

Introduction

Thank you for taking the time to view this public exhibition and find out more about Gladman Development's latest proposals to develop a new sustainable community of up to 110 high quality homes at land off Beresford Road, Holt.

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past thirty years, developing high quality and sustainable residential, commercial and industrial schemes. These panels illustrate our emerging outline proposals for a new residential development at land off Beresford Road, Holt.

Site Description

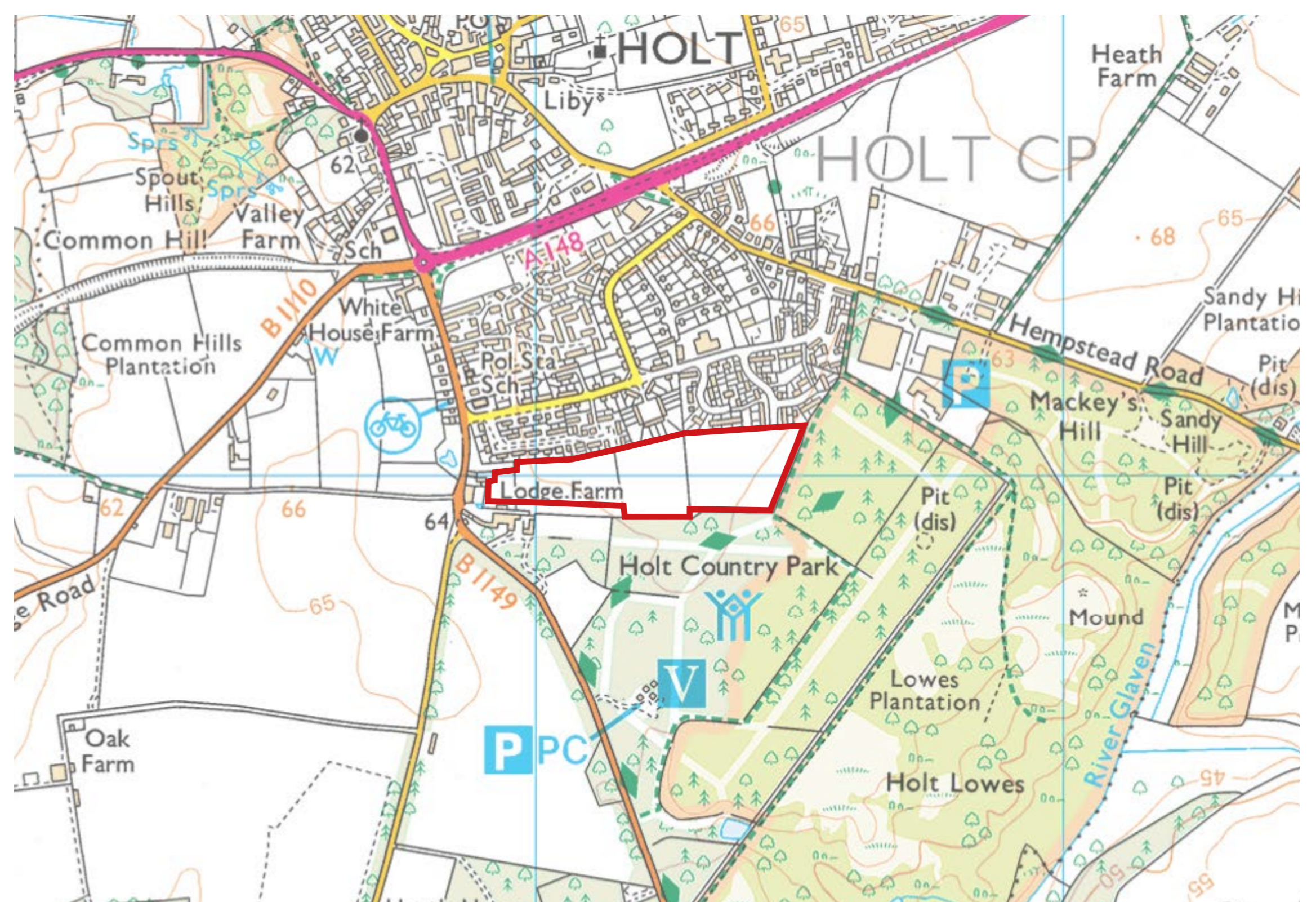
The site encompasses 7.09ha of pastoral land and is located adjacent to the southern settlement edge of Holt. Holt Country Park informs the southern site boundary.

