



Planning Committee
Monday, 5th October, 2026 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. **Decision on applications (Pages 2 - 53)**

Presentation

Contact

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Planning Committee

5th October 2026

Agenda Item 9



25/01801/FM

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Green Strategy Key:

- proposed development
- existing settlement
- proposed attenuation
- formal POS & proposed planting
- proposed hedgerow/screening
- existing bridleway
- existing bus stop
- proposed LEAP
- indicative pedestrian access

Project:
Bridle Lane, Downham Market

Client:
Persimmon Homes

Drawing Title:
Development Framework Plan

Job No:
NR5041B

Date:
25.05.2022

Drawing No:
SK05

Scale:
1:1000 @ A1

Revision:
E

BE1 Architects Ltd
3 Abbey Court,
Foster Road,
Priory Business Park,
Sudbury, Suffolk, IP8 4ET

tel: 01224 261 260 email: enquiries@be-1.co.uk
www.be1architects.co.uk





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Policy LP28 requires that 20% of dwellings onsite will be affordable. In line with this, the scheme provides for 23 affordable dwellings with a tenure mix of 70% affordable rent and 30% shared ownership.

The size and mix of affordable homes proposed has been informed by consultation comments received from the Council's Housing Development Officer on the original submission. The following mix is now proposed:

- 1 bed dwelling - 2
- 2 bed dwelling - 9
- 3 bed dwelling - 10
- 4 bed dwelling - 2

The house types used are the Audley, Borxbourne, Redhill, Haldon, Wareham, Rendlesham, Dallington,, Thrunton and Grizedale. These range in size from 656 to 1184 square feet.

The affordable house types have been designed to be visually indistinguishable from the market house types and are built with the same materials and incorporate the same design characteristics. Their distribution is also integrated into the development as can be seen at Figure 25 opposite.



