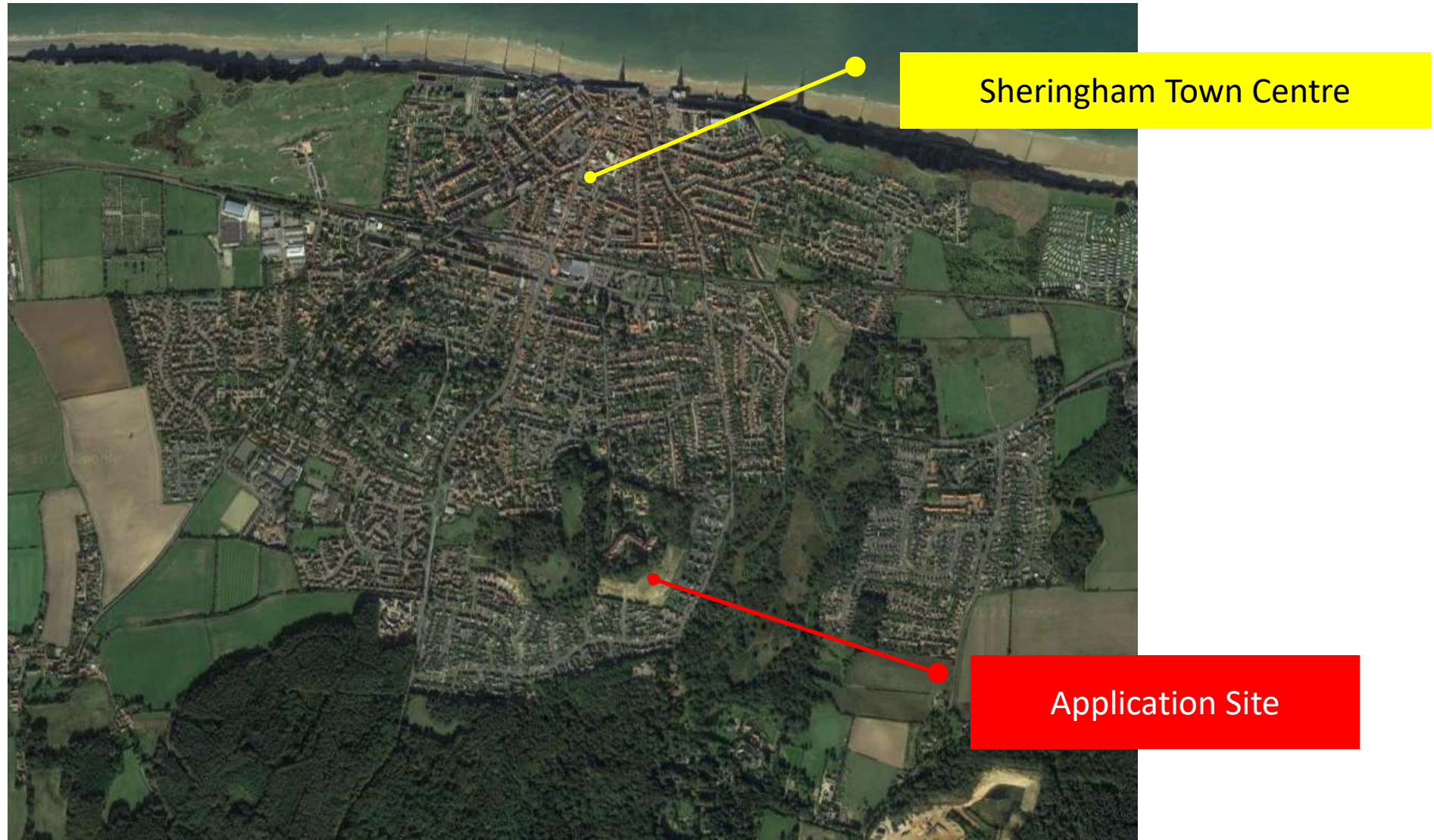
**Applicant:** Sutherland Homes Ltd



NORTH  
NORFOLK  
DISTRICT  
COUNCIL