Housing Need

Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development. North Norfolk District Council is required to provide enough housing land to meet its full future housing needs. Approval of this development will help towards meeting the housing need within the local authority area.

Why is the site suitable for development?

The site is sustainably located with easy access to a wide range of existing community amenities and the local public transport network. It is a logical site with existing development to the north. The site can be safely accessed via Beresford Road.



The Application

Gladman Developments Ltd intends to submit an outline planning application to North Norfolk District Council in Autumn 2018. This would establish the principle of development.

Development Proposals

- A residential development to include up to 110 new homes of varying sizes, types and tenures;
- 2ha of safeguarded land for a Two Form Entry Primary School;
- Green Infrastructure, comprising new publicly accessible greenspace, an equipped play area, recreational paths, tree and shrub planting, along with Sustainable Urban Drainage (SuDs) features across the site.

Historic Maps

The historic maps show the proposed development site in the context of the growth of Holt over the past 130 years. From the 1886 map it is clear to see the centre of Holt focused around the High Street, Market Place and Bull Street, with dwellings located off Albert Street and Cromer Road. The 1907 map indicates the development of the A148 which has been extended east from Holt heading towards High Kelling and Sheringham. The Gresham's Senior School which was originally established in 1555 has also expanded along Cromer Road.

By 1958 it is possible to see the expansion of Holt, with dwellings being developed south of the A148 located off Hempstead and Coronation Road, while the centre of Holt has expanded to the east with a number of residential dwellings located to the north and south of Cromer Road. By 1980 the centre of Holt has further developed with a number of small infill residential pockets filling out development adjacent to the A148. Additional properties have also been developed located off Cley Road, Kelling Close, St Andrew's Close and Kerridge Way. To the north of the site further housing has been developed with a connection made from Coronation Road through to Norwich Road, while the commercial units located off Hempstead Road adjacent to the Holt Country Park have been established.



Landscape Character

The site comprises pastoral land and adjoins the existing settlement edge of Holt.

It lies within the National Character Area (NCA) 78 'Central North Norfolk', published by Natural England. This area is characterised as being gently undulating, sometimes flat, with extensive arable land and a well wooded landscape. This NCA extends between Cromer, Sheringham, Aylesham, Norwich and Fakenham therefore covering an extensive landscape tract.

