



Planning Committee
Monday, 28th July, 2025 at 9.30 am
in the Assembly Room, Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ

Reports marked to follow on the Agenda and/or Supplementary Documents

1. **Presentation** (Pages 2 - 137)

Contact

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Borough Council of King's Lynn and West Norfolk
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Chapel Street
King's Lynn
Norfolk
PE30 1EX
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Planning Committee

28 July 2025

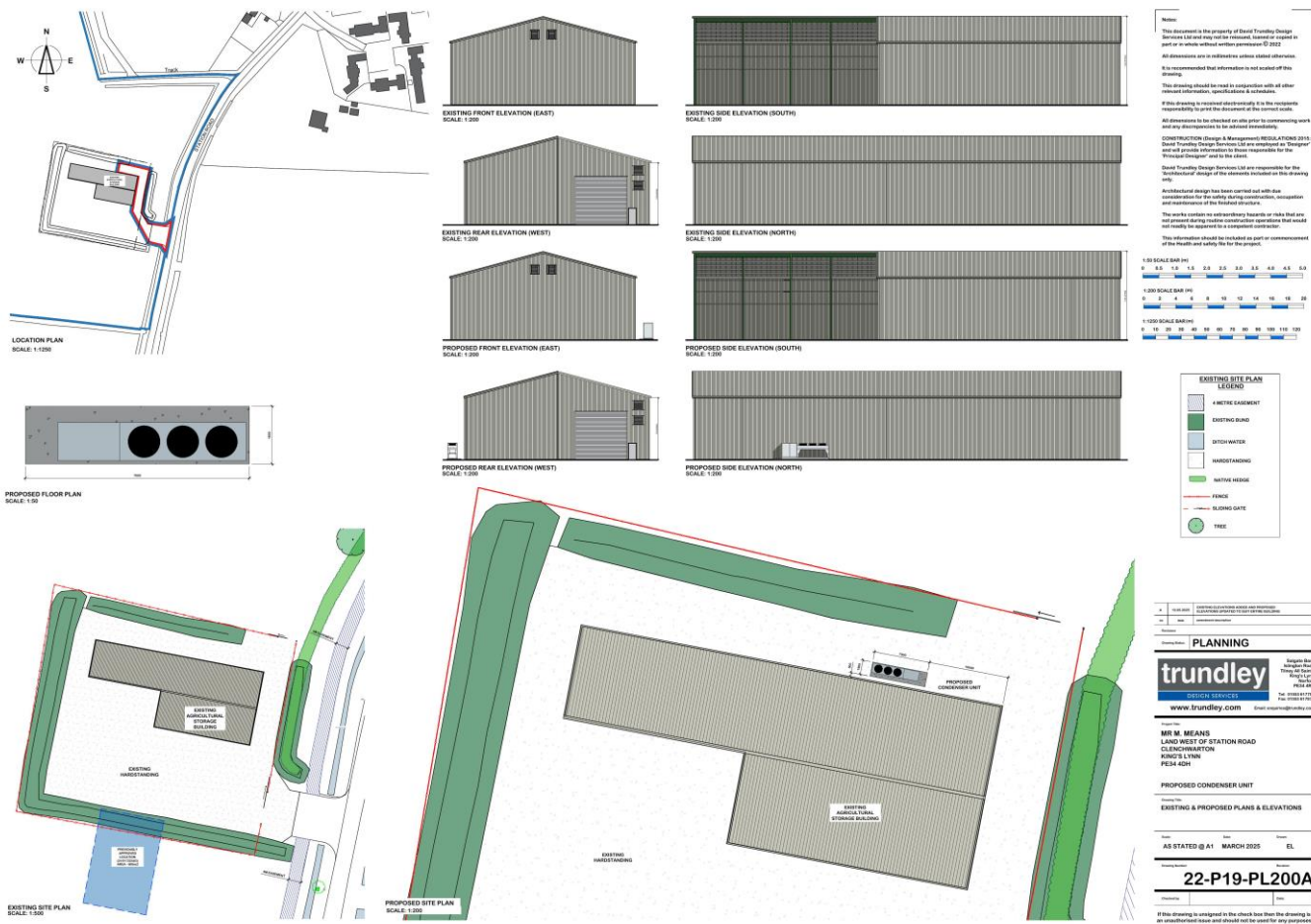
Agenda Item 9



25/00451/F

3





Notes:

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2. All dimensions are in millimetres unless otherwise stated.

3. It is recommended that information is not scaled off this drawing.

4. This drawing should be read in conjunction with all other relevant information, specifications & standards.

5. If this drawing is received electronically it is the recipient's responsibility to print the document at the correct scale.

6. All dimensions to be checked on site prior to commencing work and any discrepancies to be advised immediately.

7. CONSTRUCTION (Design & Management) REGULATION 2015: David Trundley Design Services Ltd are employed as 'Designer' and not providing information to those responsible for the construction of the building.

8. David Trundley Design Services Ltd are responsible for the 'architectural' design of the elements included on this drawing only.

9. Architectural design does not cover civil or structural considerations for the building during construction, occupation or at the end of its useful life.

10. The works contain no extraordinary hazards or risks that are not covered during normal construction and operation. This would not usually be apparent to a competent contractor.

11. This information should be included as part or complement of the health and safety file for the project.

EXISTING SITE PLAN LEGEND

- 4 METRE EASEMENT
- EXISTING BUILD
- DITCH WATER
- WANDERING
- NATURAL HEDGE
- FENCE
- SLIDING GATE
- TREE

PLANNING

trundley

DESIGN SERVICES

www.trundley.com Email: info@trundley.com

M. M. MEANS

LAND WEST OF STATION ROAD

CLEEVE

KING'S LYNN

PE34 4QR

PROPOSED CONDENSER UNIT

EXISTING & PROPOSED PLANS & ELEVATIONS

Scale: AS SHOWN @ A1 MARCH 2025 EL

22-P19-PL200A

If this drawing is unapproved in the check box then the drawing is an unapproved issue and should not be used for any purpose.



5



Looking west into application site.