Figure 25: Affordable Housing Plan



8



Key

M4(3)
Dwellings = 2

M4(2)
Dwellings = 46







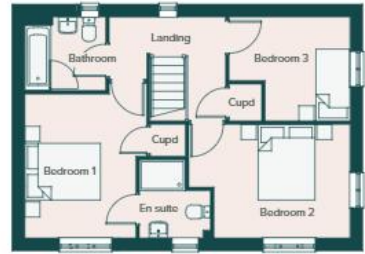
Front Elevation

Rear Elevation

Side Elevation



Ground Floor



First Floor



Side Elevation



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Front Elevation

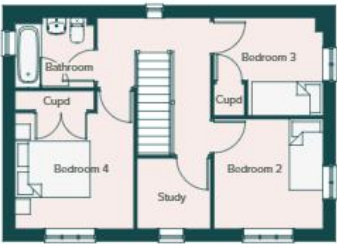
Rear Elevation

Side Elevation

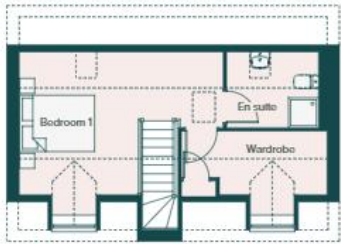
12



Ground Floor



First Floor



Second Floor



Side Elevation



Front Elevation



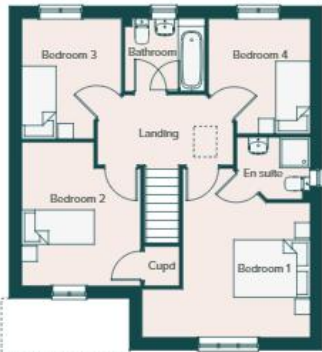
Rear Elevation



Side Elevation



Ground Floor



First Floor



Side Elevation



14





Front Elevation

Rear Elevation

Side Elevation



Ground Floor



First Floor



Side Elevation



PLOTS: 234, 235, 242, 254, 269, 292, 315, 321, 322

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4. Lambridge

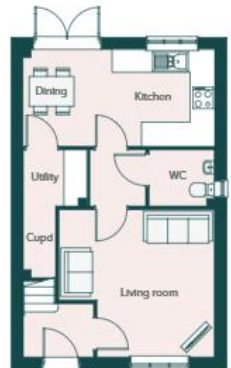




Front Elevation

Rear Elevation

Side Elevation



Ground Floor



First Floor



Second Floor

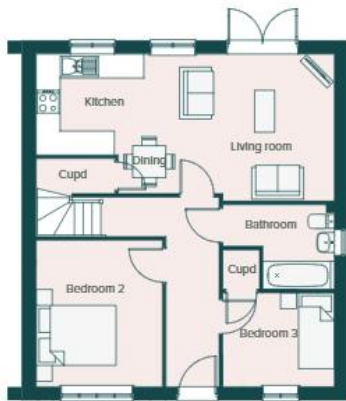




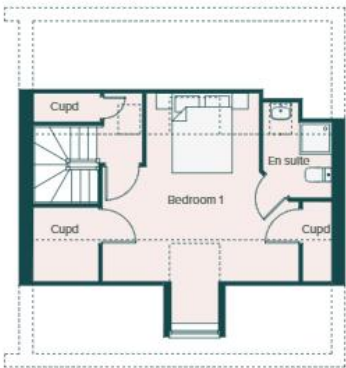
Front Elevation

Rear Elevation

Side Elevation



Ground Floor



First Floor





Front Elevation

Rear Elevation

Side Elevation

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Ground Floor



First Floor



Side Elevation



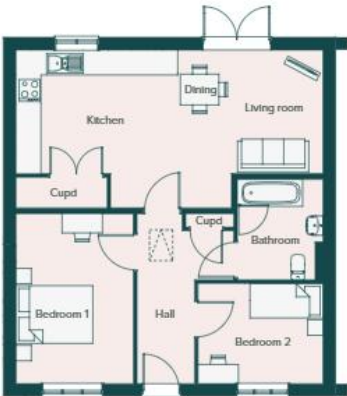
20

B
K
V



Front Elevation

Rear Elevation



Ground Floor



Side Elevation

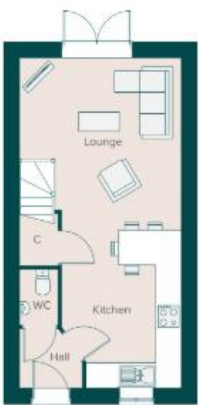




Front Elevation

Rear Elevation

Side Elevation



Ground Floor

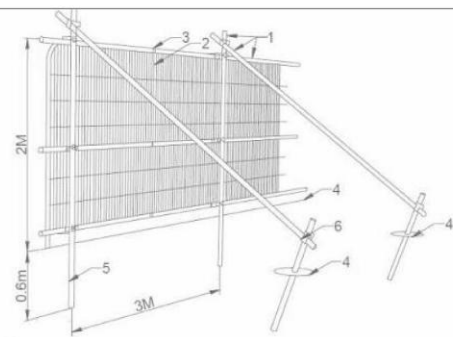
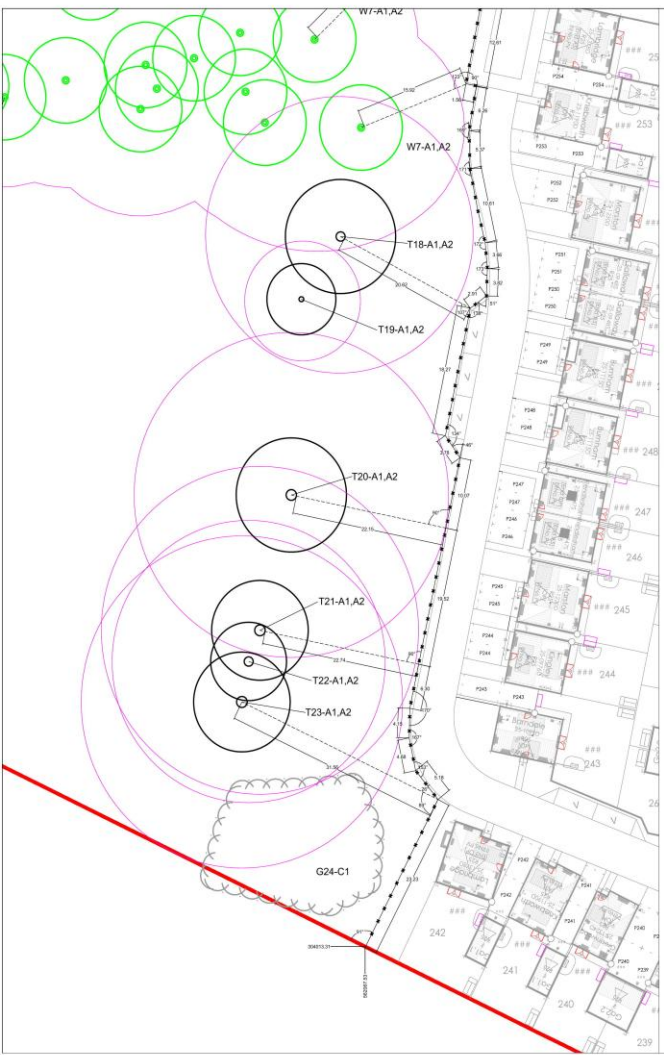