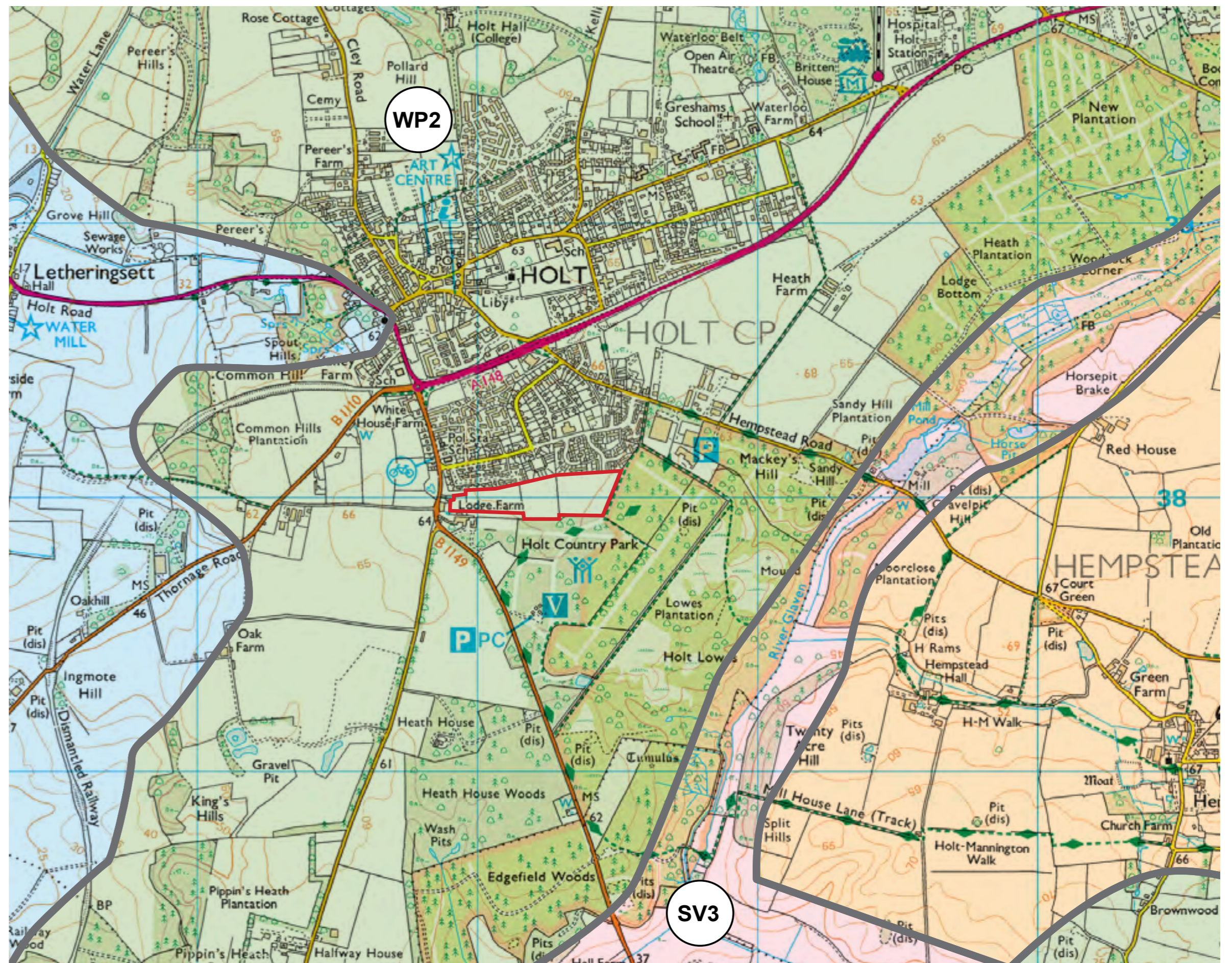
The North Norfolk District Council, Landscape Character Assessment, Supplementary Planning Document (2009), locates the site within Landscape Character WP2, 'Holt Cromer Area'. The key characteristics of this landscape include:






- Large settlement of Holt within the area (Holt meaning 'woodland') gives distinctive setting and boundaries to the Town.
- Wide mix of woodland types jumbled together to form a fairly cohesive Area stretching along the Cromer Ridge (terminal moraine – glacial gravels).
- Areas of arable land interspersed with woodland areas.
- Large busy road (A148) runs through the centre of the Area meaning that most of the Area is within earshot and sight of the road.
- Landform is an important determinant of the Area, with height being important – long views from parts of the landscape out to the north and south (seawards and landwards at least 20 miles in places).

Settlement Character

There are no Listed Buildings located within the immediate site. The nearest listed buildings are located within the centre of Holt located approximately 0.5km to the north of the site.

Properties are a mix of detached and semi-detached, single and two storey properties. Common vernacular features within Holt include the use of flint, red brick, weatherboarding, render and natural and man-made slate. Boundaries between public and private spaces is typically well defined by a mix of low boundary walls, estate railings, post and rail fencing, palisade fencing and hedge and garden shrub planting.



 Site Boundary	North Norfolk Local Development Framework - Landscape Character Assessment - Supplementary Planning Document - June 2009	
	Landscape Character Type: Tributary Farmland (TF) Landscape Character Area: TF1/TF3	 Landscape Character Type: Small Valleys (SV) Landscape Character Area: SV3
	Landscape Character Type: Wooded with Parkland (WP) Landscape Character Area: WP2/WP5	 Landscape Character Type: Large Valleys (LV) Landscape Character Area: LV3



Above: Examples of built form and materials used within the surrounding area. The proposals will seek to reflect the existing built character so as to create an appropriate and sympathetic development in keeping with the character of the site and its context.

