



Location of site

## Where and when

The proposed homes are adjacent to Ashburton Close, adjoining a recent housing development on Home Piece Road in Wells-next-the-Sea. The site covers a total of 1.73 acres.

### Proposed timeline

**3rd April**

Deadline for comments from public consultation

**Spring 2023**

Submission of planning application

Thank you for taking the time to read our proposals. Please visit our website [holkham.co.uk/planning](http://holkham.co.uk/planning) for further information and to leave your comments via the online feedback form.



Illustration of what the new homes could look like

# HOLKHAM

## Our proposal for new homes in Wells-next-the-Sea



# HOLKHAM

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Site plan for the proposed homes off Ashburton Close in Wells-next-the-Sea

## Introduction

We are planning to deliver 23 high quality, new homes located to the south of Ashburton Close in Wells-next-the-Sea. We would like to share our ideas with you and welcome any feedback you may have.

Our aim is to design and build homes that benefit people who live and work in the local community. Through our bespoke Policy Plus Plus approach, we aim to help meet the local housing need by delivering a mix of tenures, focusing on affordable and rental properties, as well as smaller homes. Quality, craftsmanship and sustainability will be at the heart of all our designs.

The scheme has been designed to complement the character of the local area, with the delivery of traditionally-designed homes that will embody the most up-to-date sustainable requirements.

Wells-next-the-Sea is identified as a Small Growth Town in the emerging Local Plan, with our proposed development identified as an allocated housing site.

## Our proposal

- We plan to deliver 23 homes, in a variety of semi-detached and detached designs, as well as a two-storey apartment building.
- The designs will feature mainly two and three bedroom houses, in addition to a two bedroom bungalow and a four bedroom house. There will also be a collection of one and two bedroom apartments, all of which will have their own private entrance.
- All the properties will benefit from allocated parking that is suitable for the size of each home. Visitor parking will also be included.
- We have adopted a Policy Plus Plus approach to our proposal, with a mix of housing tenures aimed at supporting local housing need. More information about this bespoke approach can be found at [holkham.co.uk/planning](http://holkham.co.uk/planning).
- Our plans include 43% affordable housing (consisting of shared ownership, social and intermediate rental options) which complies with local policy.
- Helping to further meet demand for affordable rental options locally, three homes will be retained and rented out privately by the Holkham estate.
- Discussions have taken place with Norfolk District Council and Wells Town Council who have been generally supportive of our plans. Following these discussions, we have reduced the density of the proposed scheme from 24 to 23 homes and included enhanced highway works to the surrounding roads and public bridleway.
- Vehicular access to the majority of homes will be via Home Piece Road. Two of the proposed homes will be accessed via Market Lane.
- A safe and welcoming pedestrian access will be via the existing bridleway to the south of the proposed homes.
- Existing hedgerows and trees will be retained and enhanced where possible and new soft landscaping will be included throughout the site.



An illustration of what the proposed homes could look like