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

# SITE LOCATION – Wider Context





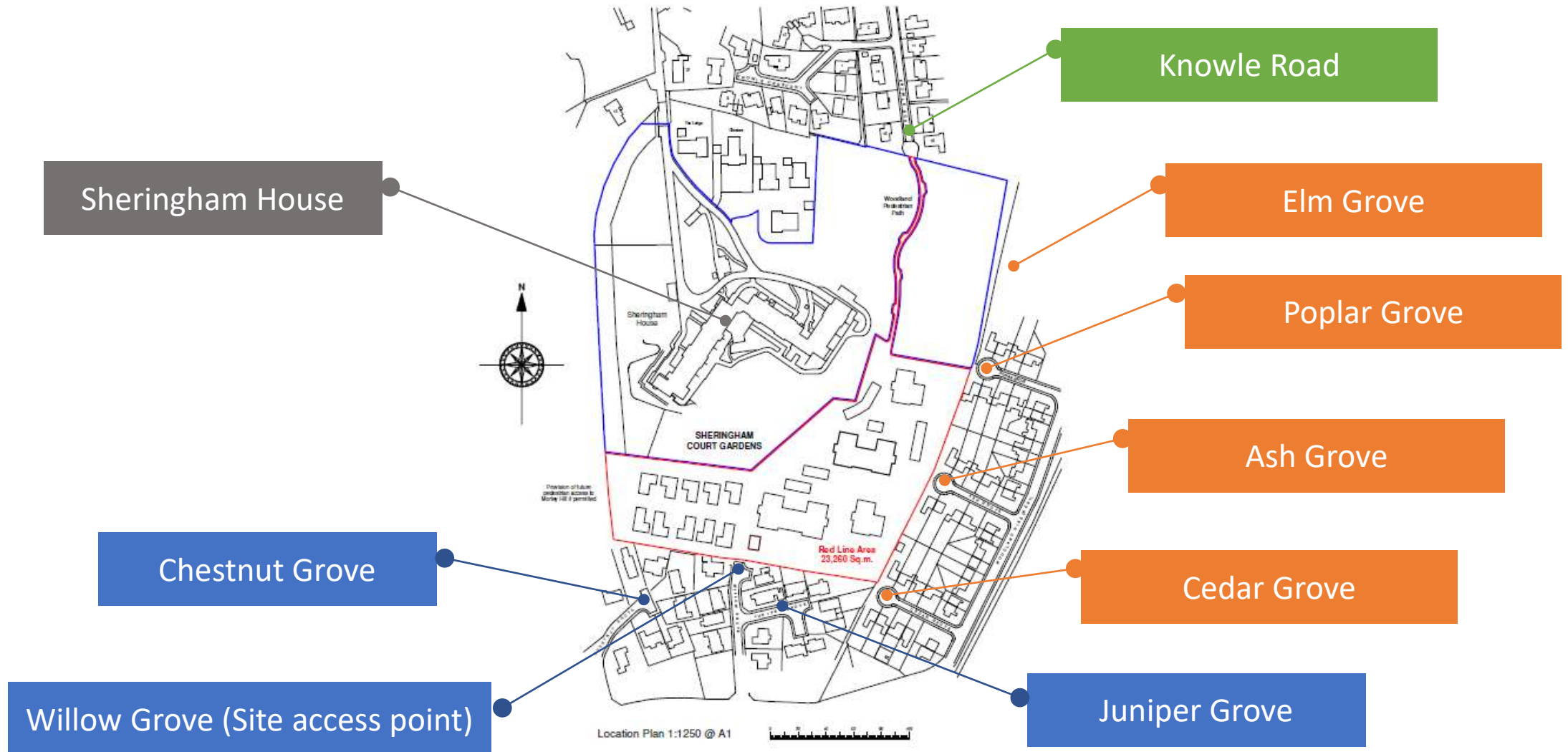