Site and Setting

The proposed site lies to the south of Holt, while the southern extent of the Norfolk Coast AONB is located adjacent to the north of Holt. The A148 Cromer Road connects Holt to Cromer along the coast to the north east and to King's Lynn to the south west. The A148 runs east to west through the centre of Holt and provides a dividing line between the predominantly historic centre of Holt to the north and the newer housing to the south. Large swathes of tree cover surround Holt, with a mix of deciduous and evergreen woodland and plantations. The site is visually well contained, with the eastern extent of Holt informed by a number of woodland plantations. While the southern boundary of Holt is informed by the Holt Country Park, the adjacent Lowes Plantation and Edgefield Woods.



Aerial photograph with site boundary and viewpoint locations



1 PHOTO VIEWPOINT 1: View south adjacent housing located off Lodge Close



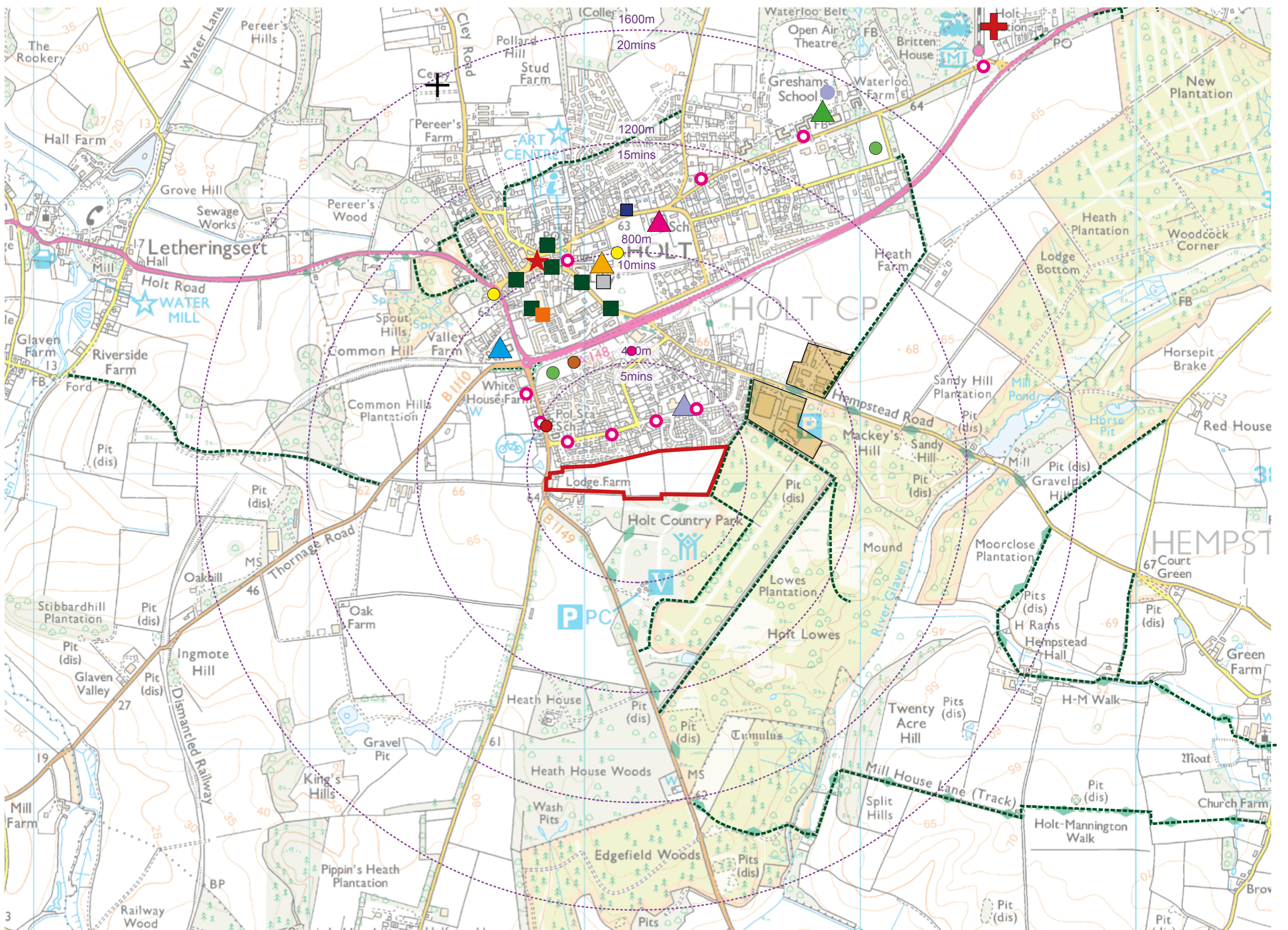
2 PHOTO VIEWPOINT 2: View towards site located off Beresford Road