9



Looking east into Station Road



7



8



Looking south along east elevation and boundary of site



6



Along north elevation and application site



10



Along west elevation of the agricultural building



11



Along south elevation of the agricultural building



12



Electrical meter cabinet



13



View east of Station Road



14



View south of Station Road



15



View north of Station Road



16



View on Station Road looking south at north elevation
of agricultural building



17



View on Station Road looking south at north elevation
of agricultural building



18



19



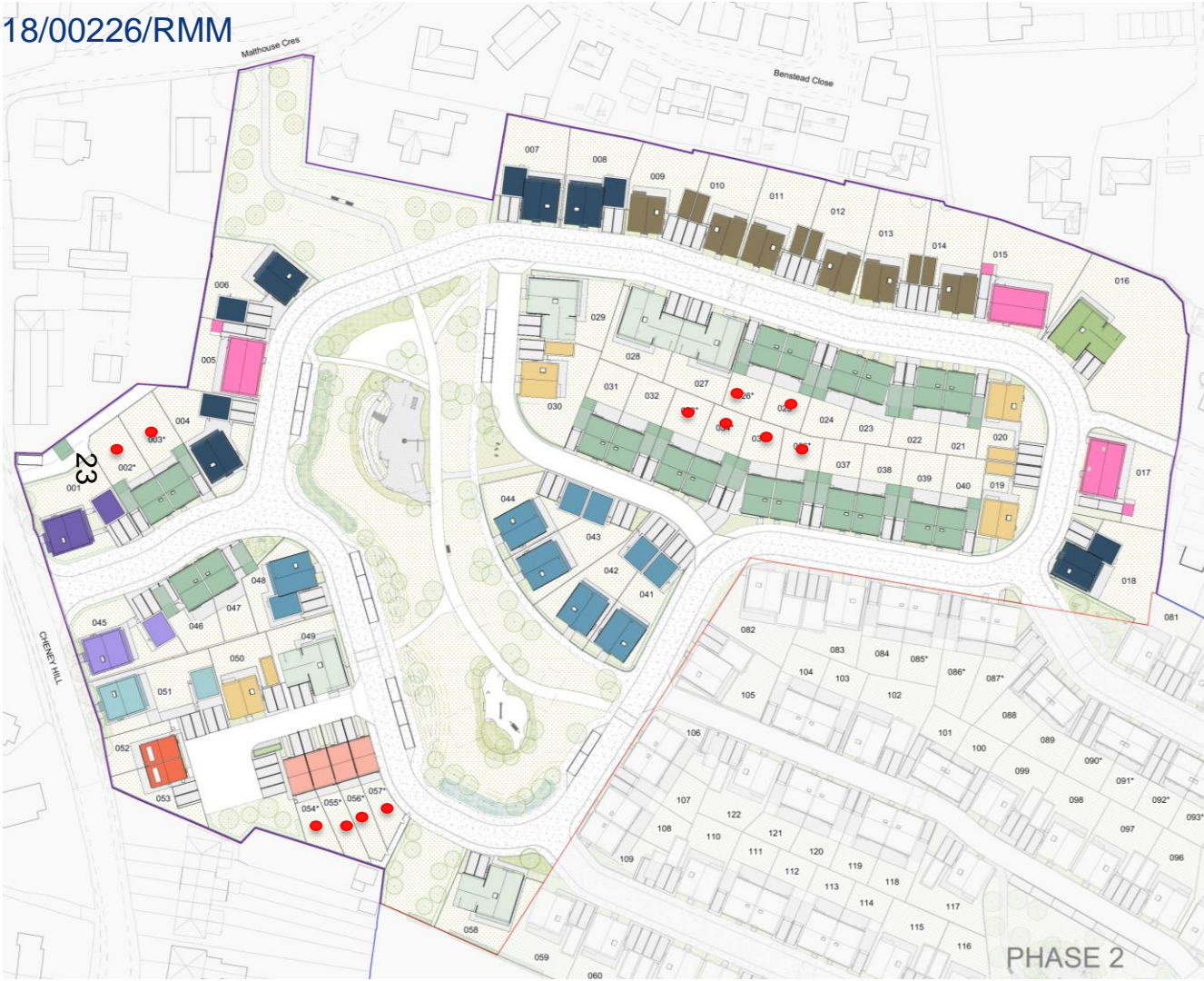
18/00226/RMM

20







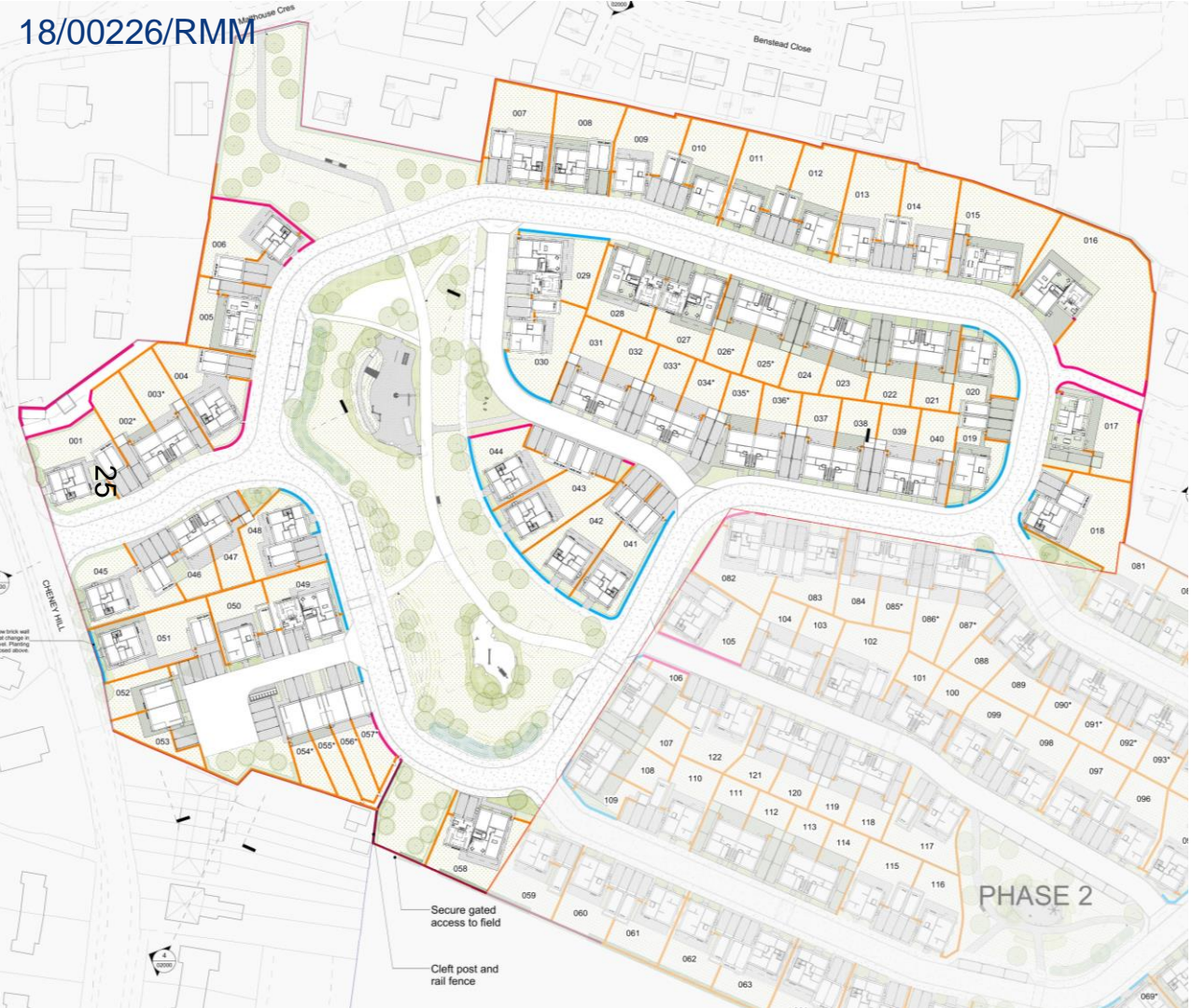


Phase 1 House Type Schedule			
PHASE 1 Market Housing Accommodation Schedule			
House Type			No. of Units
Type A	1B2P	Flat	-
Type B	2B3P	Semi Detached	-
Type C	2B4P	Terrace	2
Type D	2B4P	Bungalow	-
Type E	3B5P	Semi Detached	12
Type F	3B5P	Bungalow	-
Type G	3B5P	Detached	4
Type G2	3B5P	Detached	6
Type H	4B7P	Detached	7
Type H2	4B7P	Detached	3
Type H3	4B7P	Detached	1
Type H4	4B7P	Detached	1
Type H5	4B7P	Detached	1
Type J	4B8P	Detached	5
Type J2	4B8P	Detached	1
Type K	3B6P	Bungalow	3
Total			46

PHASE 1 Affordable Housing* Accommodation Schedule			
House Type			No. of Units
Type A	1B2P	Flat	-
Type B	2B3P	Semi Detached	-
Type C2	2B4P	Terrace	4
Type D	2B4P	Bungalow	-
Type E	3B5P	Semi Detached	8
Type F	3B5P	Bungalow	-
Total			12

Total No. of Units	58
*Affordable Housing %	20.7%





Key

- Site Boundary
- Ownership Boundary
- Timber post and rail. 3 bar half rounds. Galvanised nails. 1100mm ht. Posts at 1800mm centres. FSC certified timber.
- 1.8 m high hedge with a low 1m brick wall in front - (1m)
- 1.8m high brick wall
- 1.8m Timber Fence with Trellis Top
- Chestnut cleft post and rail fence. 1200mm ht posts at 1800mm centres. 3 bar cleft chestnut bars

Note: for soft landscaping boundary features such as Hedgerows and planting please refer to the Landscape Plan

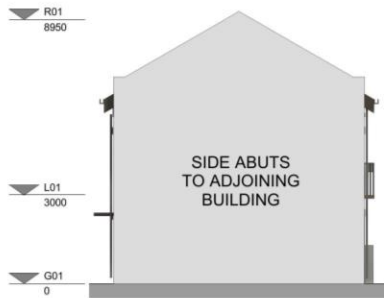


Trees

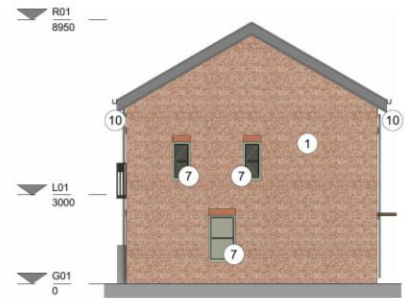
Number	Abbreviation	Species	Specification	Height	Density
31	ACCA	Acer campestre	Semi-Mature :Clear Stem 175-200 :C	4.0-5.0m	Counted
5	AlA	Alnus incana 'Aurea'	Semi-Mature :Clear Stem 175-200 :C	4.0-5.0m	Counted
10	Am la	Amelanchier lamarckii	Semi-Mature : :Multi-Stemmed :C	2.5-3.0m	Counted
4	BET ALB F	Betula albosinensis Fascination	Multi-Stemmed :C	4.0-5.0m	Counted
5	B pe	Betula pendula	Semi-Mature :Multi-Stemmed :C	3.5-4.0m	Counted
11	CAR BET	Carpinus betulus	Semi-Mature : :Clear Stem min. 200 :C	4.0-5.0m	Counted
2	FAGASPA	Fagus sylvatica 'Aspleniifolia'	Semi-Mature : :Clear Stem min. 200 :C	4.0-5.0m	Counted
1	Jni	Juglans nigra	Semi-Mature : :Clear Stem min. 200 :C	4.0-5.0m	Counted
7	LIQ STY	Liquidambar styraciflua	Semi-Mature :Clear Stem 175-200 :C	4.0-5.0m	Counted
22	Pav P	Prunus avium 'Plena'	Semi-Mature :Clear Stem min. 200 :C	3.0-4.0m	Counted
2	PRUCE	Prunus cerasifera	Semi-Mature : :Multi-Stemmed :C	3.0-4.0m	Counted
12	PYR CHA	Pyrus calleryana 'Chanticleer'	Clear Stem min. 200 :RB	4.0-5.0m	Counted
6	QUE ROB	Quercus robur	Semi-Mature : :Clear Stem min. 200 :C	4.0-5.0m	Counted
16	SaLu	Sorbus aria 'Lutescens'	Semi-Mature :Clear Stem 175-200 :C	3.5-4.0m	Counted



