

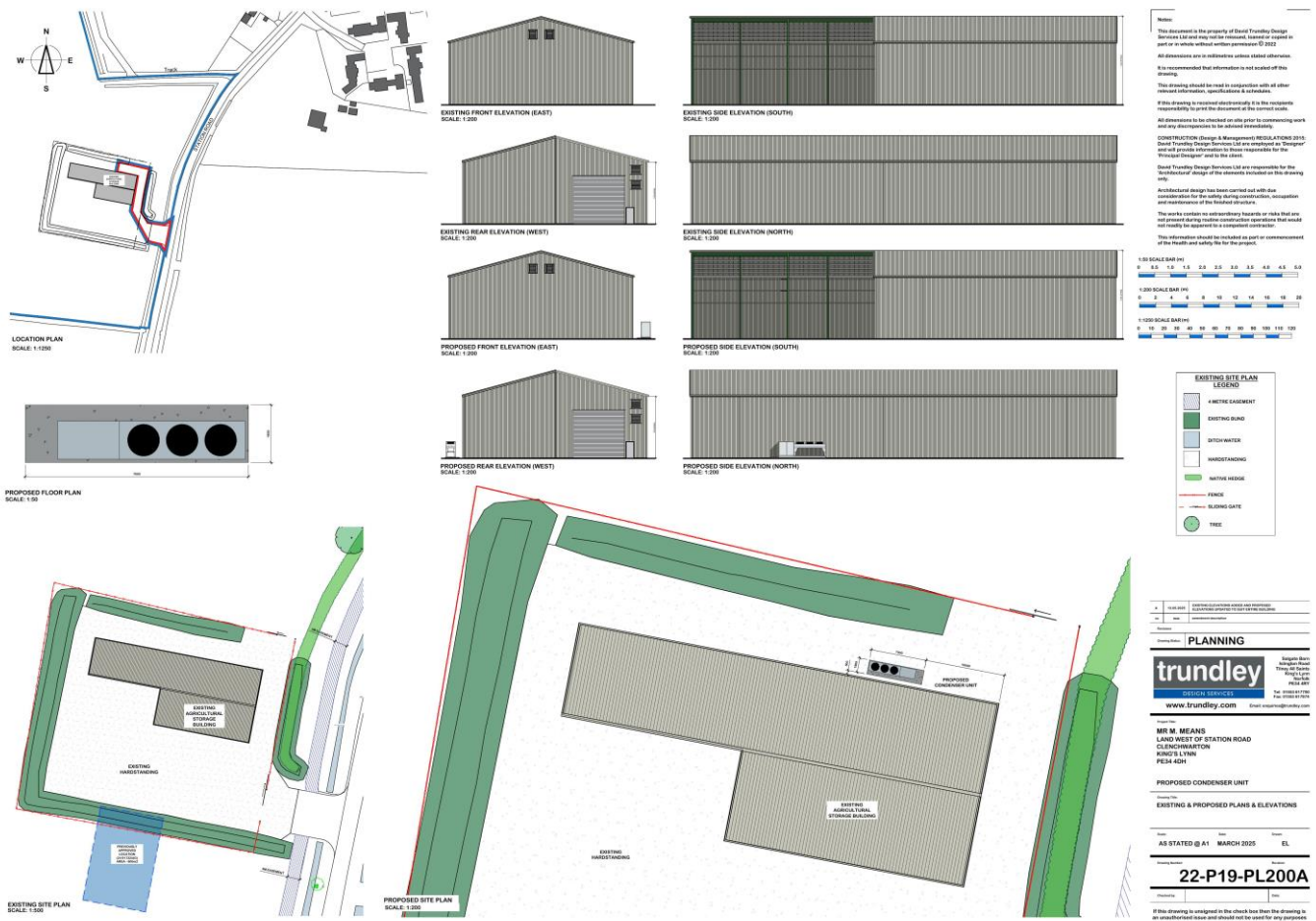
# Planning Committee

## 28 July 2025



**25/00451/F**





**Notes:**

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All dimensions are in millimetres unless otherwise stated.

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

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

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

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

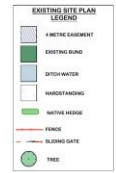
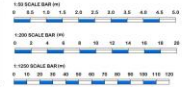
**CONSTRUCTION (Design & Management) REGULATIONS 2016:** David Trundle Design Services Ltd are employed as 'Designer' of the proposed construction by the client and are responsible for the construction of the proposed structure.

David Trundle Design Services Ltd are responsible for the 'Construction' design of the elements included on this drawing only.

Additional design details are available on request and will be considered for the safety during construction, installation and maintenance of the proposed structure.

This work contains no extraordinary hazards or risks that are not present during normal construction operations. That would not readily be apparent to a competent contractor.

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



PLANNING

**trundle**  
DESIGN SERVICES

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01206 812100

MR M. MEANS  
LAND WEST OF STATION ROAD  
CLEMENCESTON  
KING'S LYNN  
PE38 6DH

PROPOSED CONDENSER UNIT

EXISTING & PROPOSED PLANS & ELEVATIONS

AS STATED @ A1 MARCH 2025 EL

**22-P19-PL200A**

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



Looking west into application site.