3 PHOTO VIEWPOINT 3: View towards site located along Public Right of Way, Holt Country Park

What are the local facilities?

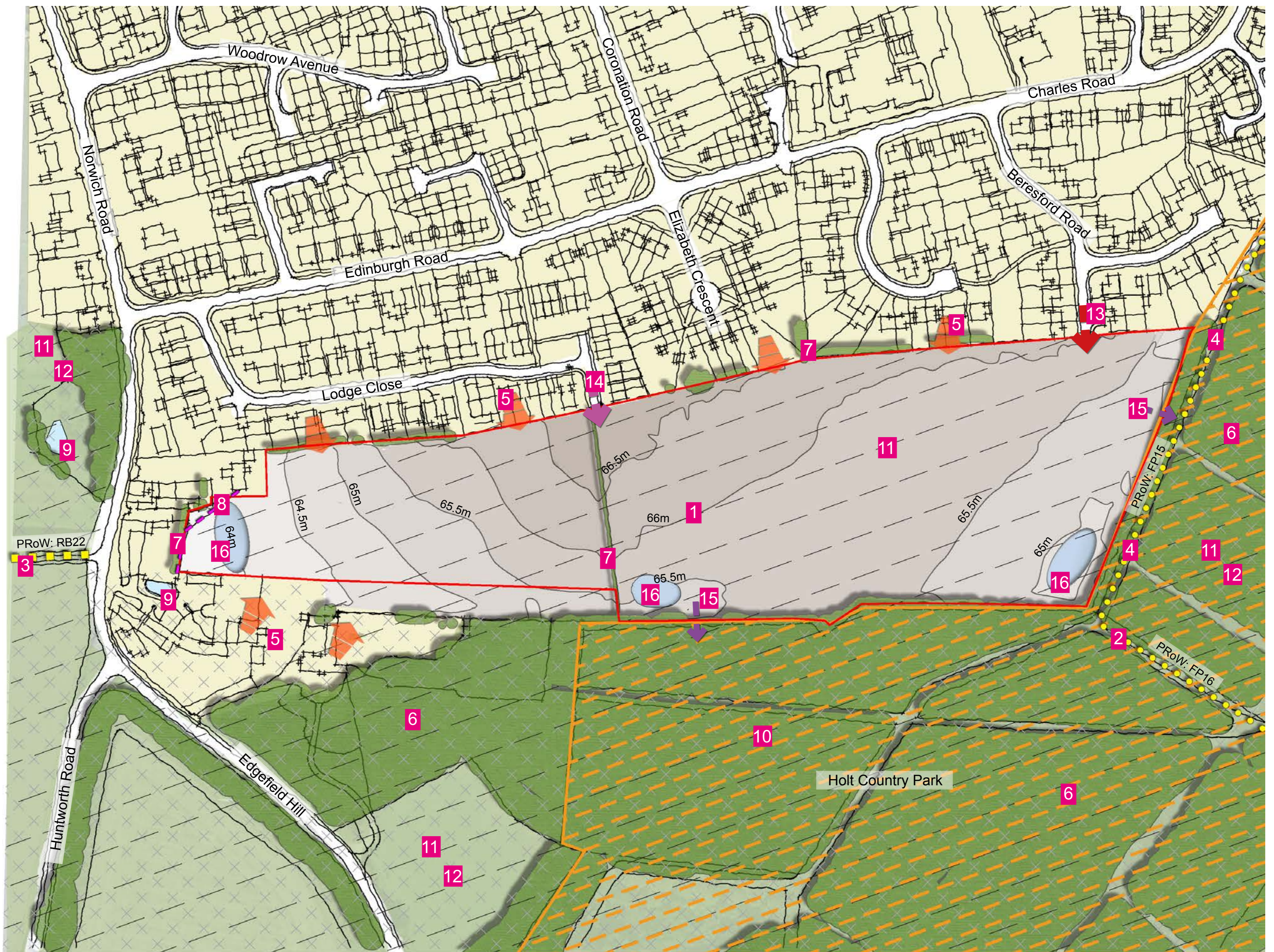
The site is sustainably located with good access to the town centre, existing community amenities and the local public transport network. Local facilities include a Post Office, Public Houses, Theatre, Places of Worship, a Medical Centre and a Country Park Visitor Centre. There is a wide network of public footpaths, which provide good connections to the wider countryside and to neighbouring settlements such as the market town of Letheringsett. There are bus services operating to Norwich, Sheringham, Cromer and Fakenham, with the nearest bus stop located along Coronation Road adjacent to the north of the site. Further details are provided in the Transport Assessment which accompanies the application.