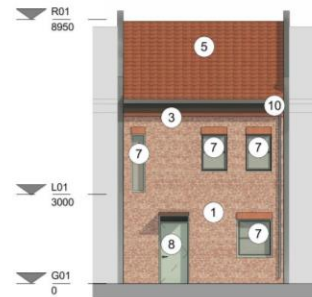
4 Rear Elevation
1 : 100



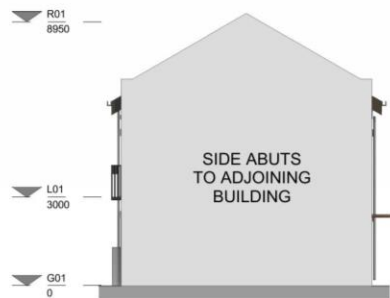
5 Side Elevation 1
1 : 100



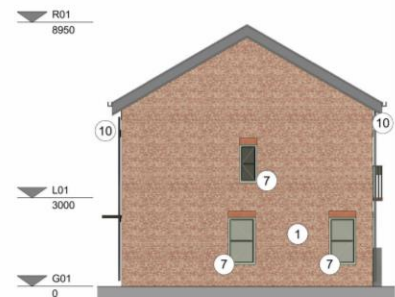
13 End Terrace Elevation 2
1 : 100



6 Front Elevation
1 : 100



7 Side Elevation 2
1 : 100

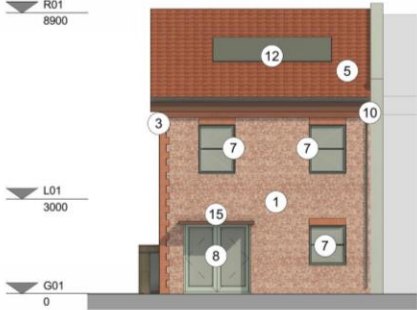


12 End Terrace Elevation 1
1 : 100

- KEY:
- 1. Red Brick
 - 2. Red Masonry Corner Quoin Detail
 - 3. Red Brick Detail
 - 4. Carrstone
 - 5. Red Pantile Roof
 - 6. Juliette Balcony
 - 7. Metal Framed Windows / Rooflights
 - 8. Metal Framed Door
 - 9. Metal Framed Garage Door
 - 10. Metal Gutter and Downpipe
 - 11. Metal-clad Dormer
 - 12. PV Panels
 - 13. Air Source Heat Pump
 - 14. Timber-clad Refuse Bin Enclosure
 - 15. Entrance Canopy

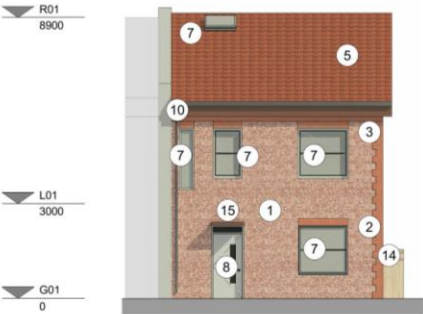
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P02	23.03.20	Comment	QJ	ABF
P03	23.08.21	Coordination	SH	QJ
P04	23.10.27	Draft Planning Issue	NS	ABF
P05	23.11.08	Planning Issue	BS	ABF
P06	24.09.27	Planning Issue	QJ	ABF
rev	date	amendment	by	approved



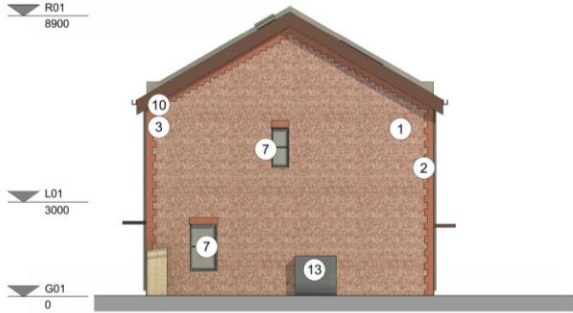


5 Rear Elevation
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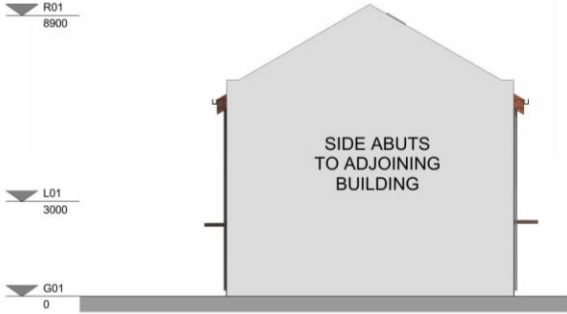
28



4 Front Elevation
1 : 100



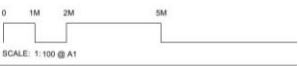
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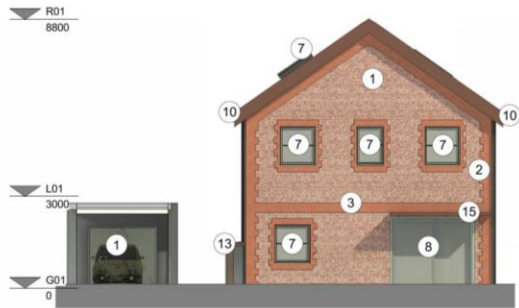


7 Side Elevation 2
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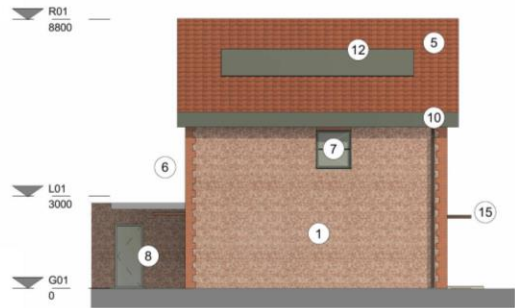
- KEY:
- 1. Red Brick
 - 2. Red Masonry Corner Quoin Detail
 - 3. Red Brick Detail
 - 4. Carrstone
 - 5. Red Pantile Roof
 - 6. Juliette Balcony
 - 7. Metal Framed Windows / Rooflights
 - 8. Metal Framed Door
 - 9. Metal Framed Garage Door
 - 10. Metal Gutter and Downpipe
 - 11. Metal-clad Dormer
 - 12. PV Panels
 - 13. Air Source Heat Pump
 - 14. Timber-clad Refuse Bin Enclosure
 - 15. Entrance Canopy

P01	23.03.03	Description	MK	AE
P02	23.03.10	Revision 2	CJ	AE
P03	23.10.27	Draft Planning Issue	NS	AE
P04	23.11.08	Planning Issue	BS	AE
P05	24.09.27	Planning	CJ	AE
rev	date	amendment	by	ap

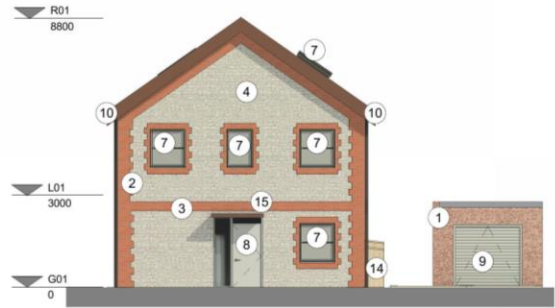




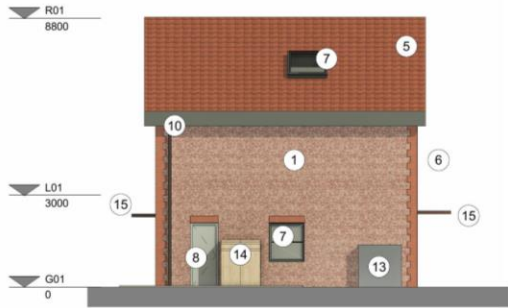
4 Rear Elevation
1 : 100



5 Side Elevation 1
1 : 100



6 Front Elevation
1 : 100



7 Side Elevation 2
1 : 100

KEY:

- 1. Red Brick
- 2. Red Masonry Corner Quoin Detail
- 3. Red Brick Detail
- 4. Carrstone
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- 8. Metal Framed Door
- 9. Metal Framed Garage Door
- 10. Metal Gutter and Downpipe
- 11. Metal-clad Dormer
- 12. Indicative PV Panels
- 13. Air Source Heat Pump
- 14. Timber-clad Refuse Bin Enclosure
- 15. Canopy
- 16. Green Roof

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P02	24.09.27	Planning	Q/J	ABF
rev	date	amendment	by	app