First Floor

22

23





- Key
- 1 Standard scaffold poles
 - 2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
 - 3 Panels secured to upright and cross-members with wire ties
 - 4 Ground level
 - 5 Uprights driven into the ground until secure (minimum depth 0.6m)
 - 6 Standard scaffold clamps

TREE PROTECTIVE FENCING DETAIL
TREE PROTECTION FENCING (HERAS FENCING WITH SCAFFOLD POLES)
SPECIFICATION IN LINE WITH BS 5837:2012, AS DESCRIBED IN THE
ARBORICULTURAL IMPACT ASSESSMENT - JBA 24/174 - AR01.

KEY

- Existing Tree or Group colour referenced in accordance with BS 5837:2012 as shown below.
- Existing hedge or group, colour coded as above in accordance with BS 5837:2012.
- Green - Category A tree of high quality and value.
- Grey - Cat C Groups/hedges of low quality and value.
- Root Protection Area as calculated in accordance with BS 5837:2012.
- Site Boundary.
- Approximate line of protective fencing to be erected in accordance with BS 5837 and insert, to be maintained throughout demolition and construction works.

	Existing Tree or Group colour referenced in accordance with BS 5837:2012 as shown below.
	Existing hedge or group, colour coded as above in accordance with BS 5837:2012.
	Green - Category A tree of high quality and value.
	Blue - Category B tree of moderate quality and value.
	Root Protection Area as calculated in accordance with BS 5837:2012.
	Site Boundary.
	Approximate line of protective fencing to be erected in accordance with BS 5837 and insert, to be maintained throughout demolition and construction works.

NOTE:
PROTECTIVE FENCING DETAIL ILLUSTRATED ON
DRAWING JBA 24/174 - TPP01

[illegible]

GENERAL NOTES
ALL DIMENSIONS IN MILLIMETRES
DO NOT SCALE OFF THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE
(COURTESY BLANC ASSOCIATES LTD 2020)

JAMES BLAKE
ASSOCIATES

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Roundabout access on Lynn Road



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View southwards along Lynn Road from roundabout



LEAP & allotments beyond



Phase 1 NW along green corridor



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View SW towards application site



30



View southwards along Bridleway 13 in SE corner of site





SE corner of site – open space and LAP

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SE corner of the estate looking W to Parsley Way



33



View across Phase 1 towards woodland in SW corner of the site

34



Phase 1 under construction to NW



35



Cinnamon Road towards the site (emergency access route)