Looking east into Station Road





Looking north along east boundary and elevation of the agricultural building



Looking south along east elevation and boundary of site





Along north elevation and application site





Along west elevation of the agricultural building



Along south elevation of the agricultural building



Electrical meter cabinet





View east of Station Road





View south of Station Road





View north of Station Road





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



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





Wider view of Station Road





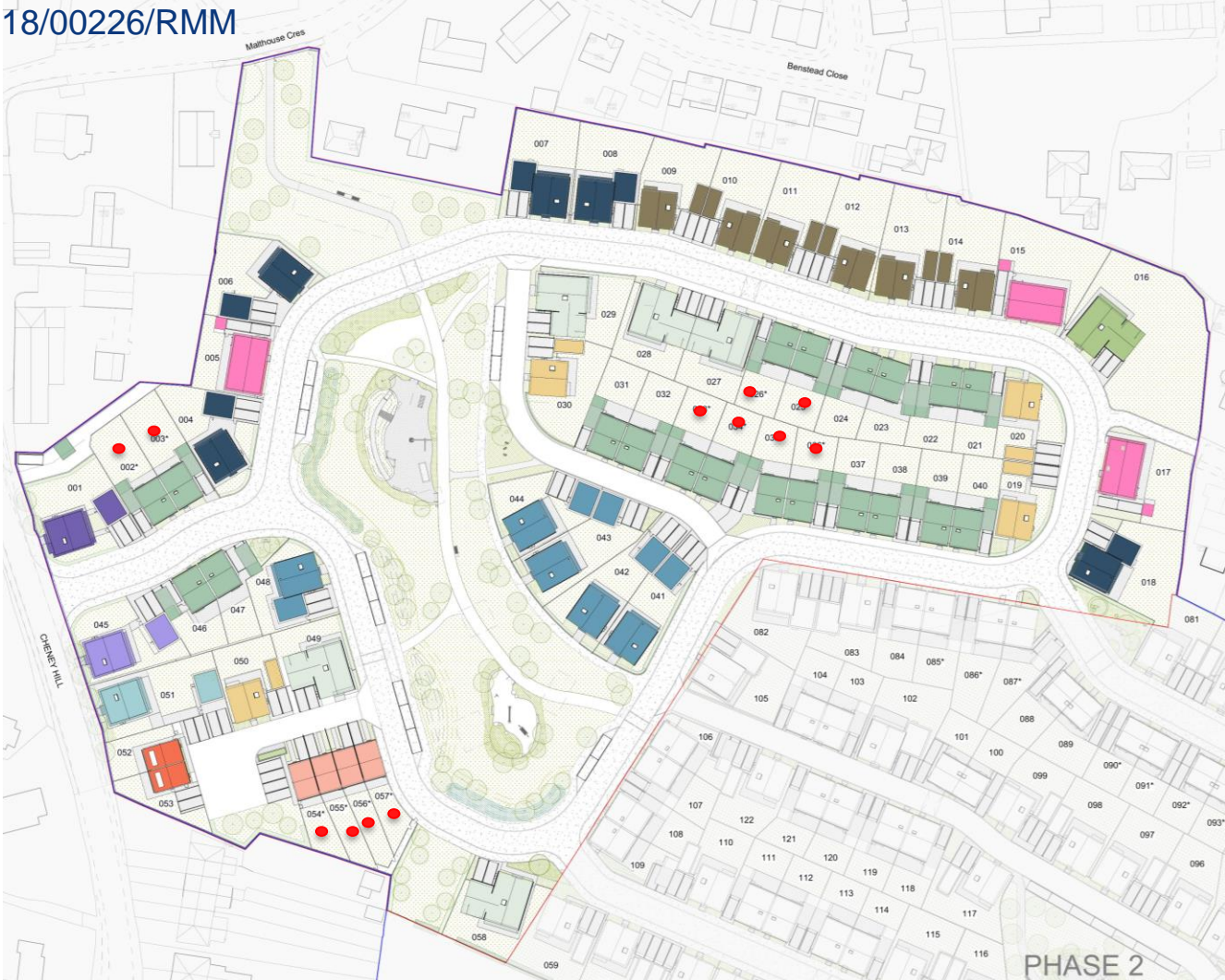
**18/00226/RMM**







Cheney Hill



**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
<b>Total</b>	<b>46</b>

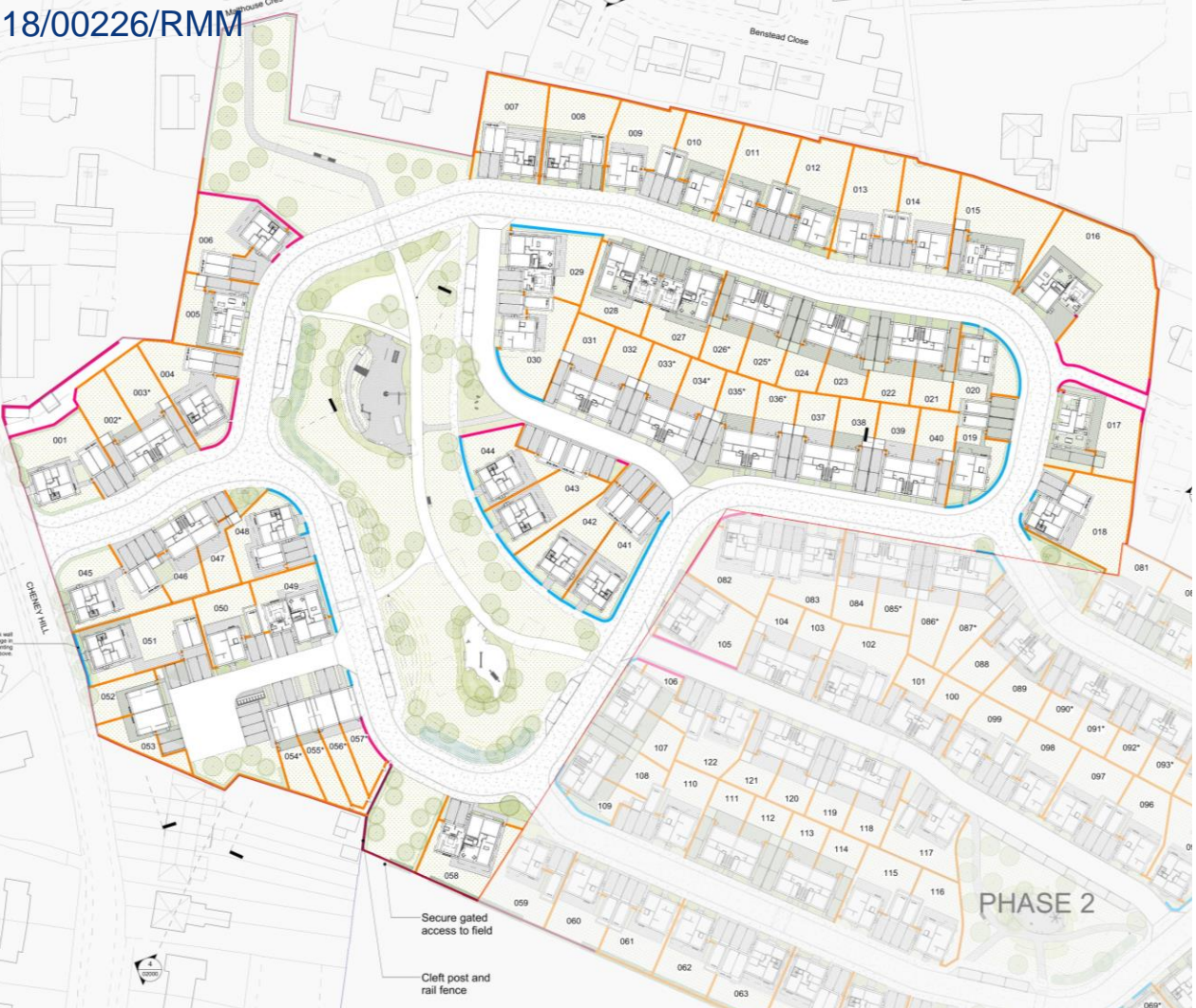
**PHASE 1 Affordable Housing\* Accommodation Schedule**

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	-
<b>Total</b>	<b>12</b>

<b>Total No. of Units</b>	<b>58</b>
<b>*Affordable Housing %</b>	<b>20.7%</b>

PHASE 2















**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, 1200m 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





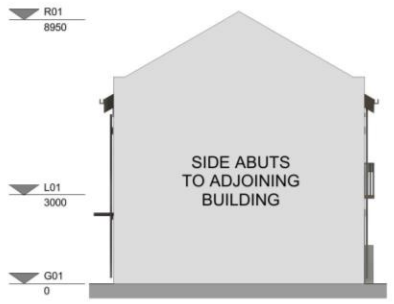
-  Existing hedge
-  Native hedge
-  Frontage hedge
-  Amenity grass
-  Wildflower meadow
-  Lawn
-  Herbaceous planting
-  Frontage planting
-  SuDS seeding
-  Marginal planting

**Trees**

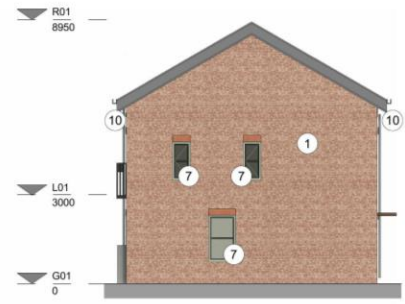
Number	Abbreviation	Species	Specification	Height	Density
31	ACCA	Acer campestre	Semi-Mature :Clear Stem 175-200 :C	4.0-5.0m	Counted
5	AiA	Alnus incana 'Aurea'	Semi-Mature :Clear Stem 175-200 :C	4.0-5.0m	Counted
10	Am la	Amelanchier lamarckii	Semi-Mature : :Multi-Stemmed :C	2.5-3.0m	Counted
4	BET ALB 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



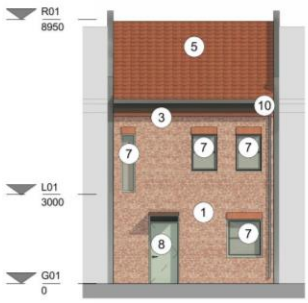
4 **Rear Elevation**  
1 : 100



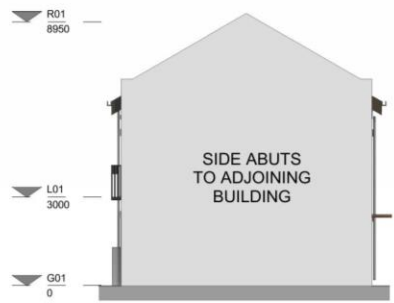
5 **Side Elevation 1**  
1 : 100



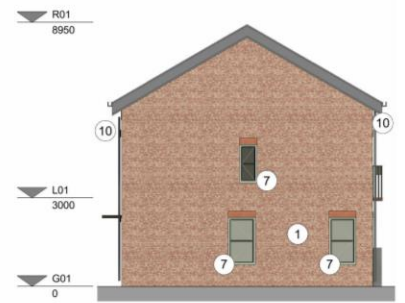
13 **End Terrace Elevation 2**  
1 : 100