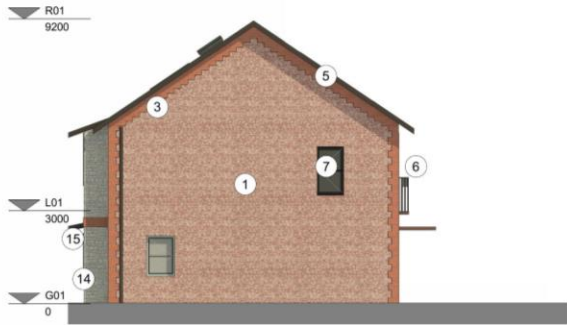




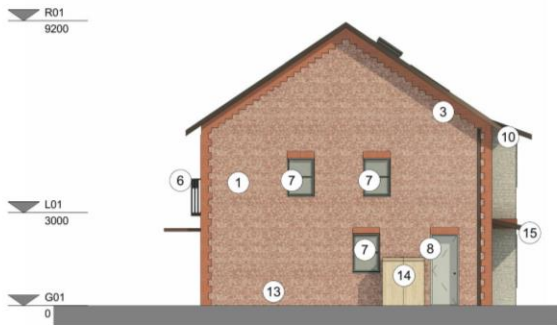
6 Front Elevation
1 : 100



4 Rear Elevation
1 : 100



5 Side Elevation 1
1 : 100



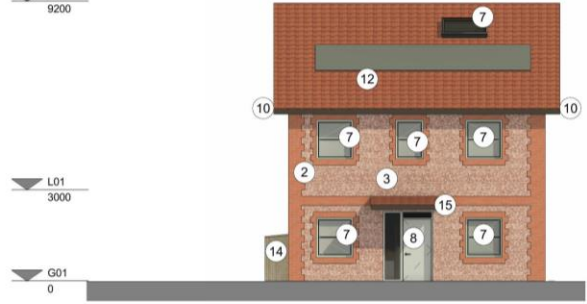
7 Side Elevation 2
1 : 100

- KEY:
- 1. Red Brick
 - 2. Red Masonry Corner Quoin Detail
 - 3. Red Brick Detail
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 - 5. Red Pantile Roof
 - 6. Juliette Balcony
 - 7. Metal Framed Windows / Rooflights
 - 8. Metal Framed Door
 - 9. Metal Framed Garage Door
 - 10. Metal Gutter and Downpipe
 - 11. Metal-clad Dormer
 - 12. Indicative PV Panels
 - 13. Air Source Heat Pump
 - 14. Timber-clad Refuse Bin Enclosure
 - 15. Canopy
 - 16. Green Roof

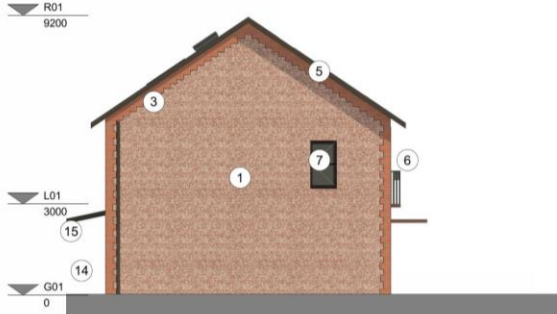
Note: House Type H3 located at plot 001 only.

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P02	24.09.27	Planning	JH	ABF
rev	date	amendment	by	approved

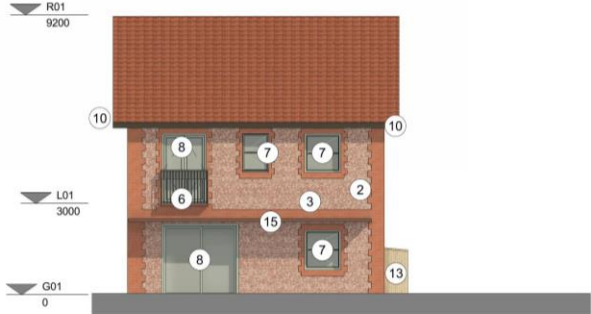




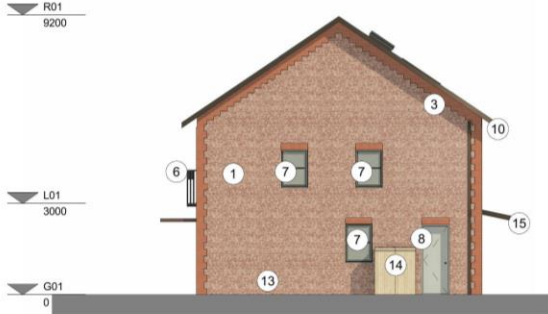
6 Front Elevation
1 : 100



5 Side Elevation 1
1 : 100



4 Rear Elevation
1 : 100



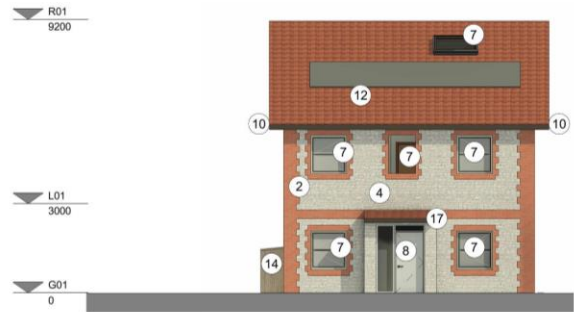
7 Side Elevation 2
1 : 100

- KEY:**
- 1. Red Brick
 - 2. Red Masonry Corner Quoin Detail
 - 3. Red Brick Detail
 - 4. Carrstone
 - 5. Red Pantile Roof
 - 6. Juliette Balcony
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 - 8. Metal Framed Door
 - 9. Metal Framed Garage Door
 - 10. Metal Gutter and Downpipe
 - 11. Metal-clad Dormer
 - 12. Indicative PV Panels
 - 13. Air Source Heat Pump
 - 14. Timber-clad Refuse Bin Enclosure
 - 15. Canopy
 - 16. Green Roof

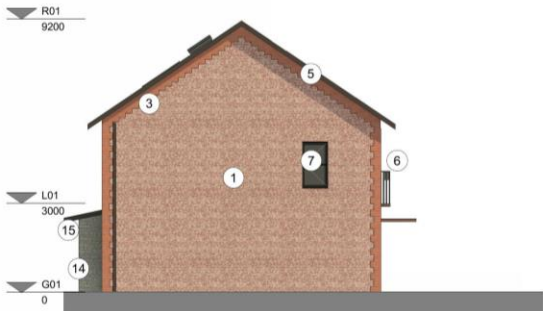
Note: House Type H4 located at plot 045 only.

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rev	date	amendment	by	approve

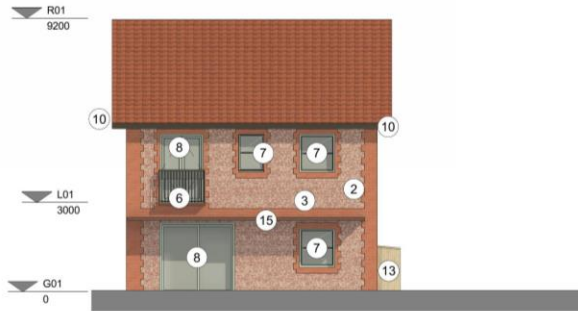




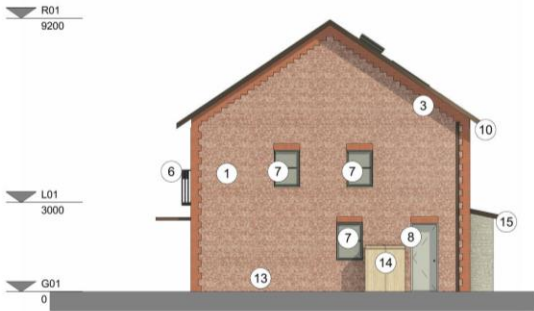
6 Front Elevation
1 : 100



5 Side Elevation 1
1 : 100



4 Rear Elevation
1 : 100



7 Side Elevation 2
1 : 100

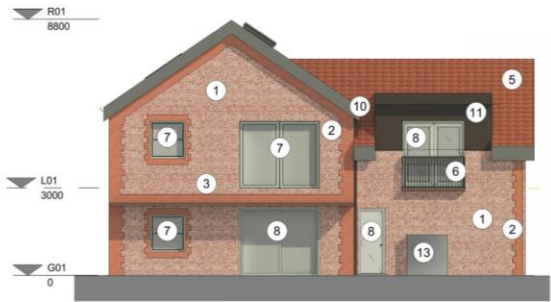
KEY:

1. Red Brick
2. Red Masonry Corner Quoin Detail
3. Red Brick Detail
4. Carrstone
5. Red Pantile Roof
6. Juliette Balcony
7. Metal Framed Windows / Rooflights
8. Metal Framed Door
9. Metal Framed Garage Door
10. Metal Gutter and Downpipe
11. Metal-clad Dormer
12. Indicative PV Panels
13. Air Source Heat Pump
14. Timber-clad Refuse Bin Enclosure
15. Canopy
16. Green Roof
17. Enclosed Porch

Note: House Type H5 located at plot 051 only.