	Site Boundary		Greshams Senior School		Public House/Restaurant		Community Health Clinic		Theatre
	Distance from centre of site/walking time		Primary School		Play Area		Employment Area		Local Bus Stops
	Greshams Pre-Prep School		Budgens Supermarket		Holt Town Centre (Including facilities such as post office, banks, shops and cafes)		Police Station and Fire Station		Public Footpaths/Bridleways
	Greshams Prep School		Place of Worship		Recreation Ground		Veterinary Practice		
	Nursery		Cemetery		Library		Petrol Station		

CONSTRAINTS & OPPORTUNITIES

The assessment of the site and its surroundings has identified a number of features which should be protected, retained and enhanced wherever possible as part of the development proposals for the site. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the Framework Plan.



- | | | | |
|--|-------------------------------------|--|---------------------------------------|
| 1 Contours | 6 Existing Woodland | 11 Countryside Policy Area (Policy SS1, SS2) | 16 Potential Attenuation Basin |
| 2 Existing Public Rights of Way | 7 Existing Trees / Hedgerows | 12 Conservation Policy Area (Policy EN2, EN9) | |
| 3 Restricted Byway | 8 Existing Overhead Cables | 13 Potential Site Access | |
| 4 Potential Views from Public Rights of Way | 9 Existing Watercourse | 14 Potential Pedestrian/Cycle Links | |
| 5 Potential Views from adjacent Properties | 10 Country Park | 15 Potential Footpath Links | |

The Framework Plan addresses the identified constraints and opportunities. Areas of Public Open Space and Green Infrastructure will inform the proposed development area creating a landscape that will both respect and reinforce the setting to the settlement of Holt and Holt Country Park to the south. The green infrastructure of the site will accommodate new tree and shrub planting, a centrally located and equipped children's play area, habitat corridors, balancing ponds and swales (SuDS) and include traffic free pedestrian routes.



Thank you for taking the time to view our proposals

Your comments and suggestions are welcomed and will be taken into account as we develop and submit the planning application. All comments and feedback received will be provided to the local planning authority as part of the planning application.

Once a planning application has been submitted, you will also be able to make further representations to North Norfolk District Council. Your comments will be taken into account before a decision is taken on the application.

You can keep up to date with the progress using our dedicated website which provides further information and includes an online feedback form for making comments.

Comments

Website: www.your-views.co.uk/holt

Email: comments@your-views.co.uk

Post: Your Views - Beresford Road, Holt
Gladman Developments Ltd
Gladman House
Alexandria Way
Congleton
CW12 1LB



Gladman considers all correspondence received and our responses to any issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the local planning authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the council during the consideration of an application and shows who we have consulted.

As the SCI forms part of the formal application documentation, the council may publish it online, subject to their own data protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.