# SITE LOCATION

Adjacent land  
under  
applicant's  
ownership



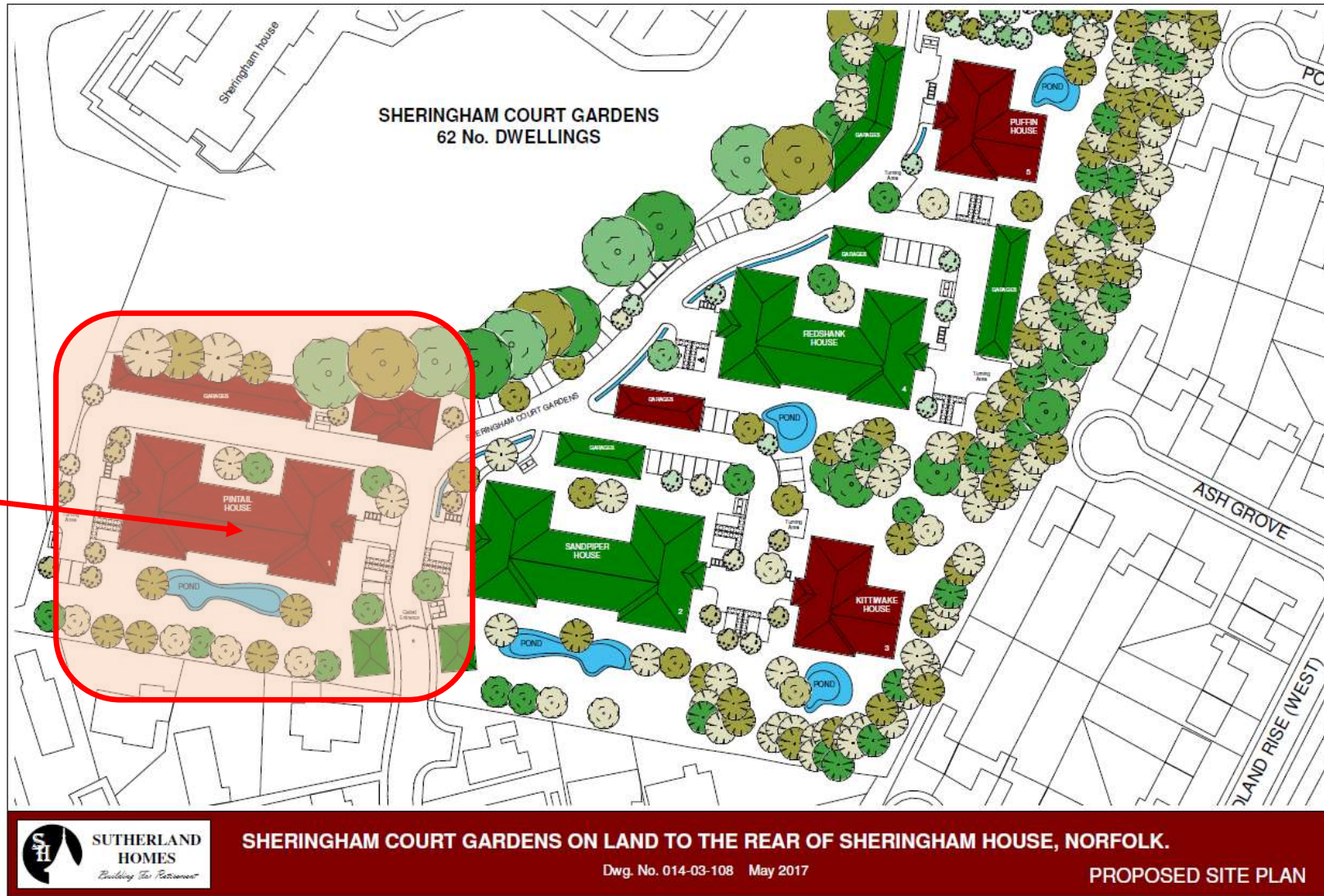