P01	24.09.26	For Coordination	QJ	ABF
P02	24.09.27	Planning amendment	QJ	ABF
rev	date	amendment	by	approved

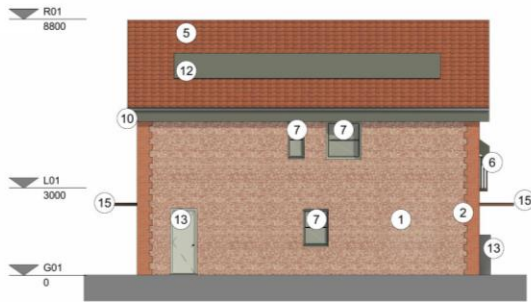




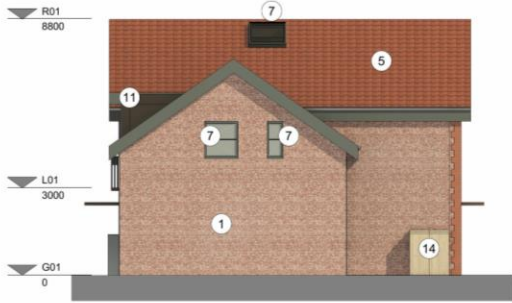
4 Rear Elevation
1 : 100



6 Front Elevation
1 : 100



5 Side Elevation 1
1 : 100



7 Side Elevation 2
1 : 100

- KEY:
- 1. Red Brick
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 - 10. Metal Gutter and Downpipe
 - 11. Metal-clad Dormer
 - 12. Indicative PV Panels
 - 13. Air Source Heat Pump
 - 14. Timber-clad Refuse Bin Enclosure
 - 15. Canopy

P01	23.02.02	Comment	MK	ABF
P02	23.03.20	Comment	OJ	ABF
P03	23.10.27	Draft Planning Issue	OJ	ABF
P04	23.11.08	Planning Issue	OJ	ABF
P05	24.09.27	Planning	OJ	ABF
REV	date	amendment	by	approve





3 Front Elevation
1 : 100



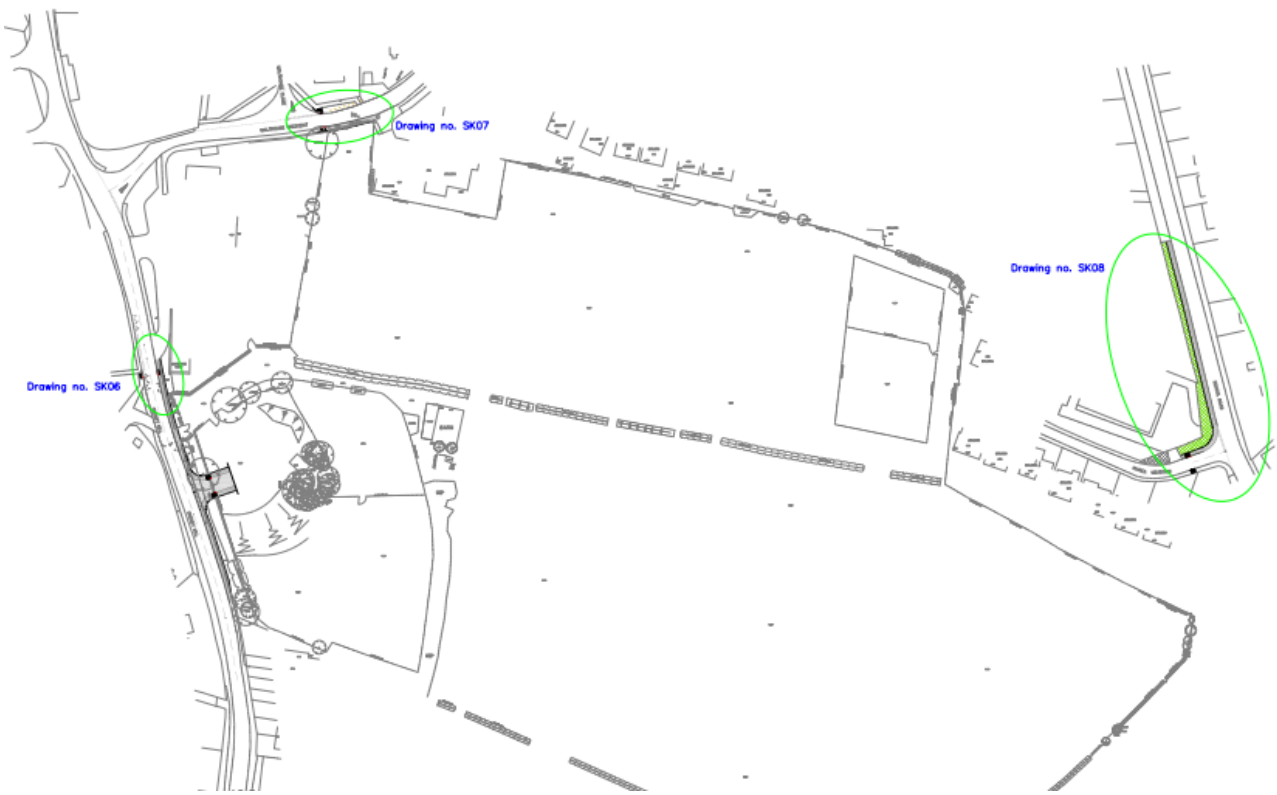
4 Side Elevation 33
1 : 100



5 Rear Elevation
1 : 100

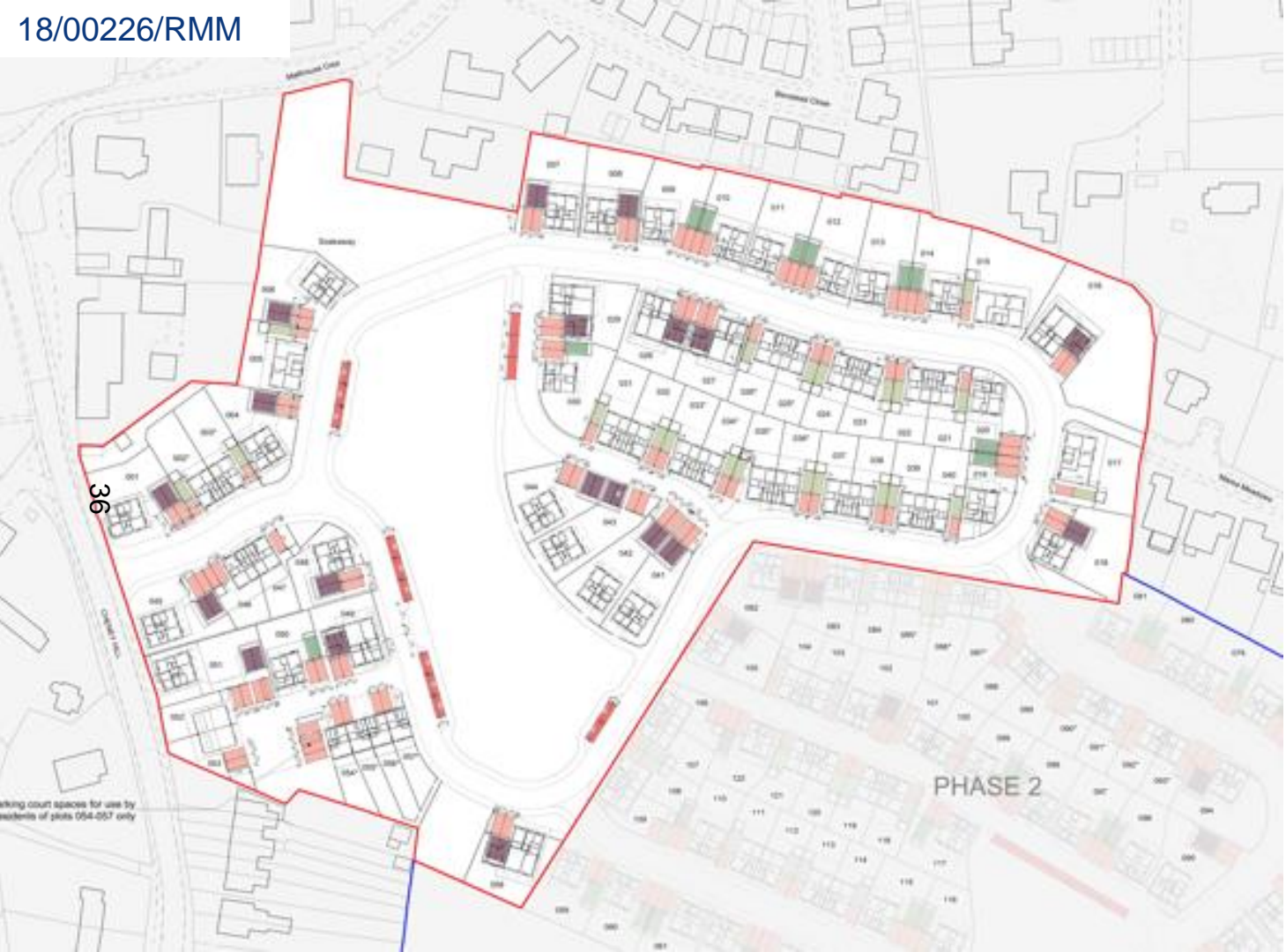


6 Side Elevation 1
1 : 100



35





Key

- Double Garage
- Single Garage
- Car Port
- Private Parking
- Visitors Parking



1 Section Across Plots Facing Cheney Hill
1 : 200



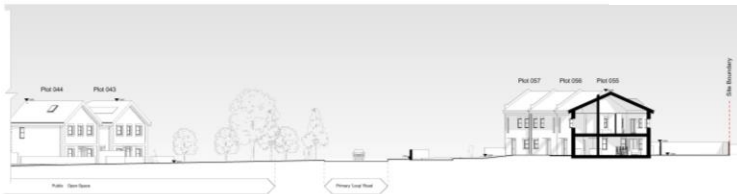
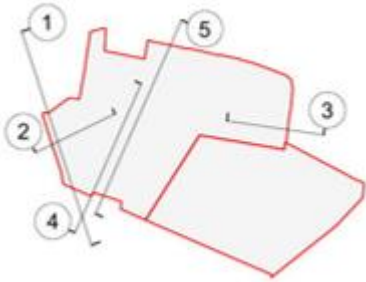
3 Section Through Plot 019, 017 and a House on Marea Meadows
1 : 200