6 **Front Elevation**  
1 : 100



7 **Side Elevation 2**  
1 : 100



12 **End Terrace Elevation 1**  
1 : 100

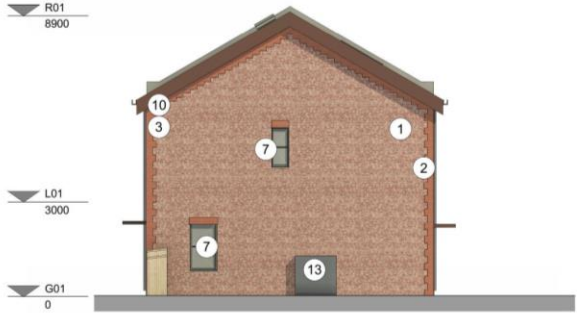
- KEY:**
1. Red Brick
  2. Red Masonry Corner Quoin Detail
  3. Red Brick Detail
  4. Carrstone
  5. Red Pantile Roof
  6. Juliette Balcony
  7. Metal Framed Windows / Rooflights
  8. Metal Framed Door
  9. Metal Framed Garage Door
  10. Metal Gutter and Downpipe
  11. Metal-clad Dormer
  12. PV Panels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

rev	date	amendment	by	approve
P01	23.03.01	Comment	MK	ABF
P02	23.03.20	Comment	GJ	ABF
P03	23.08.21	Coordination	SH	GJ
P04	23.10.27	Draft Planning Issue	NS	ABF
P05	23.11.08	Planning Issue	BS	ABF
P06	24.09.27	Planning Issue	GJ	ABF





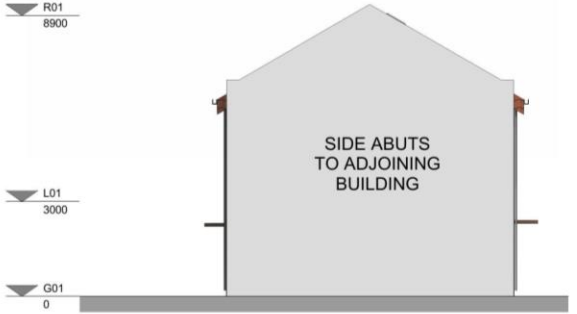
**5** Rear Elevation  
1 : 100



**6** Side Elevation 1  
1 : 100



**4** Front Elevation  
1 : 100

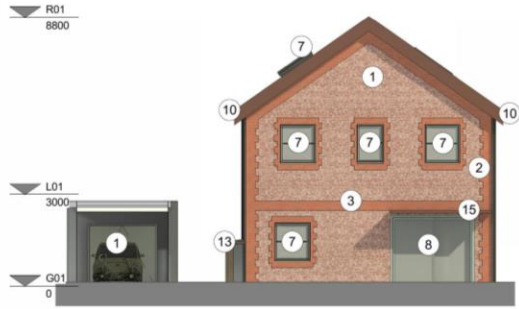


**7** Side Elevation 2  
1 : 100

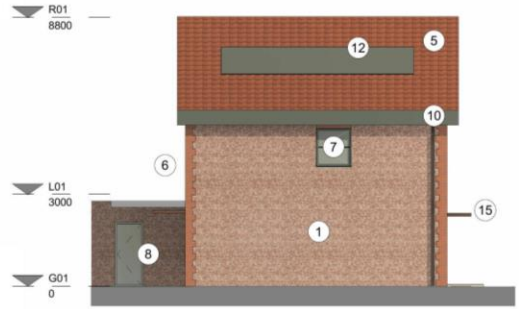
- KEY:
1. Red Brick
  2. Red Masonry Corner Quoin Detail
  3. Red Brick Detail
  4. Carrstone
  5. Red Pantile Roof
  6. Juliette Balcony
  7. Metal Framed Windows / Rooflights
  8. Metal Framed Door
  9. Metal Framed Garage Door
  10. Metal Gutter and Downpipe
  11. Metal-clad Dormer
  12. PV Panels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

rev	date	amendment	by	ap
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

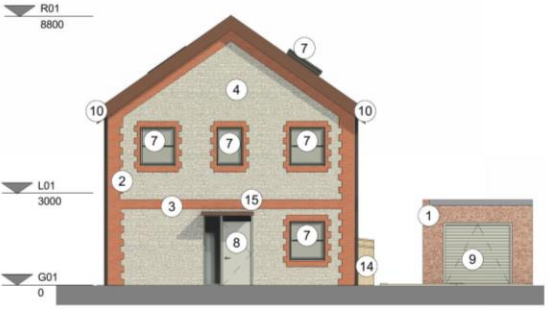




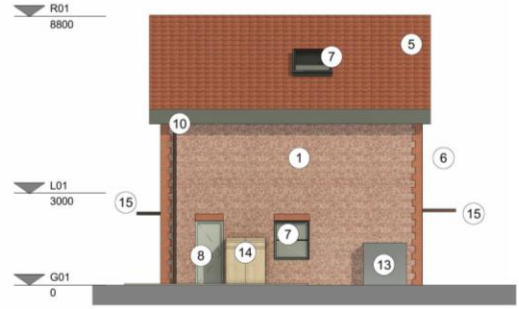
**4** Rear Elevation  
1 : 100



**5** Side Elevation 1  
1 : 100



**6** Front Elevation  
1 : 100



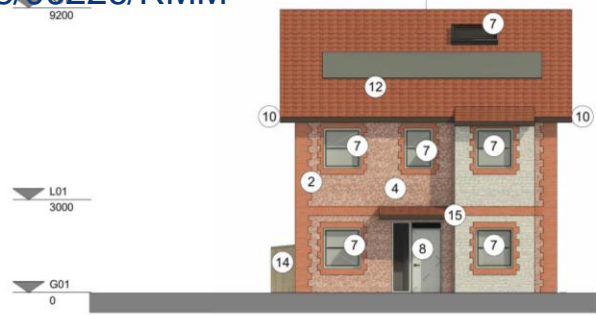
**7** Side Elevation 2  
1 : 100

**KEY:**

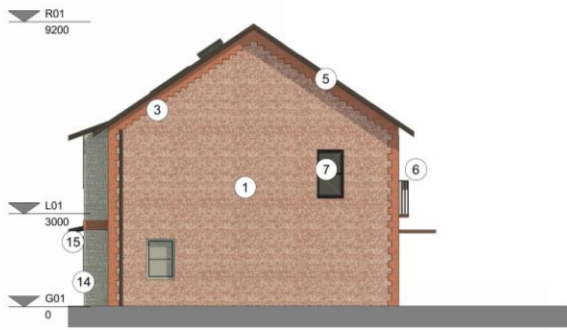
- 1. Red Brick
- 2. Red Masonry Corner Quoin Detail
- 3. Red Brick Detail
- 4. Carrstone
- 5. Red Pantile Roof
- 6. Juliette Balcony
- 7. Metal Framed Windows / Rooflights
- 8. Metal Framed Door
- 9. Metal Framed Garage Door
- 10. Metal Gutter and Downpipe
- 11. Metal-clad Dormer
- 12. Indicative PV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

P01	24.09.12	For Coordination	CJ	ABF
P02	24.09.27	Planning	CJ	ABF
rev	date	amendment	by	app