Application Site

# SITE LOCATION



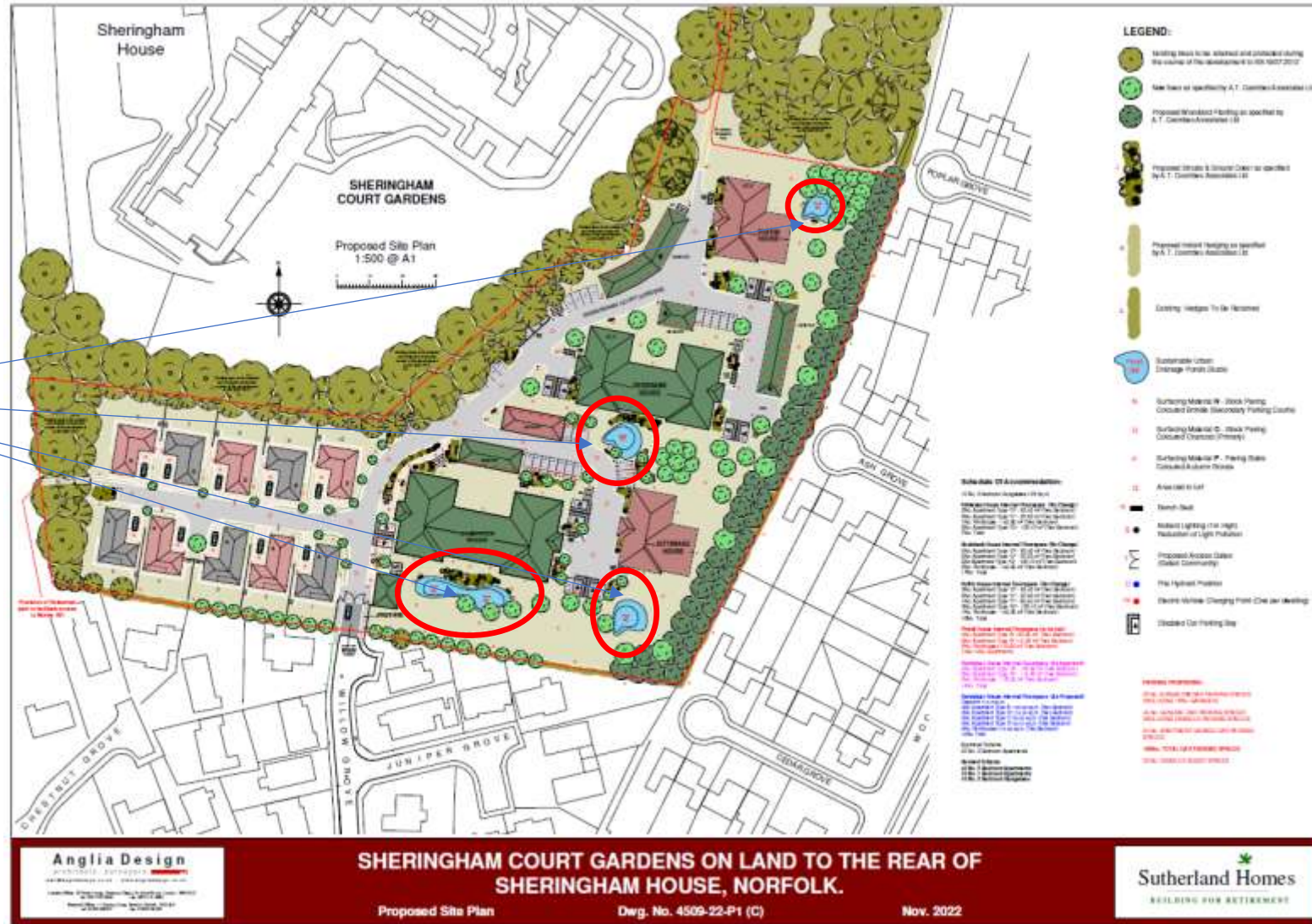


# Layout Plan as Approved