37

2 Section Along Main Access and Public Open Space
1 : 200



4 Section Across Plot 049 and Main Public Open Space
1 : 200



5 Section Through a House on Benstead Close Across Site
1 : 200

38



Looking north along Cheney Hill



39



Looking towards site



40



Looking towards site



41



Location of access



42



Location of access and looking south along Cheney Hill



43



Entrance to site looking south



44



Entrance to site looking north



45



Entrance to site looking north



46



Existing boundary with property to the north



47



Existing boundary with property to the north



48



Looking back towards property to the north of the access



49



Looking back towards property to the north of the access



50



Boundary with properties to the rear of Cheney Hill



51



Boundary with properties to the rear of Cheney Hill
and looking north towards Malthouse Crescent



52



Properties on Malthouse Crescent and Benstead Close



53



Properties on Benstead Close to the north



54



Properties on Benstead Close and off of School Road



55



Properties on Benstead Close and off of School Road





56

First property on Marea Meadows



57



Properties on Marea Meadows



58



Properties on Marea Meadows



59



Properties on Marea Meadows



09



Properties on Marea Meadows



61



Position of proposed cycle / pedestrian
link with Marea Meadows



62



View down Marea Meadows towards site and position of proposed pedestrian / cycle path



69



Entrance to Marea Meadows from School Road

64



Looking north along Station Road
showing area where footpath will be provided



65



Looking south along Station Road





65

View of site from Malthouse Crescent
showing the wall to be removed



67



View of site from Malthouse Crescent showing the wall to be removed and the area of footpath to be widened



Speaker Slides

Cllr Parish

68





69



70



71





72



73



74



75



76



77



78



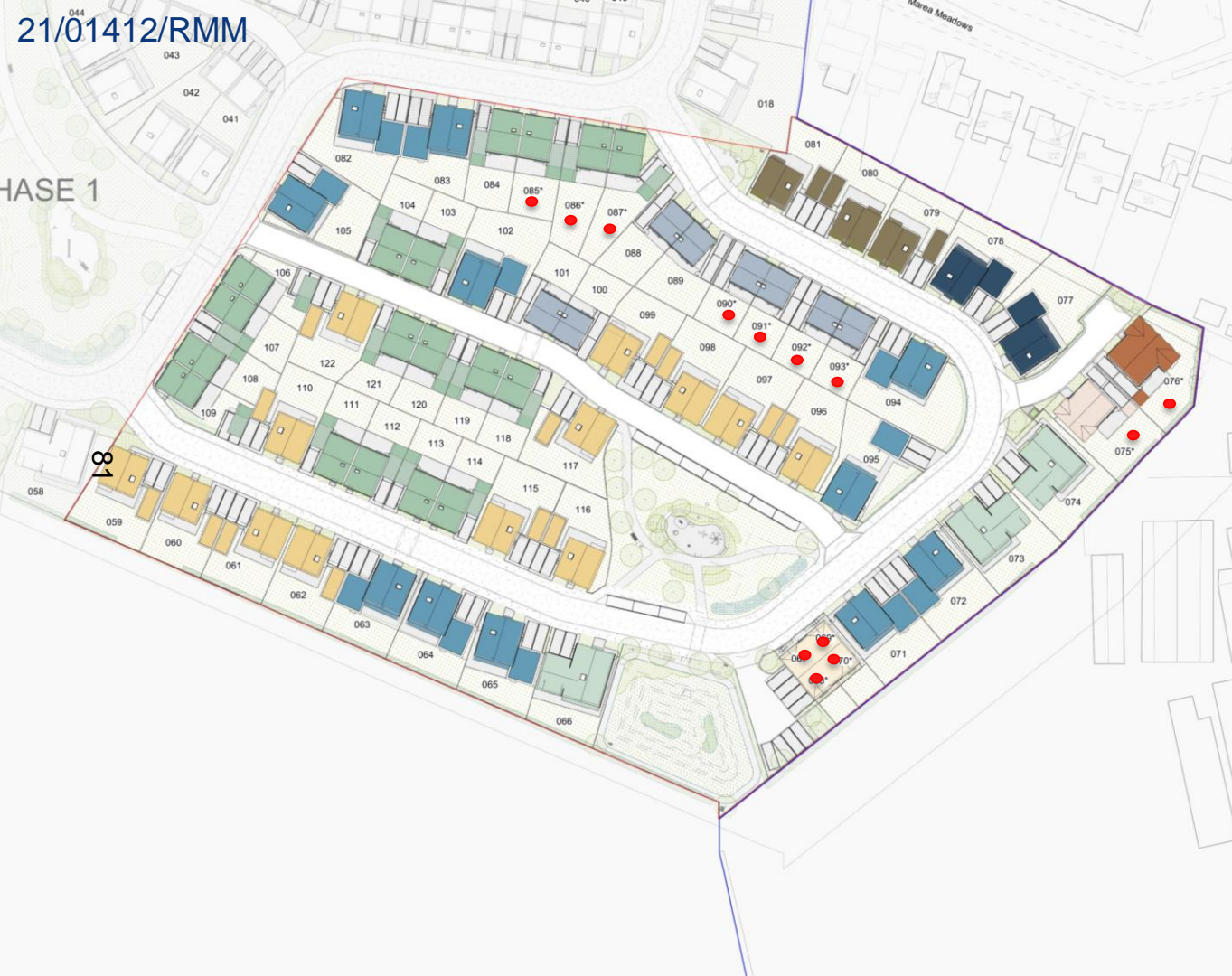
21/01412/RMM









80



PHASE 1



PHASE 2 Market Housing Accommodation Schedule			80
House Type			No. of Units
Type A	1B2P	Flat	-
Type B	2B3P	Semi Detached	4
Type C	2B4P	Terrace	-
Type D	2B4P	Bungalow	-
Type E	3B5P	Semi Detached	15
Type F	3B5P	Bungalow	-
Type G	3B5P	Detached	13
Type G2	3B5P	Detached	3
Type H	4B7P	Detached	11
Type H2	4B7P	Detached	2
Type H3	4B7P	Detached	-
Type H4	4B7P	Detached	-
Type H5	4B7P	Detached	-
Type J	4B8P	Detached	3
Type K	3B6P	Bungalow	-
Total			51

PHASE 2 Affordable Housing*				
Accommodation Schedule				
House Type			No. of Units	
	Type A	1B2P	Flat	4
	Type B	2B3P	Semi Detached	4
	Type C	2B4P	Terrace	-
	Type D	2B4P	Bungalow	1
	Type E	3B5P	Semi Detached	3
	Type F	3B5P	Bungalow	1
Total				13

Total No. of Units	64
*Affordable Housing %	20.3%



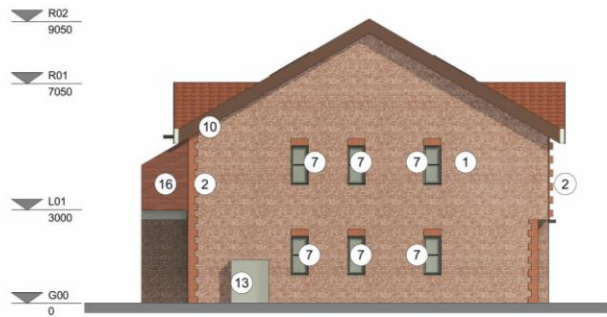


- Existing hedge
- Native hedge
- Frontage hedge
- Amenity grass
- Wildflower meadow
- Lawn
- Herbaceous planting
- Frontage planting
- SuDS seeding
- Marginal planting

Trees					
Number	Abbreviation	Species	Specification	Height	Density
4	ACCA	Acer campestre	Semi-Mature :Clear Stem 175-200 :C	4.0-5.0m	Counted
4	Am la	Amelanchier lamarckii	Semi-Mature : :Multi-Stemmed :C	2.5-3.0m	Counted
3	B pe	Betula pendula	Semi-Mature :Multi-Stemmed :C	3.5-4.0m	Counted
8	CAR BET	Carpinus betulus	Semi-Mature : :Clear Stem min. 200 :C	4.0-5.0m	Counted
2	FAGASPA	Fagus sylvatica 'Asplenifolia'	Semi-Mature : :Clear Stem min. 200 :C	4.0-5.0m	Counted
8	Pav P	Prunus avium 'Plena'	Semi-Mature :Clear Stem min. 200 :C	3.0-4.0m	Counted
1	QUE ROB	Quercus robur	Semi-Mature : :Clear Stem min. 200 :C	4.0-5.0m	Counted