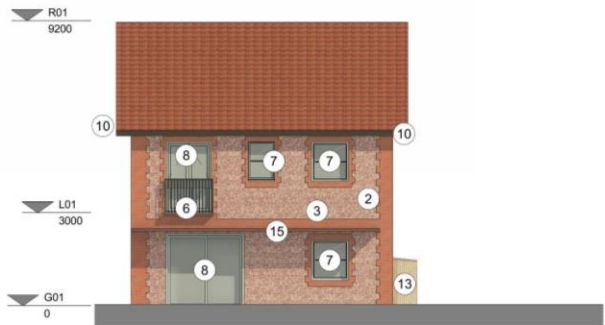




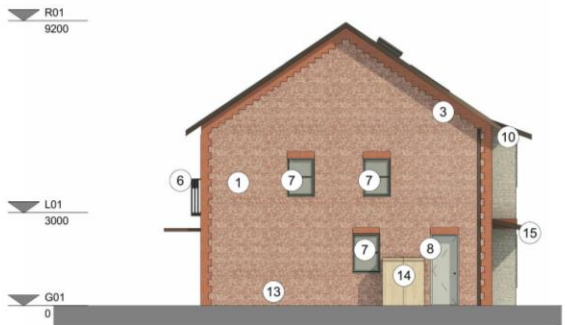
6 **Front Elevation**  
1 : 100



5 **Side Elevation 1**  
1 : 100



4 **Rear Elevation**  
1 : 100



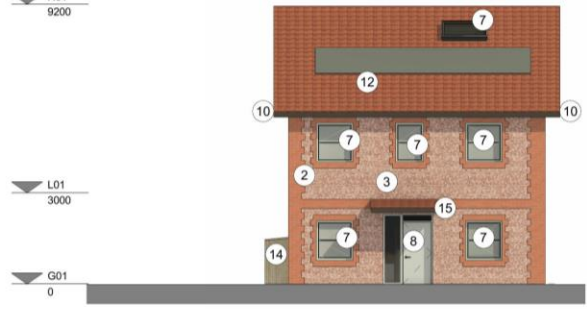
7 **Side Elevation 2**  
1 : 100

- KEY:**
1. Red Brick
  2. Red Masonry Corner Quion 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

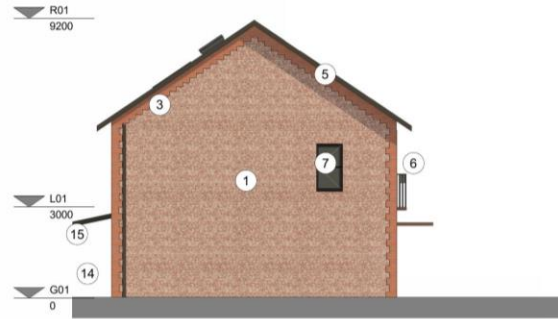
Note: House Type H3 located at plot 001 only.

rev	date	amendment	by	approved
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P02	24.09.27	Planning	JH	ABF

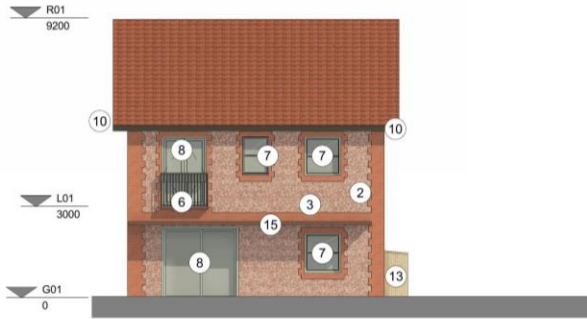




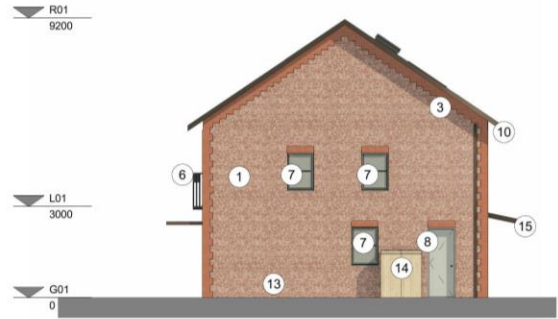
**6** Front Elevation  
1 : 100



**5** Side Elevation 1  
1 : 100



**4** Rear Elevation  
1 : 100



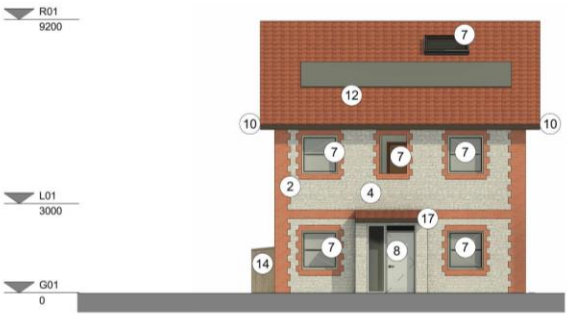
**7** Side Elevation 2  
1 : 100

- 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

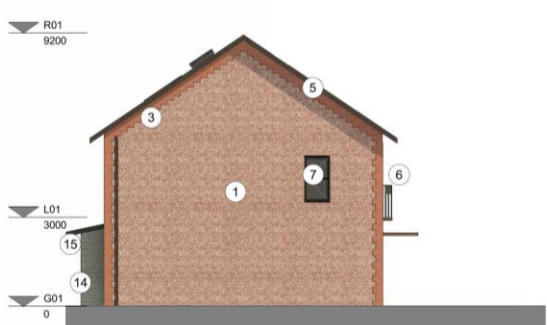
Note: House Type H4 located at plot 045 only.

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P02	24.09.27	Planning	CJ	ABF
rev	date	amendment	by	approve

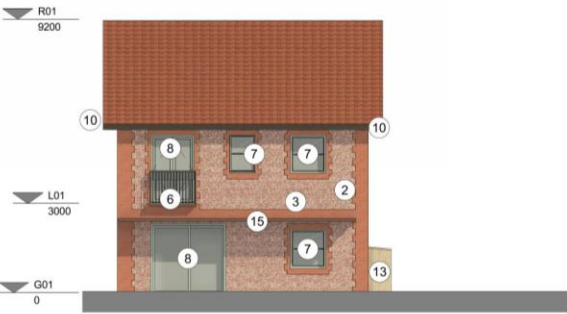




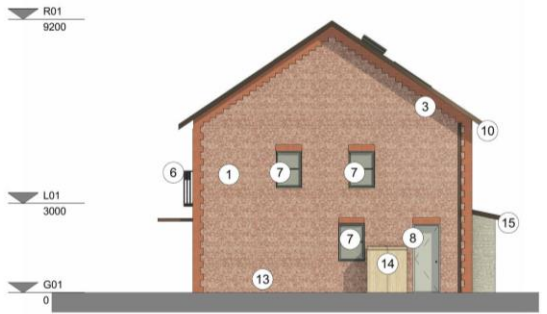
6 Front Elevation  
1 : 100



5 Side Elevation 1  
1 : 100



4 Rear Elevation  
1 : 100



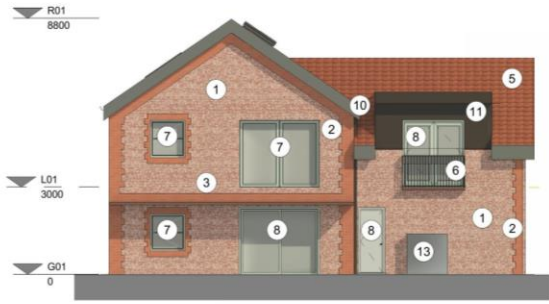
7 Side Elevation 2  
1 : 100

- 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

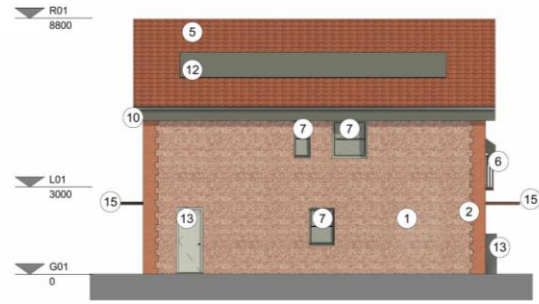
Note: House Type H5 located at plot 051 only.