under PO/16/1725



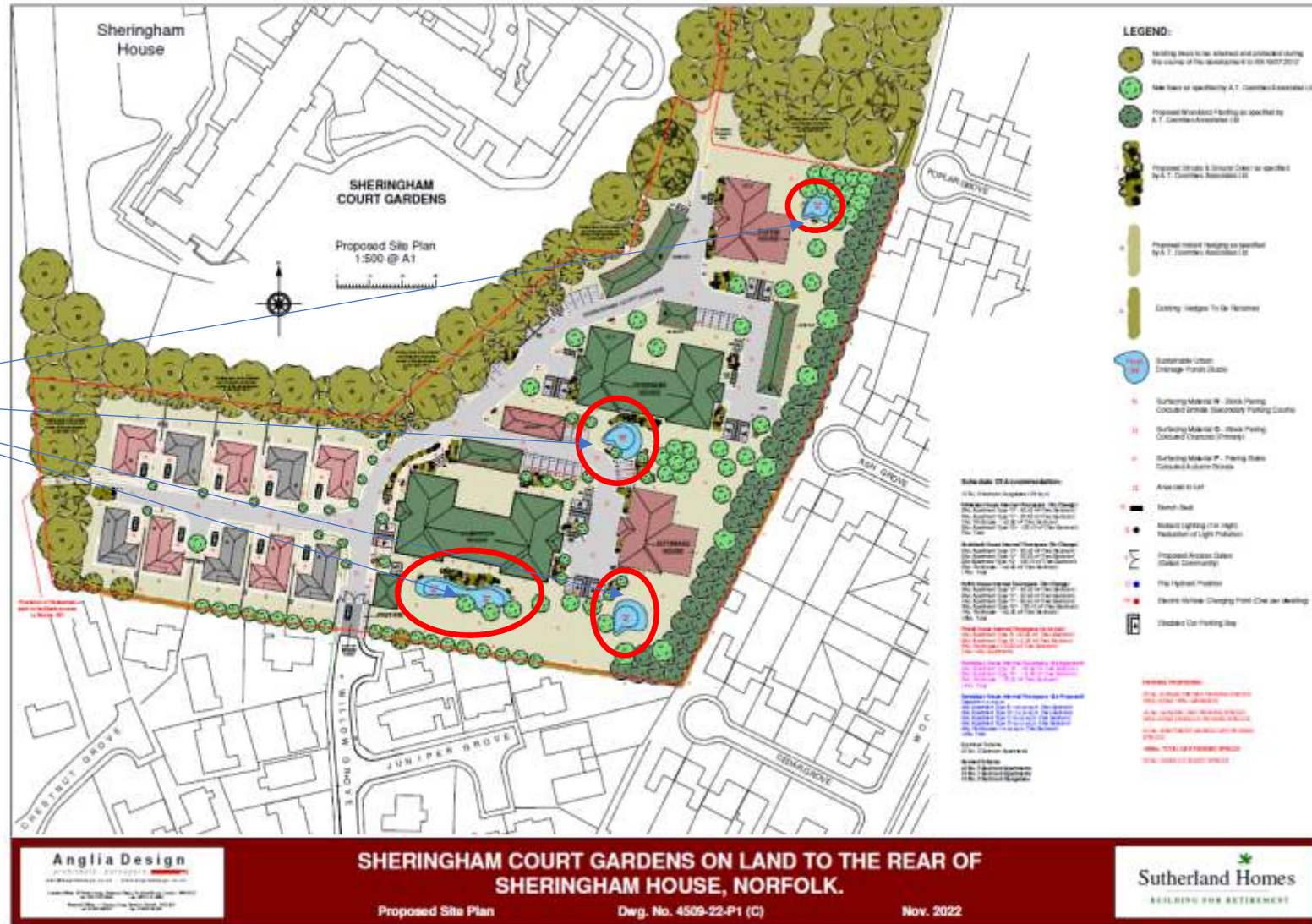
Area of  
revisions  
approved  
under  
PF/22/1928