4 Rear Elevation
1 : 100



5 Side Elevation 1
1 : 100



6 Front Elevation
1 : 100

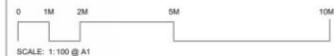


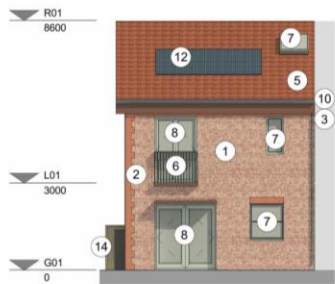
7 Side Elevation 2
1 : 100

KEY:

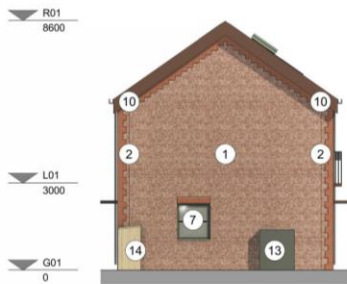
1. Red Brick
2. Red Masonry Corner Quoin Detail
3. Red Brick Detail
4. Carrstone
5. Red Pantile Roof
6. Metal Railings
7. Metal Framed Windows / Rooflights
8. Metal Framed Door
9. Metal Framed Garage Door
10. Metal Gutter and Downpipe
11. Metal-clad Dormer
12. PV Panels
13. Air Source Heat Pump
14. Timber-clad Refuse Bin Enclosure
15. Entrance Canopy
16. Privacy timber screens

P01	23.03.01	Comment	MK	ABF
P02	23.03.20	Comment	QJ	ABF
P03	23.08.21	Coordination	EH	QJ
P04	23.10.27	Draft Planning Issue	NS	ABF
P05	23.11.08	Planning Issue	BS	ABF
P06	24.09.04	Revision 6	QJ	ABF
P07	24.09.27	Planning	QJ	ABF
P08	24.12.17	Planning	QJ	ABF
rev	date	amendment	by	approved

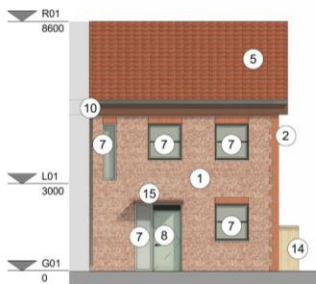




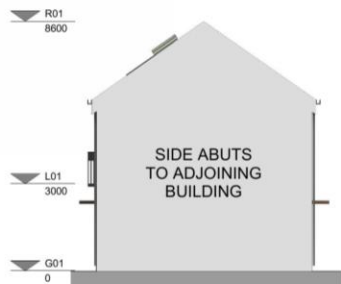
4 **Rear Elevation**
1 : 100



5 **Side Elevation 1**
1 : 100



6 **Front Elevation**
1 : 100

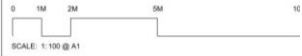


7 **Side Elevation 2**
1 : 100

KEY:

- 1. Red Brick
- 2. Red Masonry Corner Quoin Detail
- 3. Red Brick Detail
- 4. Carrstone
- 5. Red Pantile Roof
- 6. Juliette Balcony
- 7. Metal Framed Windows / Rooflights
- 8. Metal Framed Door
- 9. Metal Framed Garage Door
- 10. Metal Gutter and Downpipe
- 11. Metal-clad Dormer
- 12. PV Panels
- 13. Air Source Heat Pump
- 14. Timber-clad Refuse Bin Enclosure
- 15. Entrance Canopy

PO1	23.02.02	Comment	MK	ABF
PO2	23.02.24	Comment	MK	ABF
PO3	23.03.10	Comment	QJ	ABF
PO4	23.08.21	Coordination	SH	QJ
PO5	23.10.27	Draft Planning Issue	NS	ABF
PO6	23.11.08	Planning Issue	BS	ABF
PO7	24.09.27	Planning	QJ	ABF
rev	date	amendment	by	approv





4 Rear Elevation

1 : 100

85



5 Front Elevation

1 : 100



6 Side Elevation 1

1 : 100



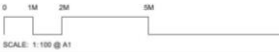
7 Side Elevation 2

1 : 100

KEY:

- 1. Red Brick
- 2. Red Masonry Corner Quoin Detail
- 3. Red Brick Detail
- 4. Carrstone
- 5. Red Pantile Roof
- 6. Juliette Balcony
- 7. Metal Framed Windows / Rooflight
- 8. Metal Framed Door
- 9. Metal Framed Garage Door
- 10. Metal Gutter and Downpipe
- 11. Metal-clad Dormer
- 12. PV Panels
- 13. Air Source Heat Pump
- 14. Timber-clad Refuse Bin Enclosure
- 15. Entrance Canopy

P01	23.03.02	Comment	MK	ABF
P02	23.03.20	Comment	QJ	ABF
P03	23.10.27	Draft Planning Issue	NS	ABF
P04	23.11.08	Planning Issue	BS	ABF
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rev	date	amendment	by	app





87
2 Rear Elevation
1 : 100



4 Side Elevation 1
1 : 100

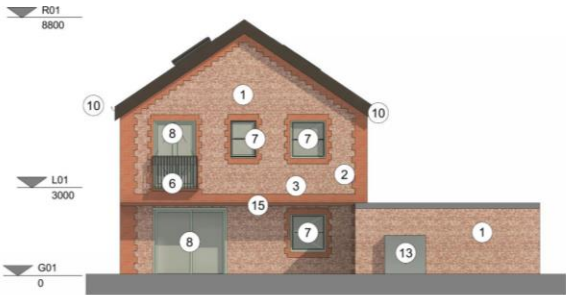


NOTES:
1. Do not scale from this drawing for construction purposes.
2. All dimensions are to be checked on site.
3. This drawing is to be read in conjunction with all other Title + Co and relevant consultants' drawings and information.
4. This drawing is copyright.

- KEY:**
- 1. Red Brick
 - 2. Red Masonry Corner Quoin Detail
 - 3. Red Brick Detail
 - 4. Carrstone
 - 5. Red Pantile Roof
 - 6. Juliette Balcony
 - 7. Metal Framed Windows / Rooflight
 - 8. Metal Framed Door
 - 9. Metal Framed Garage Door
 - 10. Metal Gutter and Downpipe
 - 11. Metal-clad Dormer
 - 12. PV Panels
 - 13. Air Source Heat Pump
 - 14. Timber-clad Refuse Bin Enclosure
 - 15. Entrance Canopy

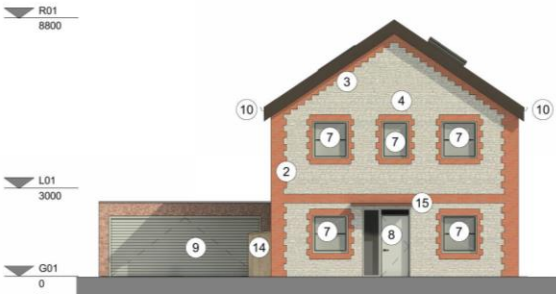
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P04	23.11.08	Planning Issue	BS	ABF
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rev	date	amendment	by	app



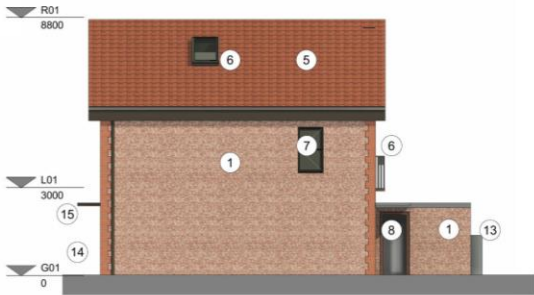


4 **Rear Elevation**
1 : 100

08



6 **Front Elevation**
1 : 100



5 **Side Elevation 1**
1 : 100

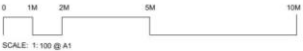


7 **Side Elevation 2**
1 : 100

KEY:

- 1. Red Brick
- 2. Red Masonry Corner Quoin Detail
- 3. Red Brick Detail
- 4. Carstone
- 5. Red Pantile Roof
- 6. Juliette Balcony
- 7. Metal Framed Windows / Rooflights
- 8. Metal Framed Door
- 9. Metal Framed Garage Door
- 10. Metal Gutter and Downpipe
- 11. Metal-clad Dormer
- 12. Indicative PV Panels
- 13. Air Source Heat Pump
- 14. Timber-clad Refuse Bin Enclosure
- 15. Canopy
- 16. Green Roof

P01	23.02.03	Comment	MK	ABF
P02	23.03.10	Comment	GJ	ABF
P03	23.03.31	Comment	MK	ABF
P04	23.10.27	Draft Planning Issue	QJ	ABF
P05	23.11.08	Planning Issue	BS	ABF
P06	24.09.27	Planning	QJ	ABF
rev	date	amendment	by	approved





06



Properties on Marea Meadows



91



Properties on Marea Meadows



92



Properties on Marea Meadows



03



Properties on Marea Meadows



94



Properties on School Road



96



Agricultural buildings on School Road (byway)





Looking north / northwest from southeastern part of site towards
Marea Meadows and Benstead Close