P01	24.09.26	For Coordination	QJ	ABF
rev	date	amendment	by	approved





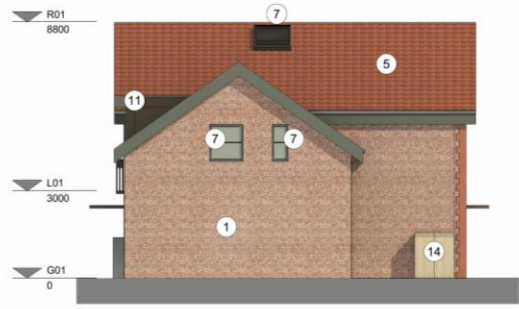
4 **Rear Elevation**  
1 : 100



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
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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 Canopy
  15. Canopy

rev	date	amendment	by	approv
P01	23.02.02	Comment	MK	ABF
P02	23.03.20	Comment	QJ	ABF
P03	23.10.27	Draft Planning Issue	QJ	ABF
P04	23.11.08	Planning Issue	QJ	ABF
P05	24.05.27	Planning	QJ	ABF



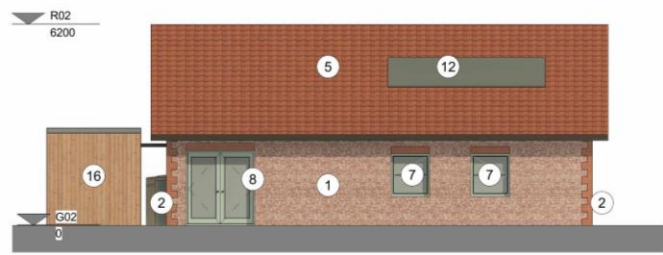




3 **Front Elevation**  
1 : 100



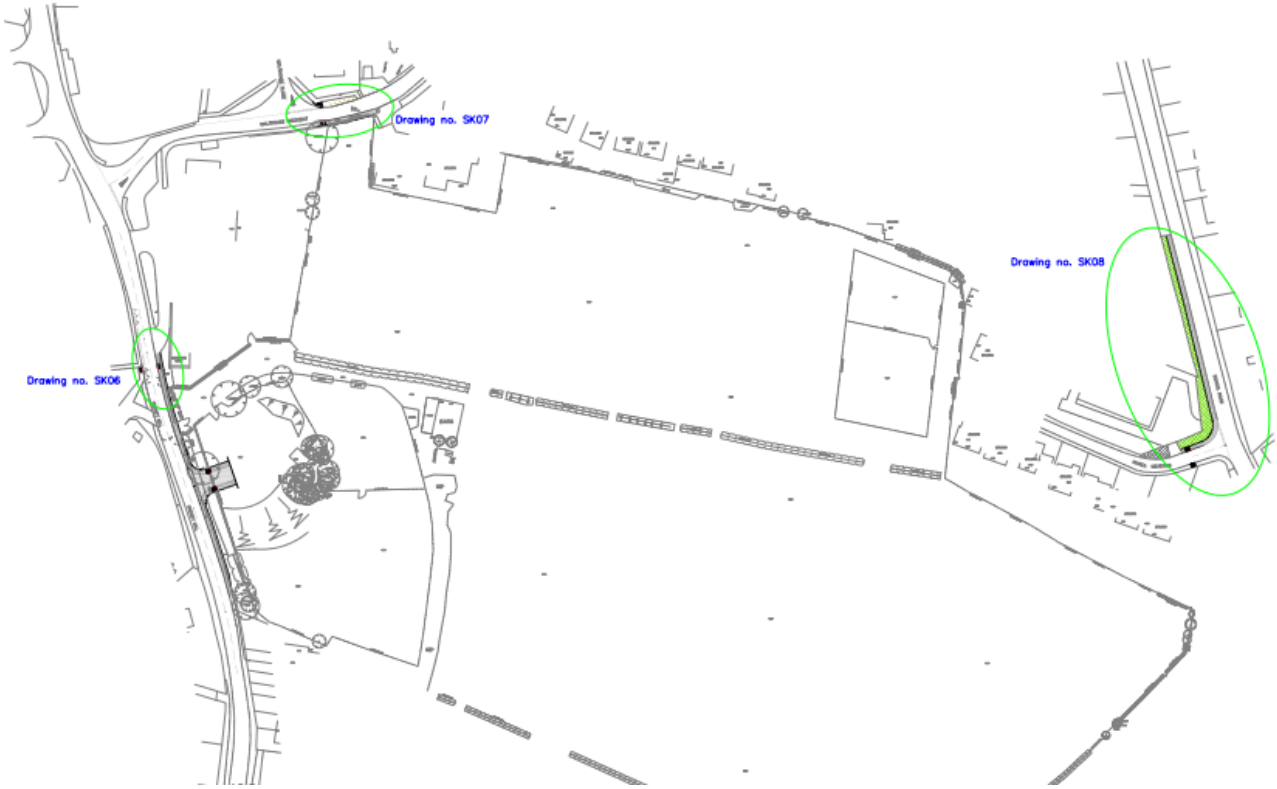
4 **Side Elevation 33**  
1 : 100

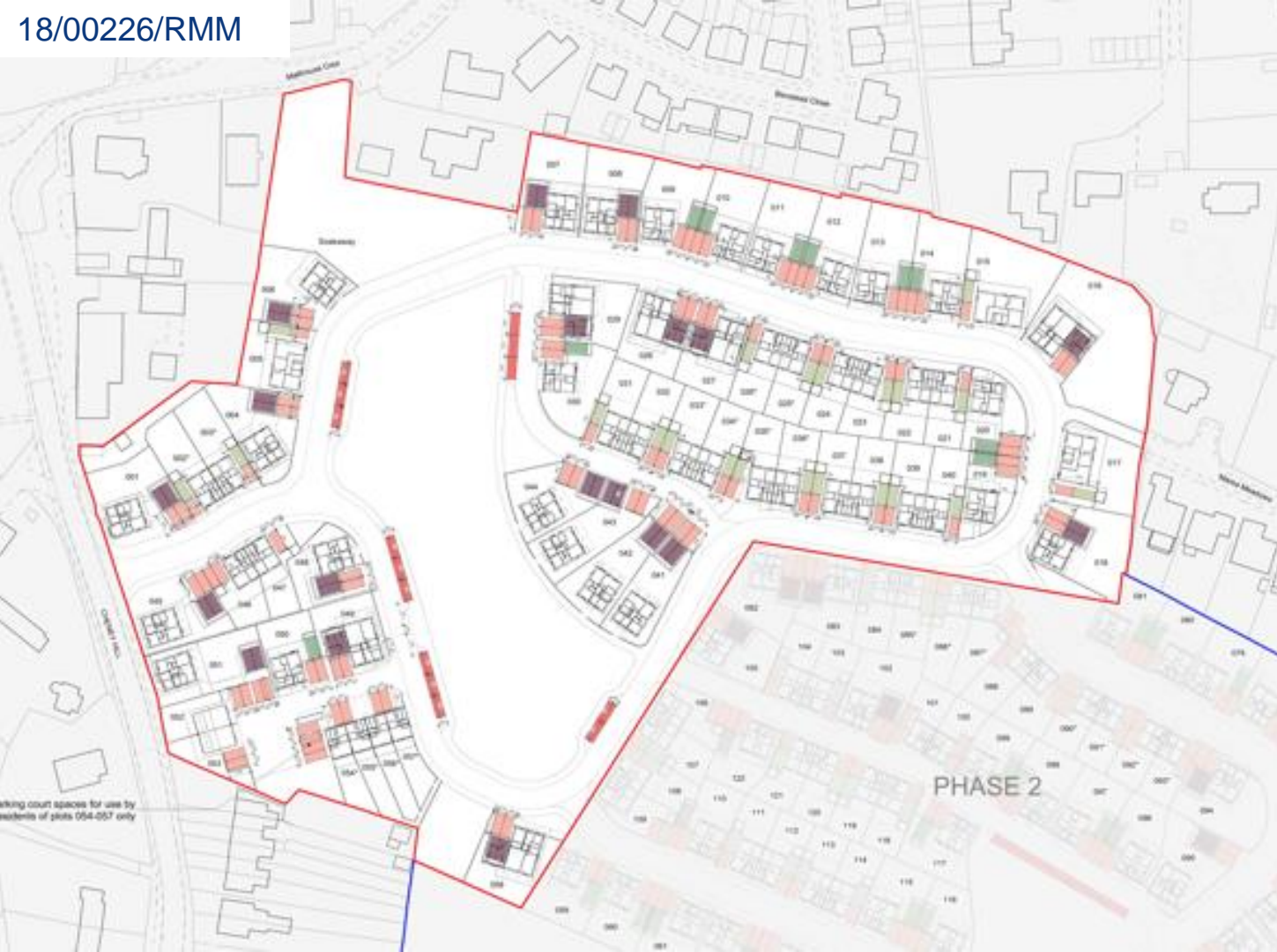


5 **Rear Elevation**  
1 : 100



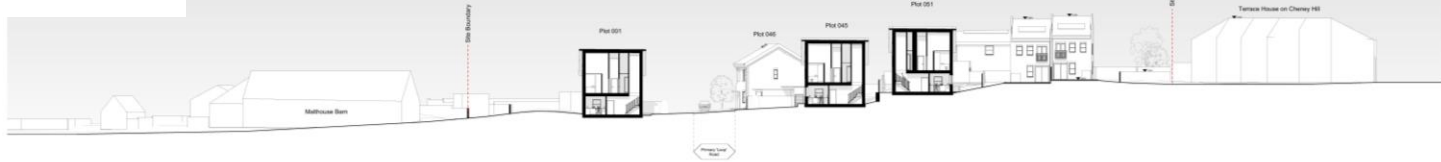
6 **Side Elevation 1**  
1 : 100





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

making court spaces for use by residents of plots 054-057 only



1 Section Across Plots Facing Cheney Hill  
1: 200



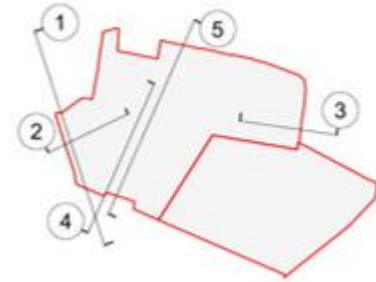
2 Section Along Main Access and Public Open Space  
1: 200



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



Looking north along Cheney Hill



Looking towards site





Looking towards site





Location of access







Location of access and looking south along Cheney Hill



Entrance to site looking south



Entrance to site looking north





Entrance to site looking north





Existing boundary with property to the north





Existing boundary with property to the north





