

APPLICATION REFERENCE: PF/21/1990

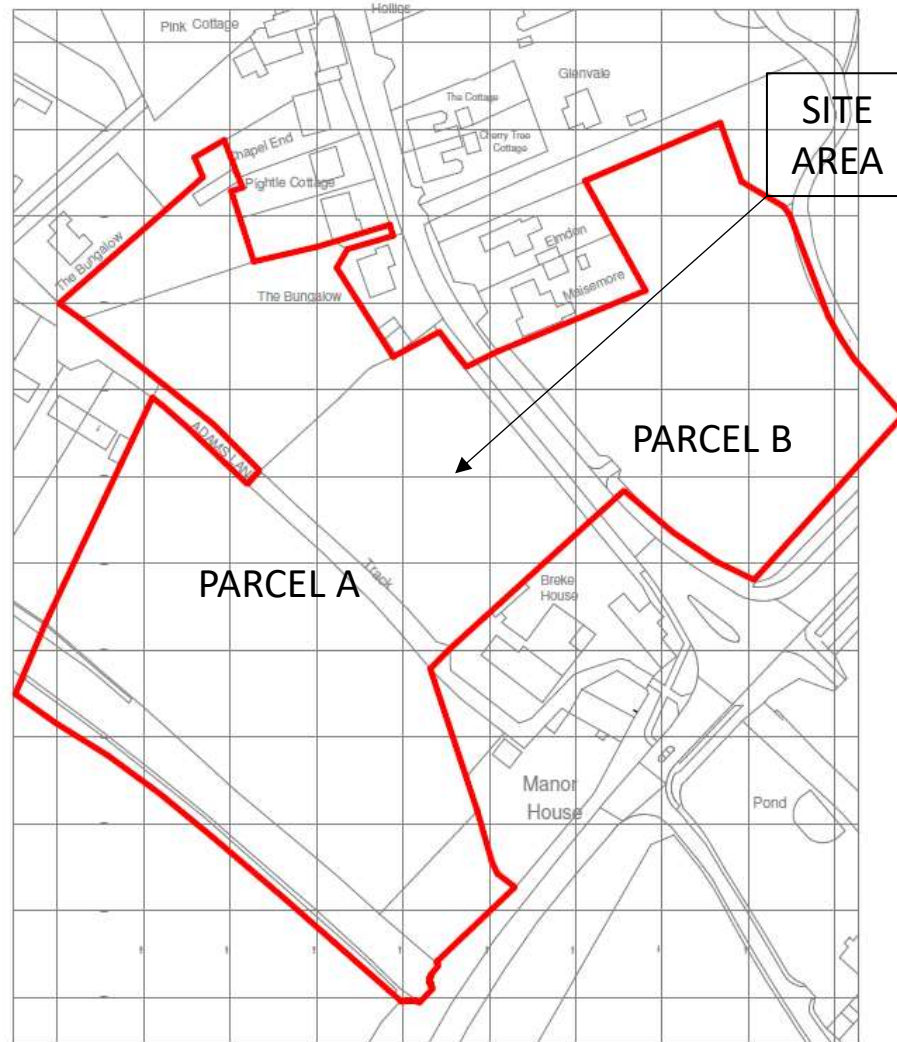
LOCATION: Land off Norwich Road, Corpusty
PROPOSAL: Construction of 38 residential
dwellings with associated infrastructure and
landscaping



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION PLAN

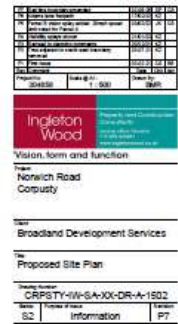


Register about 10,000 small businesses in the Singapore strategy unit of any designated institution or commitment to, or any commitment, only or use of the institution, in any proprietary work conducted there, by the Singapore, Group-Project Team, institution, or any other third party.

All dimensions are to be obtained with reference to the State Committee prior to commencement, any dimensions are to be reported in the Current dimension.

This strategy is to be used in conjunction with all other state of strategy and qualifications.