36



Northern boundary common to Bridle Lane properties rear of plots 333 - 340



37



Further along

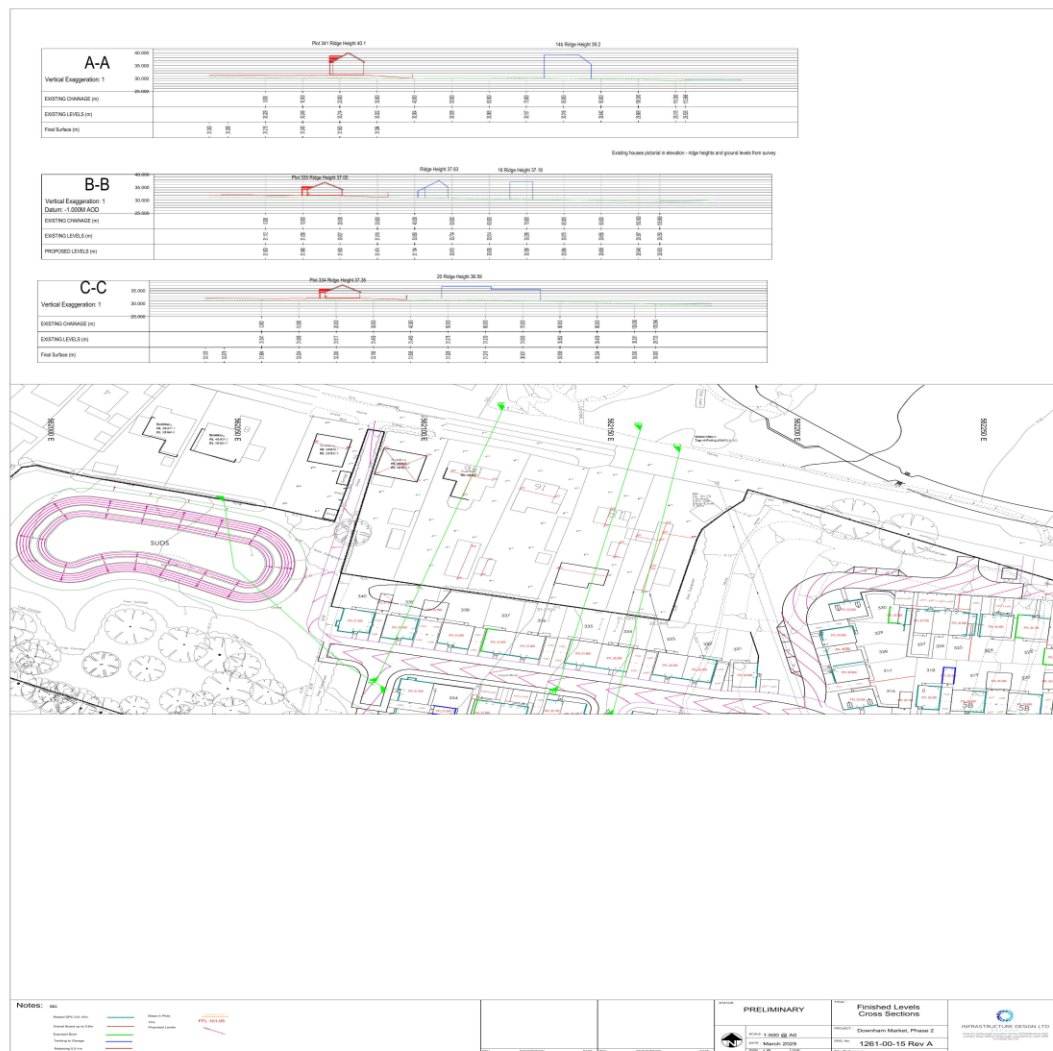


38



NW corner of site r/o Bridle Lane properties





26/01142/F

40

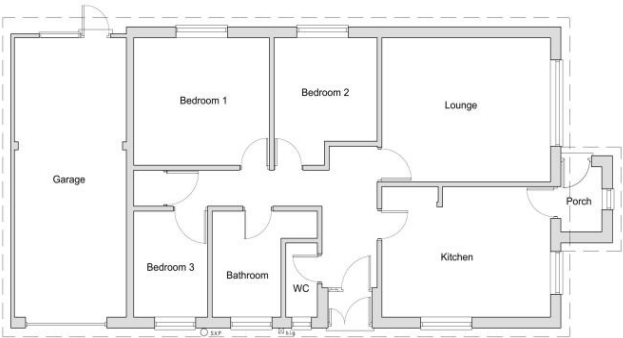




Location Plan
Scale 1:1250



Existing Site Plan
Scale 1:500



Existing Ground Floor Plan
Scale 1:50



Existing Roof Plan
Scale 1:50

PH
PETER HUMPHREY
ASSOCIATES

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PROJECT
PROPOSED EXTENSIONS AND ALTERATIONS

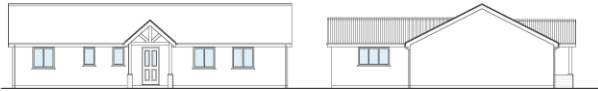
25
RIVINGTON END
DOWNHAM MARKET
NORFOLK
PE38 5AX

EXISTING DRAWINGS

DATE	BY	APP'D	DATE
7281/PL01	A1		JUL 2026

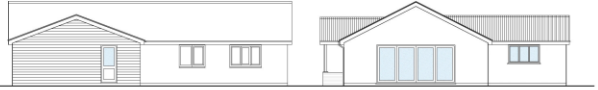
Notes:
1. This drawing is a preliminary design and is subject to change without notice.
2. All dimensions are given in millimetres unless otherwise stated.
3. The design is based on the information provided by the client and is not a guarantee of accuracy.
4. The design is based on the information provided by the client and is not a guarantee of accuracy.
5. The design is based on the information provided by the client and is not a guarantee of accuracy.