Looking back towards property to the north of the access





Looking back towards property to the north of the access







Boundary with properties to the rear of Cheney Hill





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





Properties on Malthouse Crescent and Benstead Close





Properties on Benstead Close to the north



Properties on Benstead Close and off of School Road





Properties on Benstead Close and off of School Road





First property on Marea Meadows





Properties on Marea Meadows







Properties on Marea Meadows





Properties on Marea Meadows



Properties on Marea Meadows





Position of proposed cycle / pedestrian link with Marea Meadows





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





Entrance to Marea Meadows from School Road



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





Looking south along Station Road





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





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



# Speaker Slides

## Cllr Parish























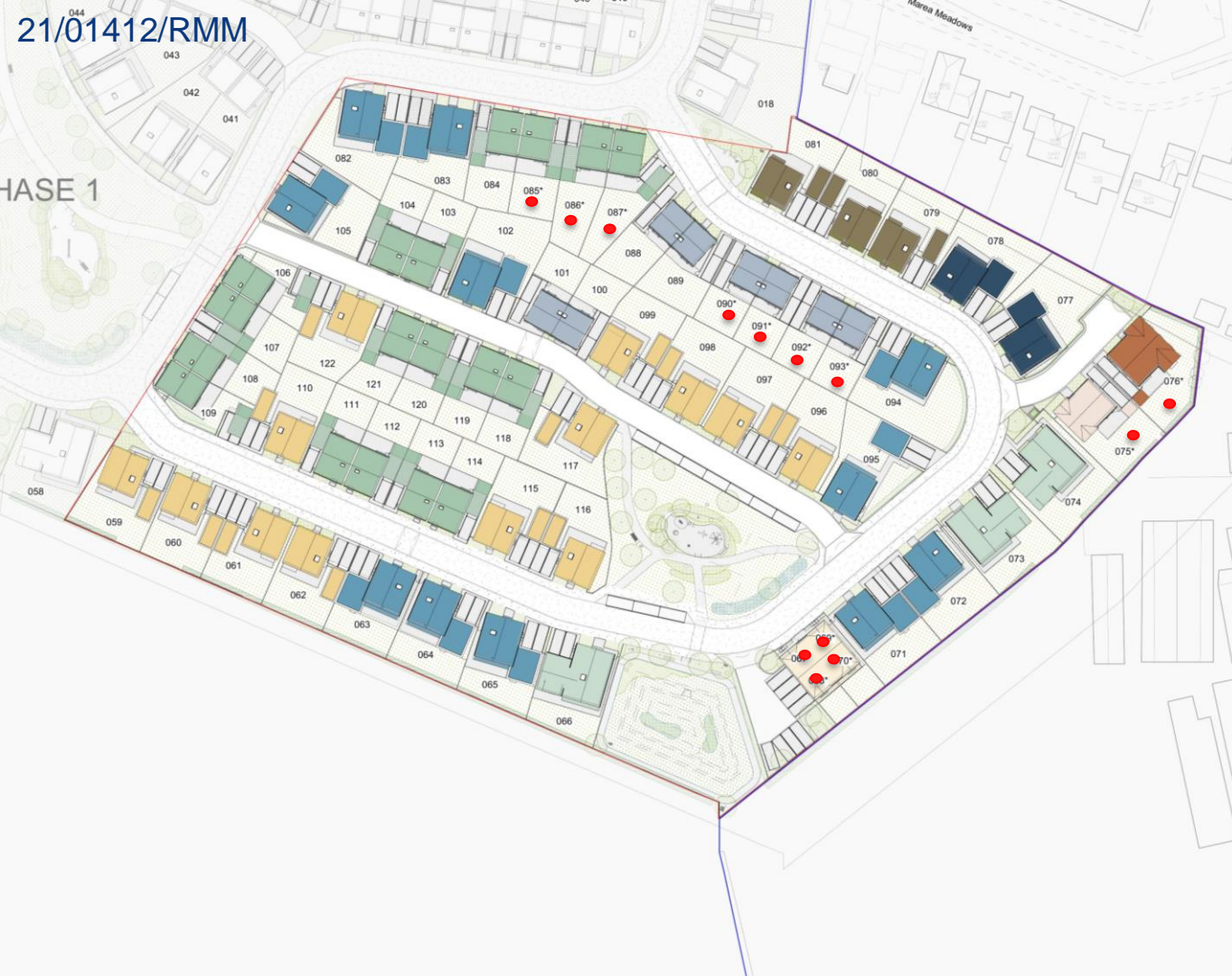


**21/01412/RMM**





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	-
<b>Total</b>			<b>51</b>

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
<b>Total</b>			<b>13</b>

<b>Total No. of Units</b>	<b>64</b>
<b>*Affordable Housing %</b>	<b>20.3%</b>






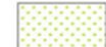

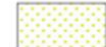
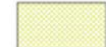