October 2010 © Register about 10,000



SITE LAYOUT PLAN



SITE PHOTOGRAPHS

Parcel A



Parcel B



SITE PHOTOGRAPHS

Corpusty Restricted Byway 4 Adams Lane



SITE PHOTOGRAPHS

Public Right of Way - Corpusty Footpath 28



SITE PHOTOGRAPHS

Norwich Road looking East



Norwich Road looking West



SITE PHOTOGRAPHS

Rear of property on Norwich Road



Manor House and Breke House



HOUSE TYPES



Plot 12, 26 & 28



Plot 13-15



Plot 16



Plot 10



Plot 17-18



Plot 19



Plot 21-23



Plot 29



Plot 30-32



Plot 33-34



Plot 35



Plot 36-38

HOUSE TYPES

Semi-detached Plots 24-25



Bungalows Plots 34-35

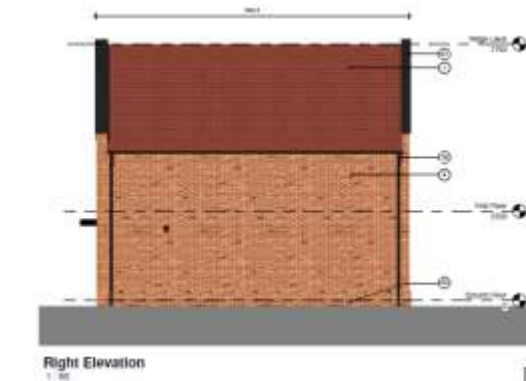


HOUSE TYPES

Detached Plot 4



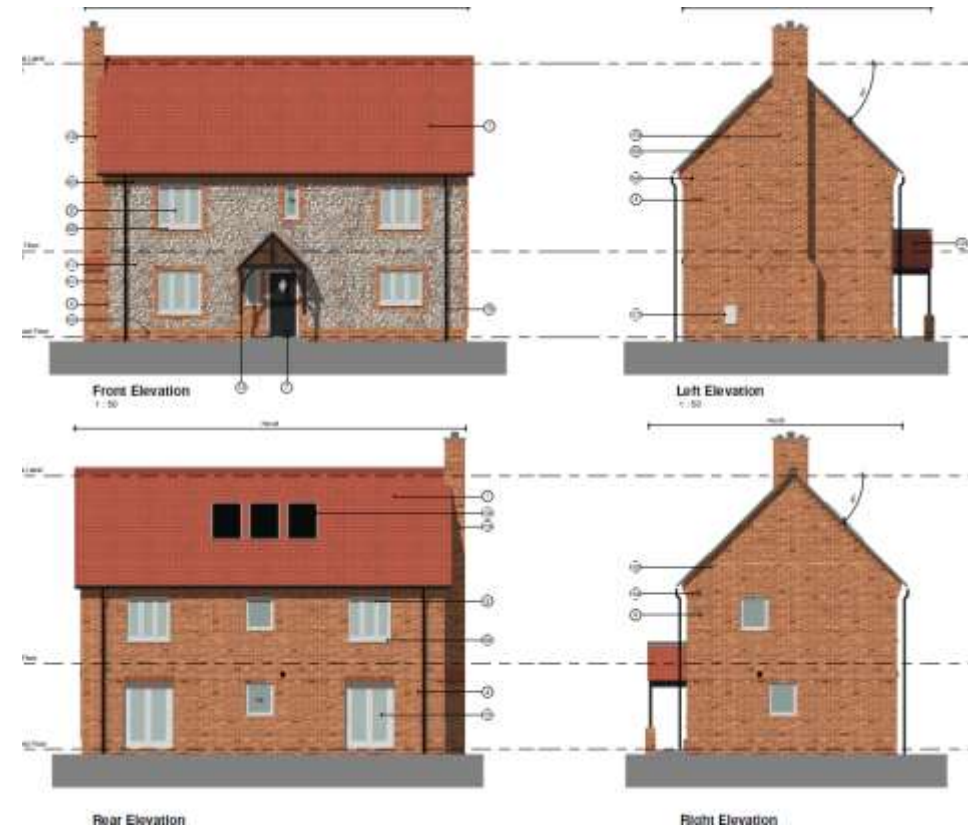
Detached Plot 5



HOUSE TYPES

Detached Plot 29

Detached Plot 28



HOUSE TYPES

Terraced Plots 36-38



Terraced Plots 13-15



3D VIEWS

View from Norwich Road



View south within the development – plots 21-23



MAIN ISSUES

- Principle of Development
- Layout and Design
- Access and Highways
- Flood Risk and Drainage
- Foul Sewer network
- Habitats Regs - Nutrient Neutrality
- Public Open Space
- Viability
- Planning Balance

RECOMMENDATION

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

Satisfactory resolution of nutrient neutrality matters including consultation with Natural England on updated Habitats Regulations Assessment;

Satisfactory completion of a S.106 Planning Obligation to cover the following:

- Nutrient Neutrality Mitigation (Phased delivery and sufficient septic tank upgrades)
- On site provision of amenity green space and natural green space, amounting to 7,589 sq metres;
- Off-site open space financial contribution of £7,261 towards Youth Play Space;
- 21% affordable housing provision (8 dwellings) based on a tenure split of 6 dwellings affordable rent and 2 shared ownership;
- A financial contribution of £2,850 (£75 per dwelling) to be spent on increasing library capacity; and
- A financial contribution of £11,558.46 (£304.17 per dwelling) for GIRAMS visitor impact mitigation;
- Additional Off-site open space financial contribution of £19,000 towards Parks and Recreation Grounds.

The imposition of the appropriate conditions to include:

And any other conditions considered to be necessary by the Assistant Director of Planning