# Approved Layout Plan - PF/22/1928

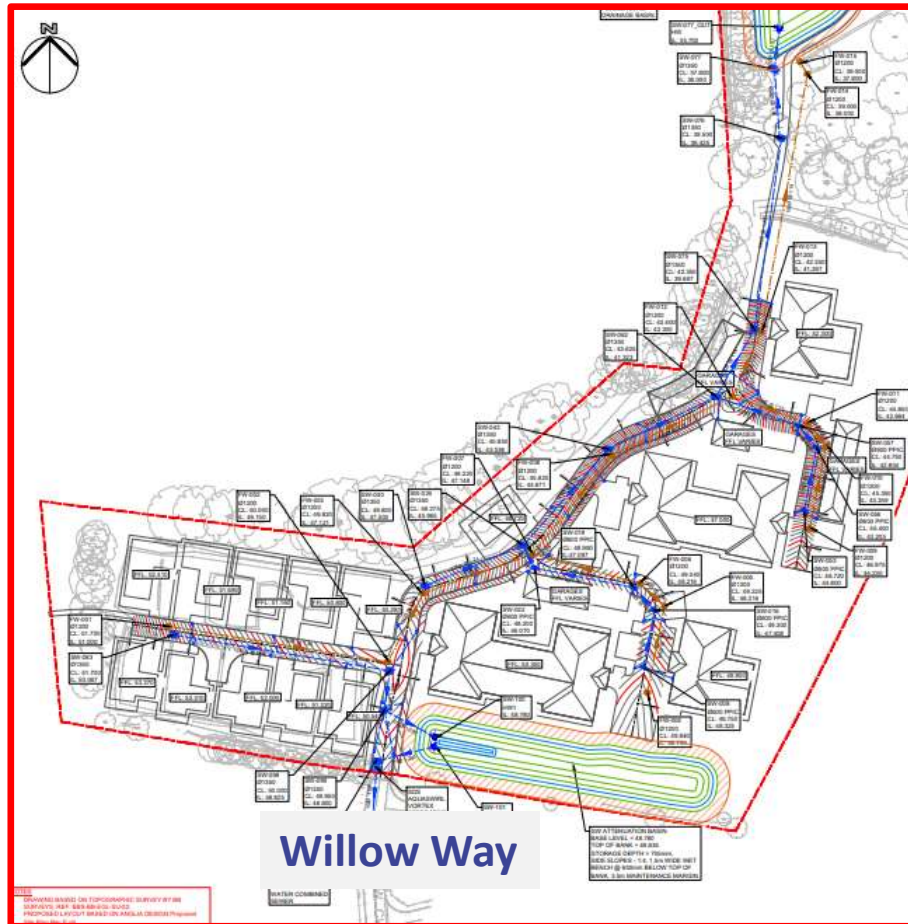




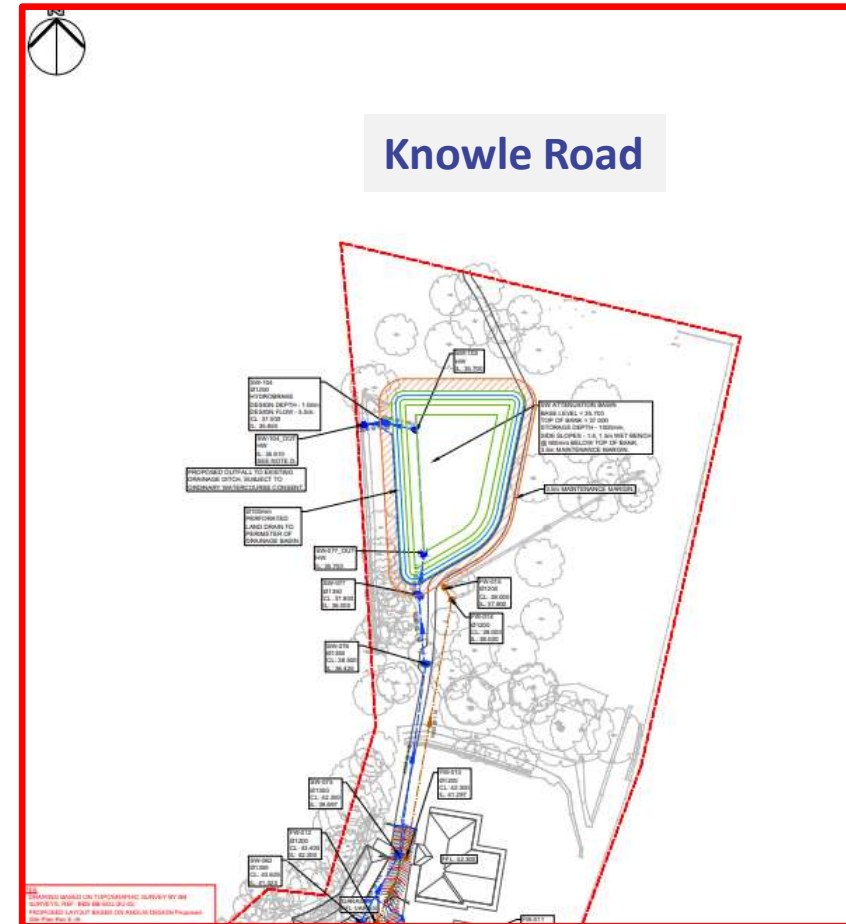
# Approved Layout Plan - PF/22/1928



## Lower Basin



## Upper Basin

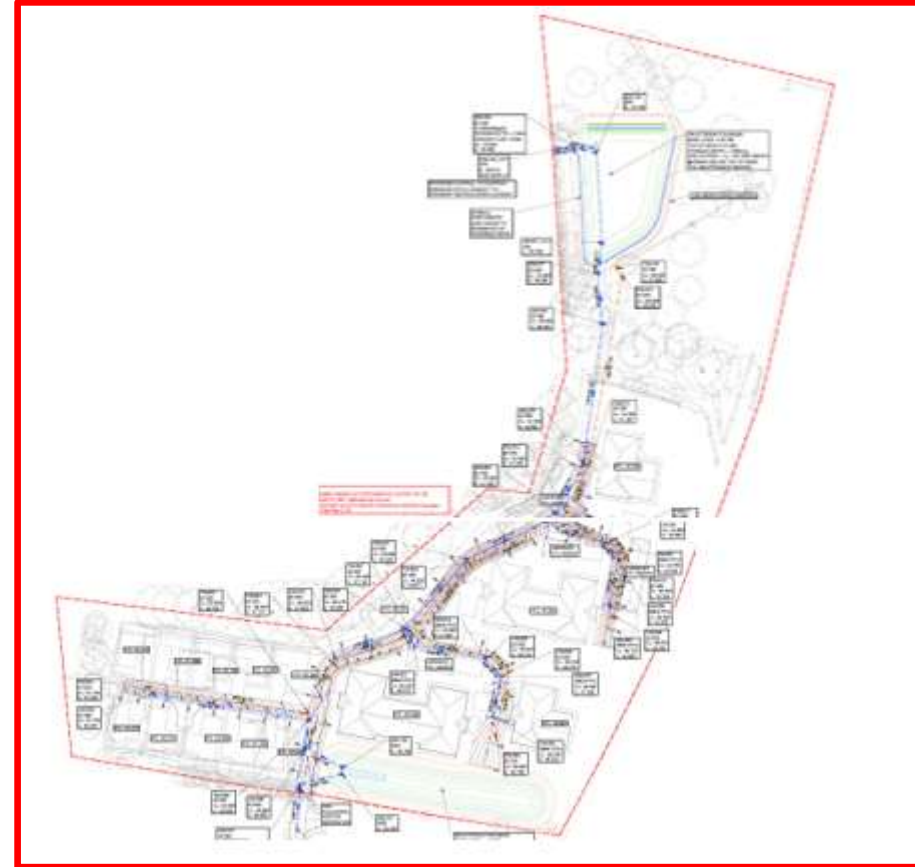




# Comparison Drainage Layouts



Approved



Proposed

# LAND DRAIN TO WEST OF APPLICATION SITE





# RECEIVING LAND DRAIN - KNOWLE ROAD



# VIEW NORTH OVER PHASE TWO





# VIEW WEST OVER PHASE ONE



# MAIN ISSUES FOR CONSIDERATION:

- Principle
- **Drainage strategy & Flood risk**
- Access & Highway safety
- Landscape
- Ecology
- Affordable Housing & Infrastructure contributions



# RECOMMENDATION

## APPROVAL SUBJECT TO CONDITIONS :

- Time limit three years from first approval (16 5 2027)
- Approved plans
- Landscape and woodland management
- Tree & Hedgerow retention
- Over 55 age occupancy
- Off-site highway improvements
- Light Bollards as per approved plan
- Compliance with drainage and flood risk strategy
- Construction Management Plan
- Construction Parking Plan
- Compliance with Construction Environmental Management Plan (CEMP), Biodiversity Strategy, and Biodiversity Enhancement
- Storage Sheds for mobility scooters
- Parking areas for mobility scooters to be agreed.
- External materials
- Road and pavement surfaces
- Fire hydrants
- No vehicular access to Knowle Road
- Final details of pedestrian path to Knowle Road
- Details ventilation A/C units
- Renewable energy details
- Flood Risk & Drainage Strategy
- Phasing plan for drainage strategy