- Site Boundary**
- Ownership Boundary**
- Timber post and rail, 3 bar half rounds. Galvanised nails. 1100mm ht. Posts at 1800mm centres. FSC certified timber.
- 1.8 m high hedge with a low 1m brick wall in front - (1m)
- 1.8m high brick wall
- 1.8m Timber Fence with Trellis Top
- Chestnut cleft post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





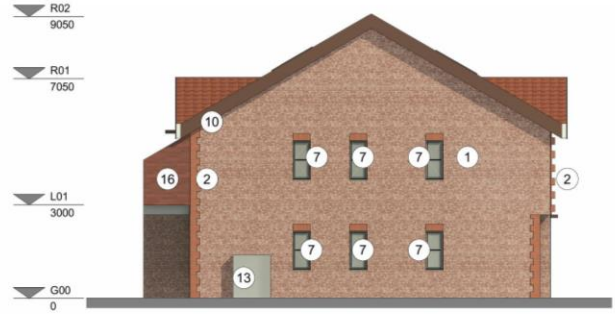
-  Existing hedge
-  Native hedge
-  Frontage hedge
-  Amenity grass
-  Wildflower meadow
-  Lawn
-  Herbaceous planting
-  Frontage planting
-  SuDS seeding
-  Marginal planting

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



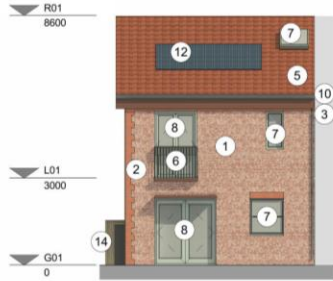
**7** Side Elevation 2  
1 : 100

**KEY:**

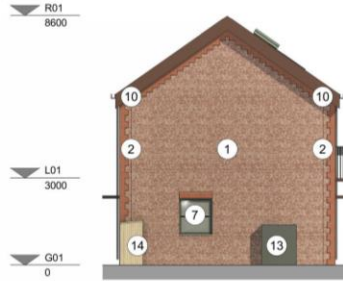
1. Red Brick
2. Red Masonry Corner Quoin Detail
3. Red Brick Detail
4. Carrstone
5. Red Parntile Roof
6. Metal Railings
7. Metal Framed Windows / Rooflights
8. Metal Framed Door
9. Metal Framed Garage Door
10. Metal Gutter and Downpipe
11. Metal-clad Dormer
12. PV Panels
13. Air Source Heat Pump
14.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

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

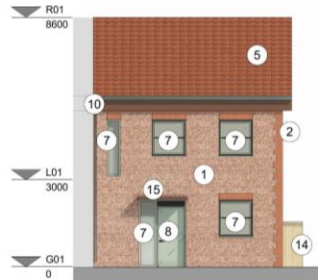




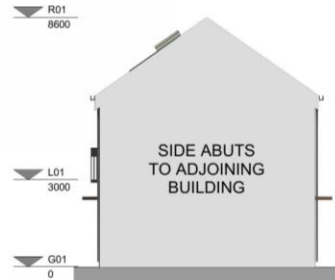
**4** Rear Elevation  
1 : 100



**5** Side Elevation 1  
1 : 100



**6** Front Elevation  
1 : 100

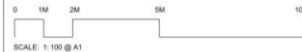


**7** Side Elevation 2  
1 : 100

**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

rev	date	amendment	by	approv
P01	23.02.02	Comment	MK	ABF
P02	23.02.24	Comment	MK	ABF
P03	23.03.10	Comment	QJ	ABF
P04	23.08.21	Coordination	EH	QJ
P05	23.10.27	Draft Planning Issue	NS	ABF
P06	23.11.08	Planning Issue	BS	ABF
P07	24.09.27	Planning	QJ	ABF





4 **Rear Elevation**  
1 : 100



6 **Side Elevation 1**  
1 : 100



5 **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 / 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

rev	date	amendment	by	app
P01	23.03.02	Comment	MK	ABF
P02	23.03.20	Comment	GJ	ABF
P03	23.10.27	Draw Planning Issue	NS	ABF
P04	23.11.08	Planning Issue	BS	ABF
P05	24.06.10	For Coordination	GJ	ABF





**2** Rear Elevation  
1 : 100



**4** Side Elevation 1  
1 : 100



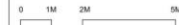
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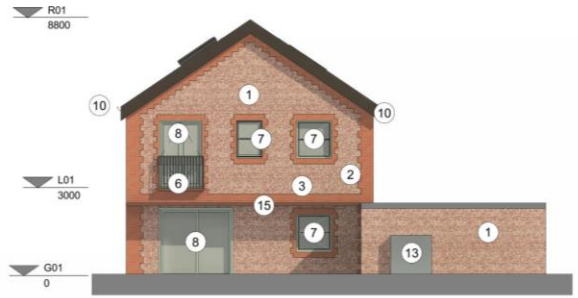
1. Do not scale from this drawing for construction purposes.
2. All dimensions are to be checked on site.
3. This drawing is to be read in conjunction with all other Title + Co and relevant consultants' drawings and information.
4. This drawing is copyright.

**KEY:**

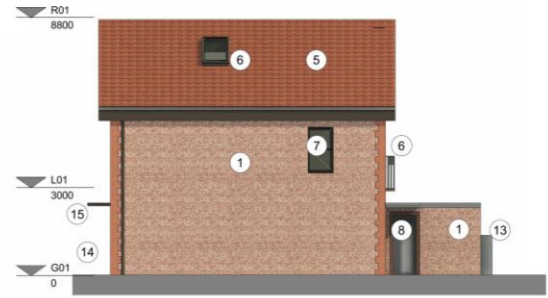
1. Red Brick
2. Red Masonry Corner Quoin Detail
3. Red Brick Detail
4. Carrstone
5. Red Pantile Roof
6. Juliette Balcony
7. Metal Framed Windows / Rooflight
8. Metal Framed Door
9. Metal Framed Garage Door
10. Metal Gutter and Downpipe
11. Metal-clad Dormer
12. PV Panels
13. Air Source Heat Pump
14.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

rev	date	amendment	by	app
P01	23.03.02	Comment	MK	ABF
P02	23.03.16	Comment	QJ	ABF
P03	23.10.27	Draft Planning Issue	NS	ABF
P04	23.11.08	Planning Issue	BS	ABF
P05	24.06.10	For Coordination	QJ	ABF
P06	24.09.27	Planning	QJ	ABF

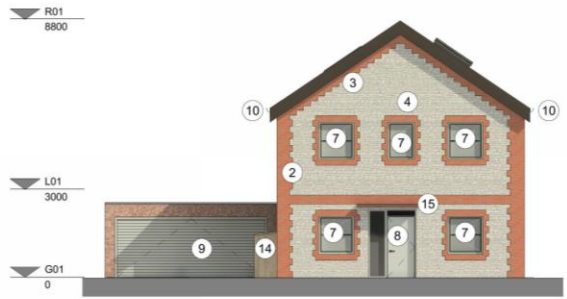




**4** Rear Elevation  
1 : 100



**5** Side Elevation 1  
1 : 100



**6** Front Elevation  
1 : 100

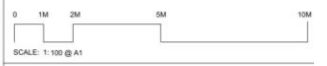


**7** Side Elevation 2  
1 : 100

**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. Indicative PV Panels
- 13. Air Source Heat Pump
- 14. Timber-clad Refuse Bin Enclosure
- 15. Canopy
- 16. Green Roof

rev	date	amendment	by	approved
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	GJ	ABF
P05	23.11.08	Planning Issue	BS	ABF
P06	24.09.27	Planning	GJ	ABF