Looking northwest / west from southeastern part of site towards
Marea Meadows and Cheney Hill





06

Looking west from southeastern part of site towards Cheney Hill



66



Looking northeast / east from southern part of site towards
Marea Meadows and School Road



100



Looking northeast / north from southern part of site towards
Marea Meadows and Benstead Close



101



Looking north from southern part of site towards
Benstead Close and Malthouse Crescent





Agricultural buildings on School Rd



103



Agricultural buildings on School Rd

Speaker Slides

Cllr Parish

104



105



106



107



108



109



110





111



112



113



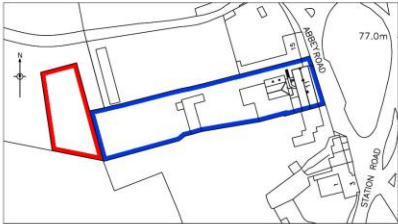
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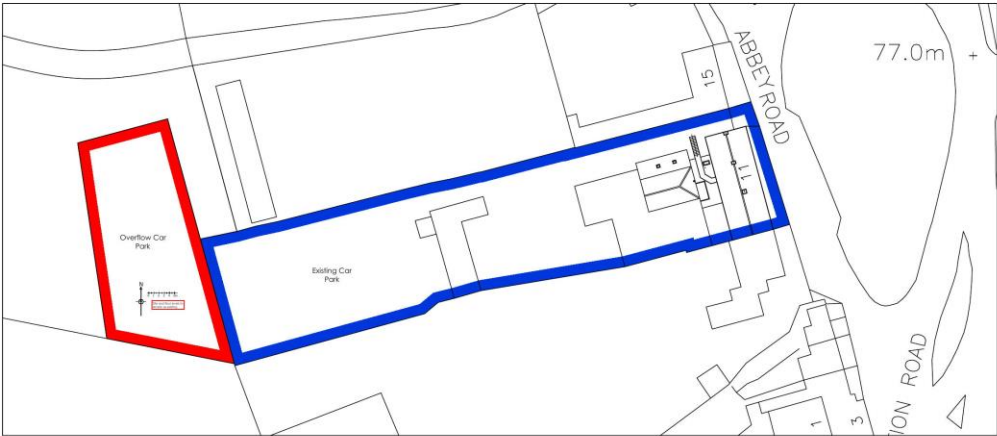
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115





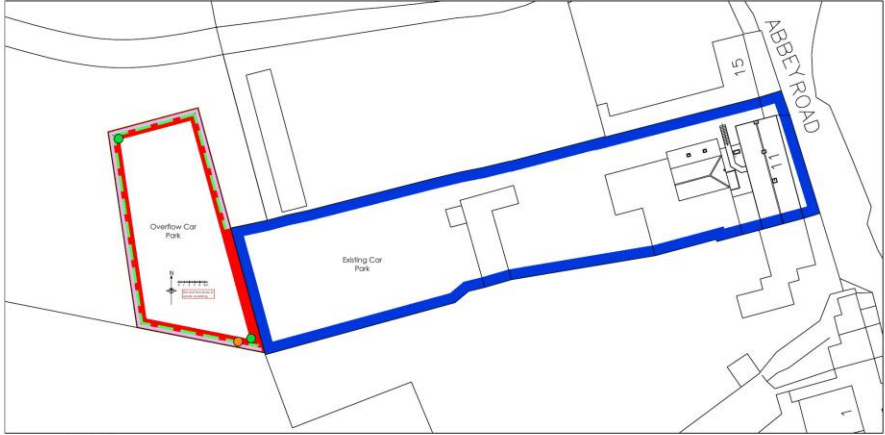
Location Plan 1:1250



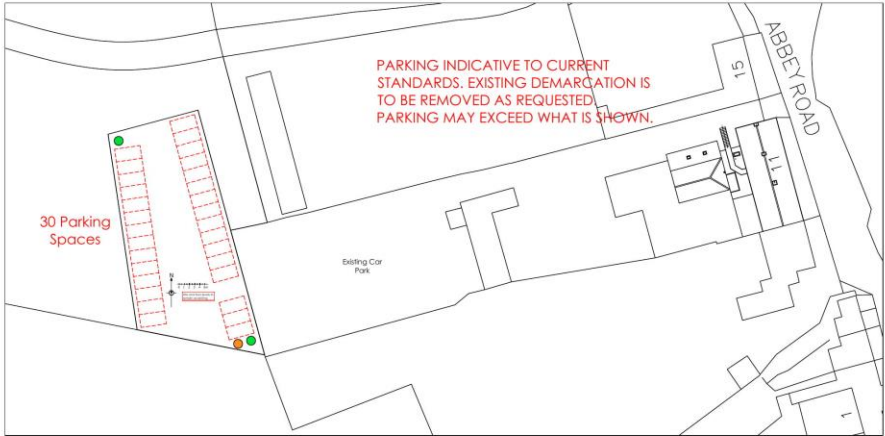
Existing Site Plan 1:500

Revision	Date	Description
 VERTEX ARCHITECTURE <small>info@vertexarchitecture.co.uk 01485 532286 www.vertexarchitecture.co.uk 2-3 Northgate Precinct, Hunstanton, Norfolk PE36 6BA</small>		
Project: The Dabbling Duck, 11 Abbey Road, Great Masingham, Norfolk, PE32 2HN		
Subject: DoC Drawing Overflow Car Park		
Date: May 2025	Scale: 1:500, 1:1250 @A2	
Project No: 22183	Drawing No: 101	Revision: A

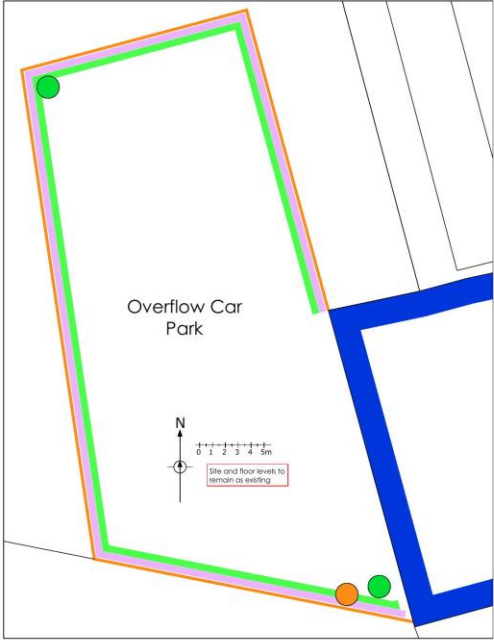
117



Proposed Site Plan 1:500



Indicative Parking Plan 1:500



Layout Plan 1:200

- Green Line - 300mm timber posts infilled by gravel board
- Purple Line - 2m wide 'mud/soil strip' to form fire breaker
- Orange Line - Wildflower planting
- Green Dot - Fire Extinguisher position
- Orange Dot - CCTV position

Revision	Date	Description
 info@vertexarchitecture.co.uk 01485 532266 www.vertexarchitecture.co.uk 2-3 Northgate Precinct, Norwich, Norfolk, PE3 6BA		
Project: The Dabbling Duck, 11 Abbey Road, Great Masingham, Norfolk, PE32 2HN		
Subject: DoC Drawing Overflow Car Park		
Date: June 2025	Scale: 1:500, 1:1250 @A2	
Project No: 22183	Drawing No: 102	Revision: C

118



**Existing car park looking towards overflow car park
(application site)**



119



On application site – looking south



120



On application site – looking south west

121



On application site – looking northwest



122



Existing car park

123



View across village green (looking north), proposed access to the left

124



View across village green (looking south), public house and proposed access to the right

Speaker Slide

Linda Swallow

125





What the field looked like viewed from Lynn Lane on 22/6/2018 @ 12.04



Drone view taken on 16/6/25 @ 17.35 showing wide triangle area sectioned off by applicant, position of current overflow car park, weeds and bee enclosure beyond

128



Photo taken on 21/6/25 @ 21.28 patrons gathered in overflow parking area with drinks and cigarettes, not seen by anyone monitoring CCTV despite the obvious fire risk of smoking in this area



129



Photo taken in 19/3/25 @ 12.15 Concerns raised by FRS regarding long narrow entrance for Emergency vehicles to main and overflow car parking areas - this is why people park on the Greens

130



Photo taken 14/7/25 @ 18.35 showing weeds in overflow car park and discarded drinking glass



131



Overnight parking again - photo taken on 17/12/24 @ 07.40 - 4 vehicles



132



Photo taken on 16/6/25 @ 08.48 - gate open all night, still open despite spaces in main car park - Lynn Lane bungalows in background



133



Photo taken 4/5/25 @ 13.25 - organised parking on Greens for a wedding at village church - no visible damage on Greens - no obstruction on road

134



Photo taken on 21/6/25 @ 20.50 - overflow car park used for overflow drinking and smoking - not picked up by CCTV - height of crops does not obscure vehicle, posts or rope

135



Photo taken on 14/7/25 @ 18.25 weeds left to grow on overflow car park and area beyond - a fire hazard in hot dry conditions with vehicles parked on the area



136



Photo taken on 29/6/25 @ 04.36 - area used
by the applicants for rubbish for 4 years



End of Presentation