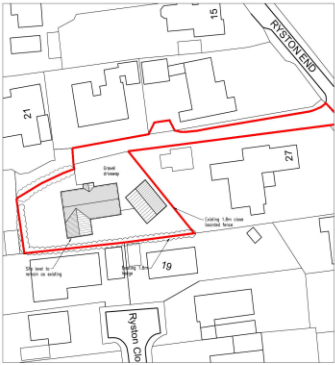
Proposed Front Elevation
Scale 1:100

Proposed Side Elevation
Scale 1:100

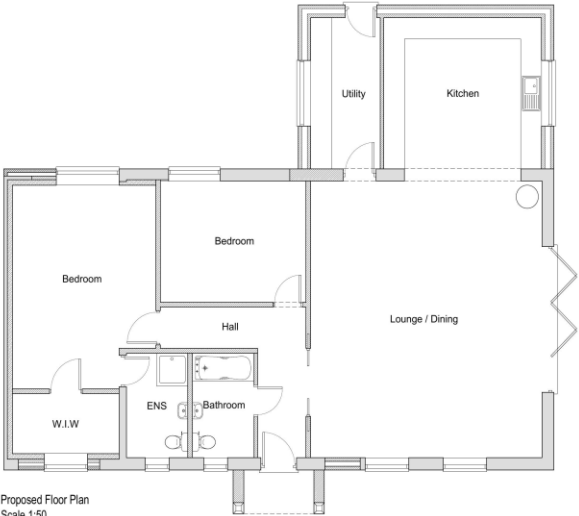


Proposed Rear Elevation
Scale 1:100

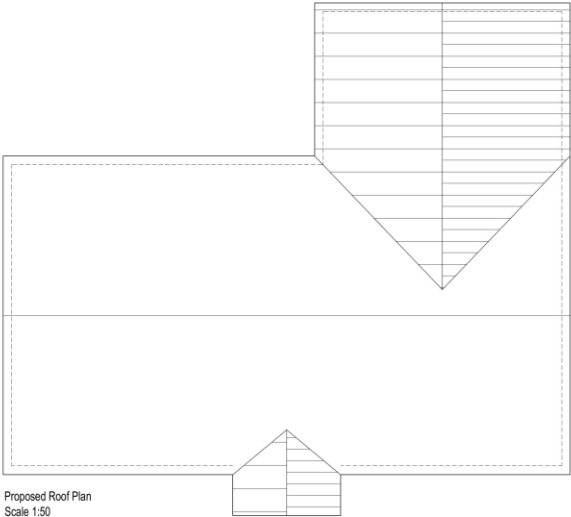
Proposed Side Elevation
Scale 1:100



Proposed Site Plan
Scale 1:500



Proposed Floor Plan
Scale 1:50



Proposed Roof Plan
Scale 1:50



PROJECT

PROPOSED



PETER HUMPHREY
ASSOCIATES

ADDRESS: 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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01455

MR D CAVILL

PROPOSED EXTENSIONS AND ALTERATIONS

25

RYSTON END

DOWNHAM MARKET

NORFOLK

PE38 9AX

PROPOSED DRAWINGS

DATE: 2008

7281/PL02

A1

JUL 2008

Notes:

1. All drawings are prepared on the basis of a site visit and/or other information provided by the client.

2. The client is responsible for ensuring that the drawings are used for the purpose intended and that they are not used for any other purpose without the written consent of Peter Humphrey Associates.

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Front of garage/store looking south





Views from upper gable window to north



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Rear ground floor window to south



47



Upper floor

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From Patio looking southeast

49



From patio looking southwest

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Rear of existing dwelling

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View of patio looking east

52



View along front of dwelling looking west



End of Presentation

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