E 1



**Key**

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

Parking court for use by residents of plots 067-070 only





Properties on Marea Meadows





Properties on Marea Meadows





Properties on Marea Meadows





Properties on Marea Meadows





Properties on School Road





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







Looking west from southeastern part of site towards Cheney Hill





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





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





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







Agricultural buildings on School Rd

# Speaker Slides

## Cllr Parish





















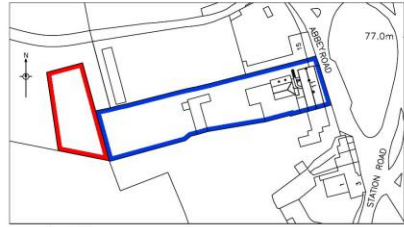




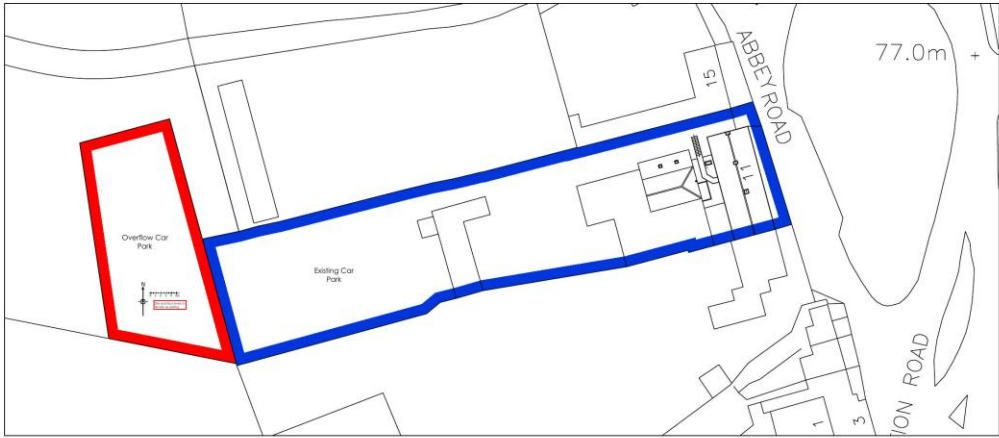


**25/00323/F**



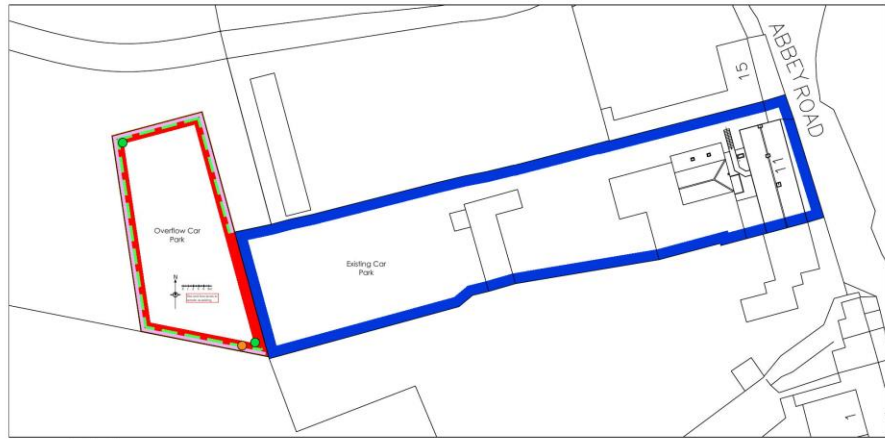


Location Plan 1:1250

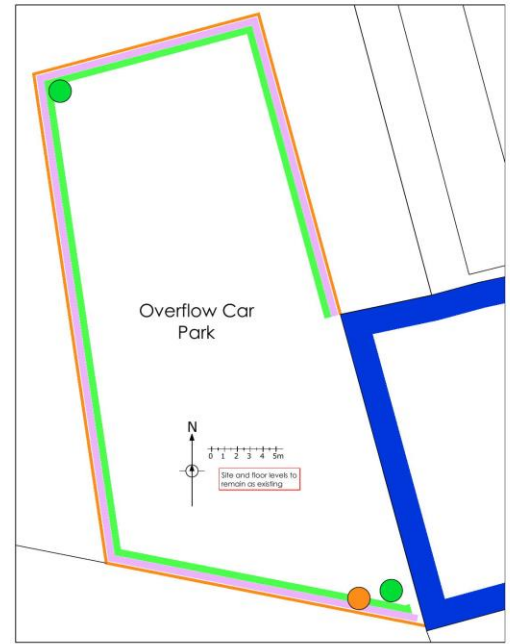


Existing Site Plan 1:500

Revision:	Date:	Description:
 <b>VERTEX ARCHITECTURE</b> <small>info@vertexarchitecture.co.uk   01485 832266   www.vertexarchitecture.co.uk          2-3 Northgate Precinct, Norwich, Norfolk, PE3 6BA</small>		
Project: The Dabbling Duck, 11 Abbey Road, Great Masingham, Norfolk, PE32 2HN		
Subject: DoC Drawing Overflow Car Park		
Date:	Scale:	
May 2025	1:500, 1:1250 @A2	
Project No.:	Drawing No.:	Revision:
22183	101	A



Proposed Site Plan 1:500



Layout Plan 1:200



Indicative Parking Plan 1:500

- 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
 <b>VERTEX ARCHITECTURE</b> <small>info@vertexarchitecture.co.uk   01485 83226   www.vertexarchitecture.co.uk            2-3 Northgate Road, Norwich, Norfolk, PE3 6BA</small>		
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



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





**On application site – looking south**





On application site – looking northwest







Existing car park





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





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



# Speaker Slide

# Linda Swallow





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



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



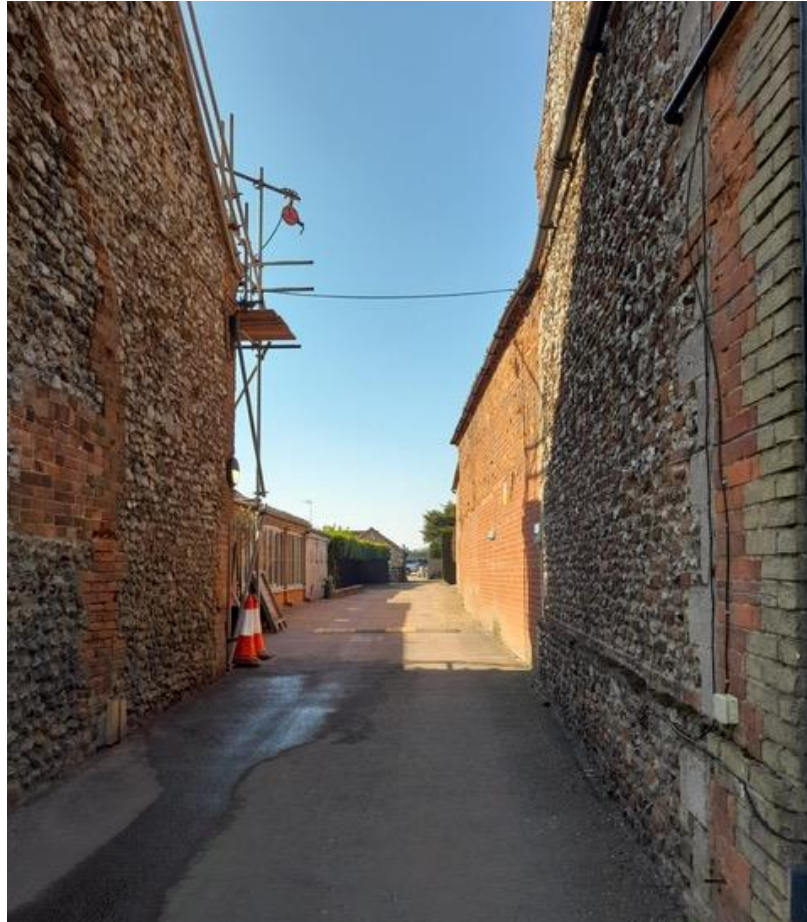


Photo taken in 19/3/25 @ 12.15 Concerns raised by FRS regarding long narrow entrance for Emergency vehicles to main and overflow car parking areas - this is why people park on the Greens







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



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





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





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







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





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

# End of Presentation

