

Planning Committee

6 October 2025



25/00389/F



Supplied by: www.ukmapcentre.com
Serial No: 263473
Centre Coordinates: 549441.310489
Production Date: 06/05/2023 17:24:49

LOCATION PLAN



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0m 1cm = 12.5m 62.5m
Scale 1:1250



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Serial No: 263472
Centre Coordinates: 54941.310489
Production Date: 06/05/2023 17:24:37

BLOCK DIAGRAM



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0m 1cm = 5m 25m
Scale 1:500





Existing access point to Biggs Road, hedgerow along boundary





Caravans existing along site's front boundary





Caravans existing along site's front boundary





North boundary of the site viewed internally





25/03/2025 11:09

View of south boundary showing adjoining use





Site's north boundary as viewed externally





25/03/2025 10:40

Existing highway at Biggs Road







Speaker Rachel Bingham





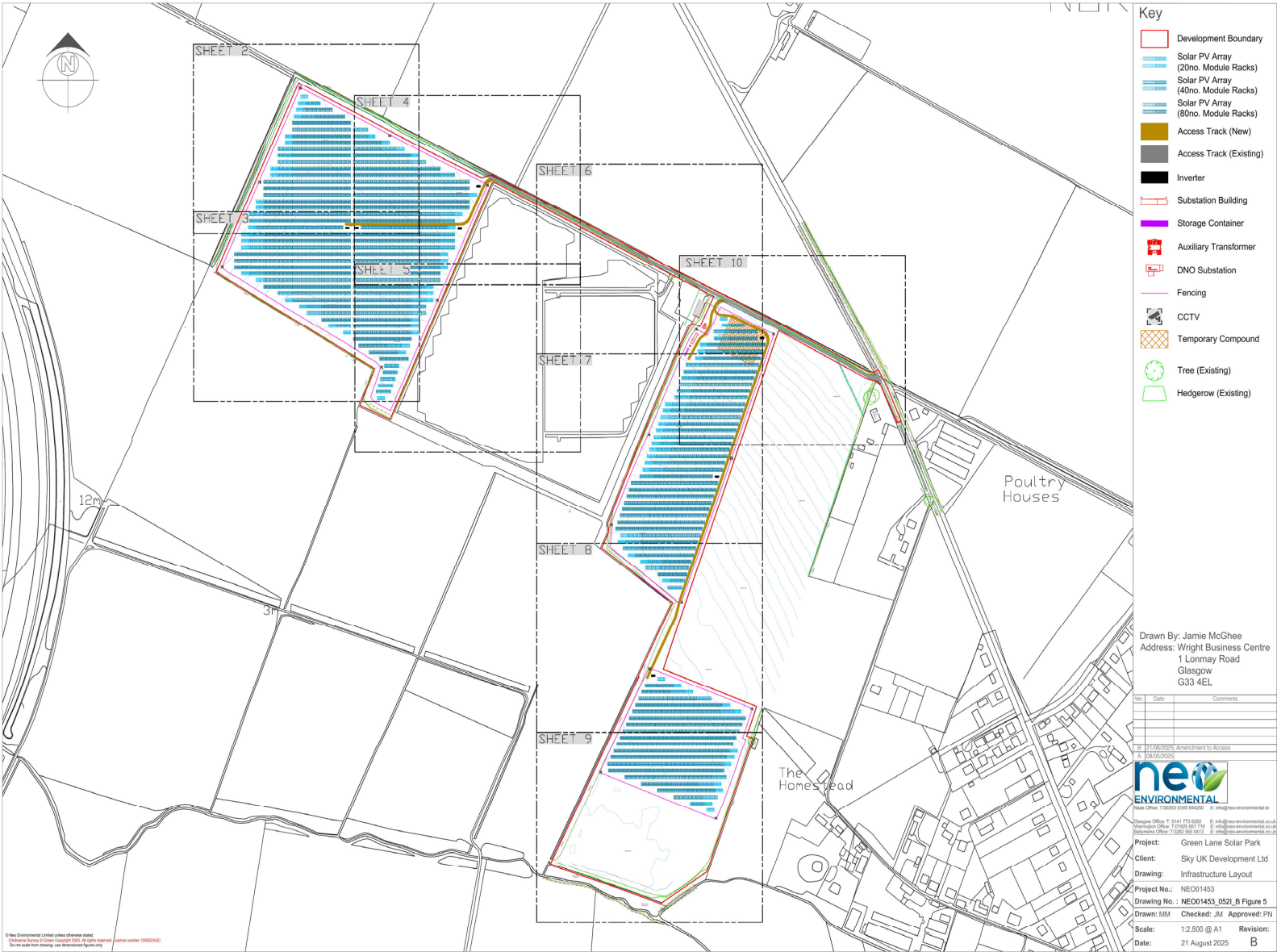


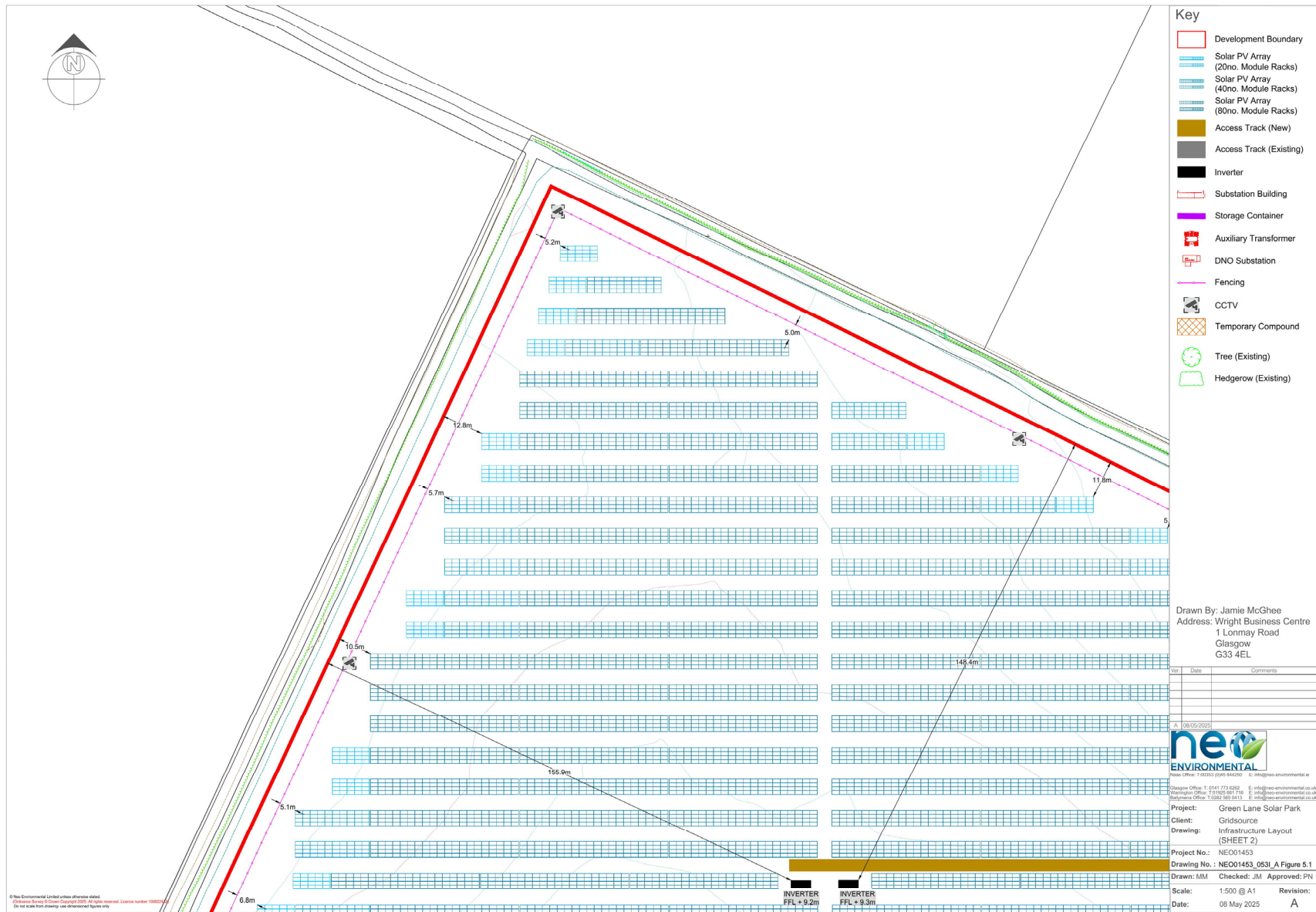


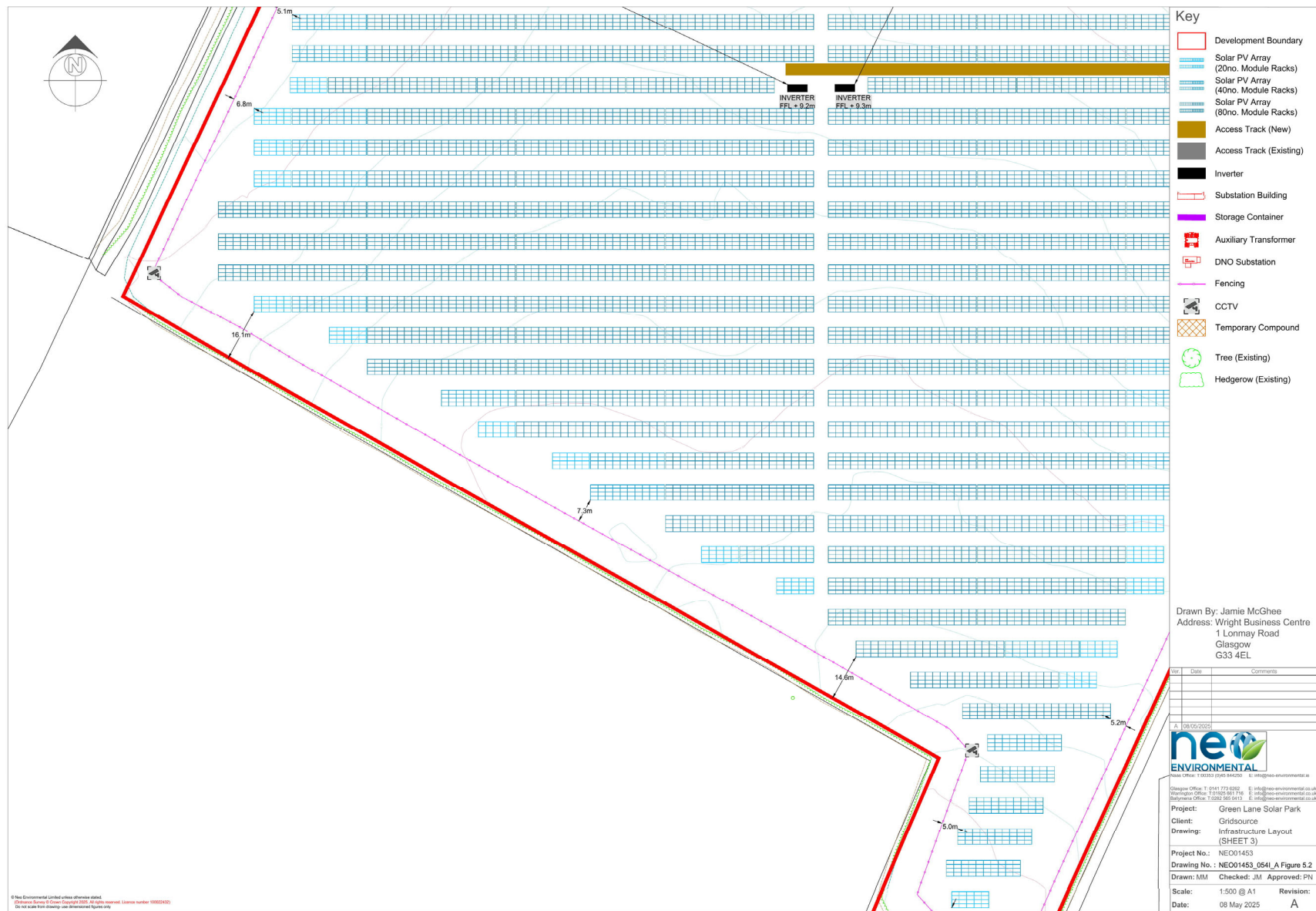


25/01068/FM



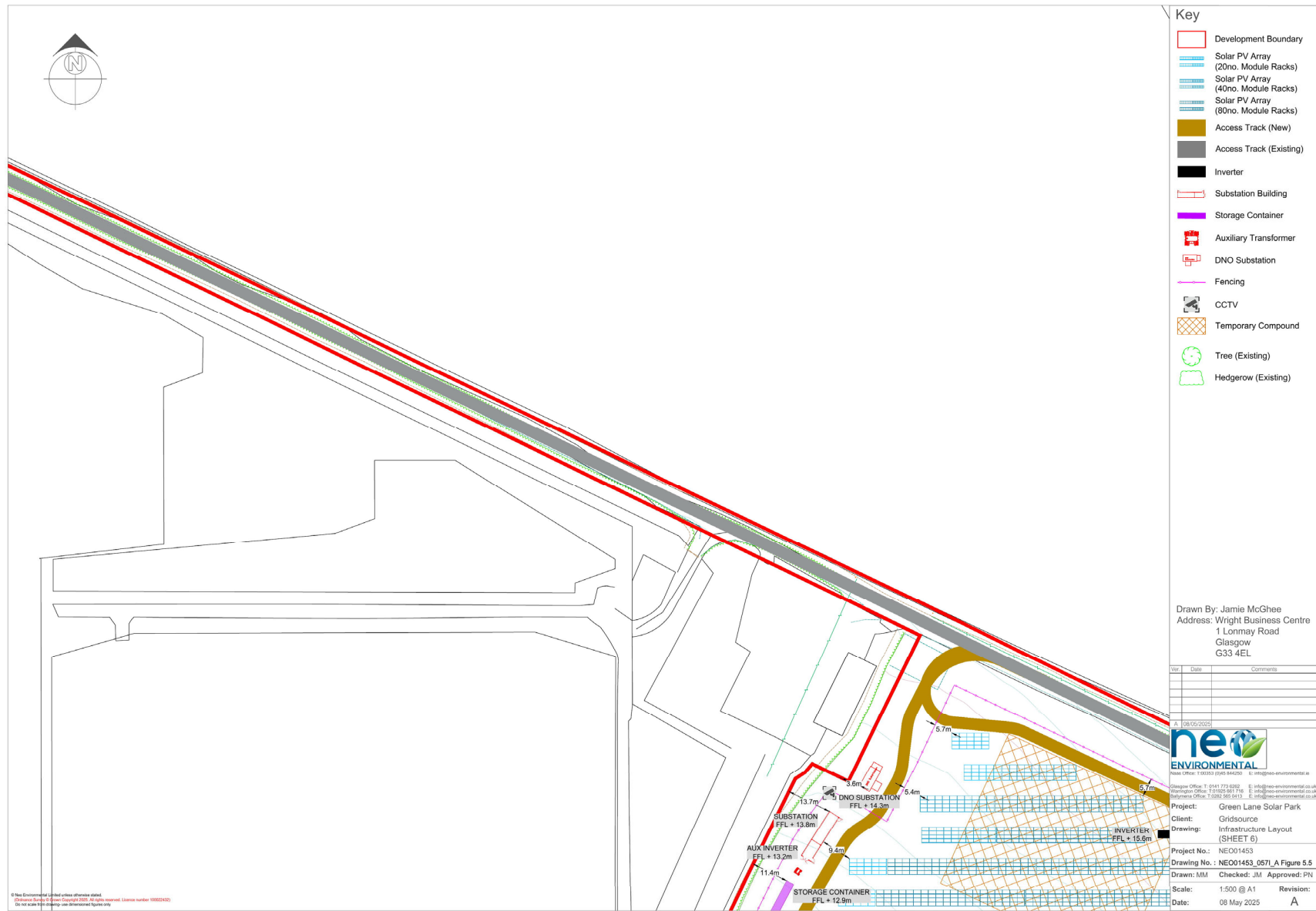


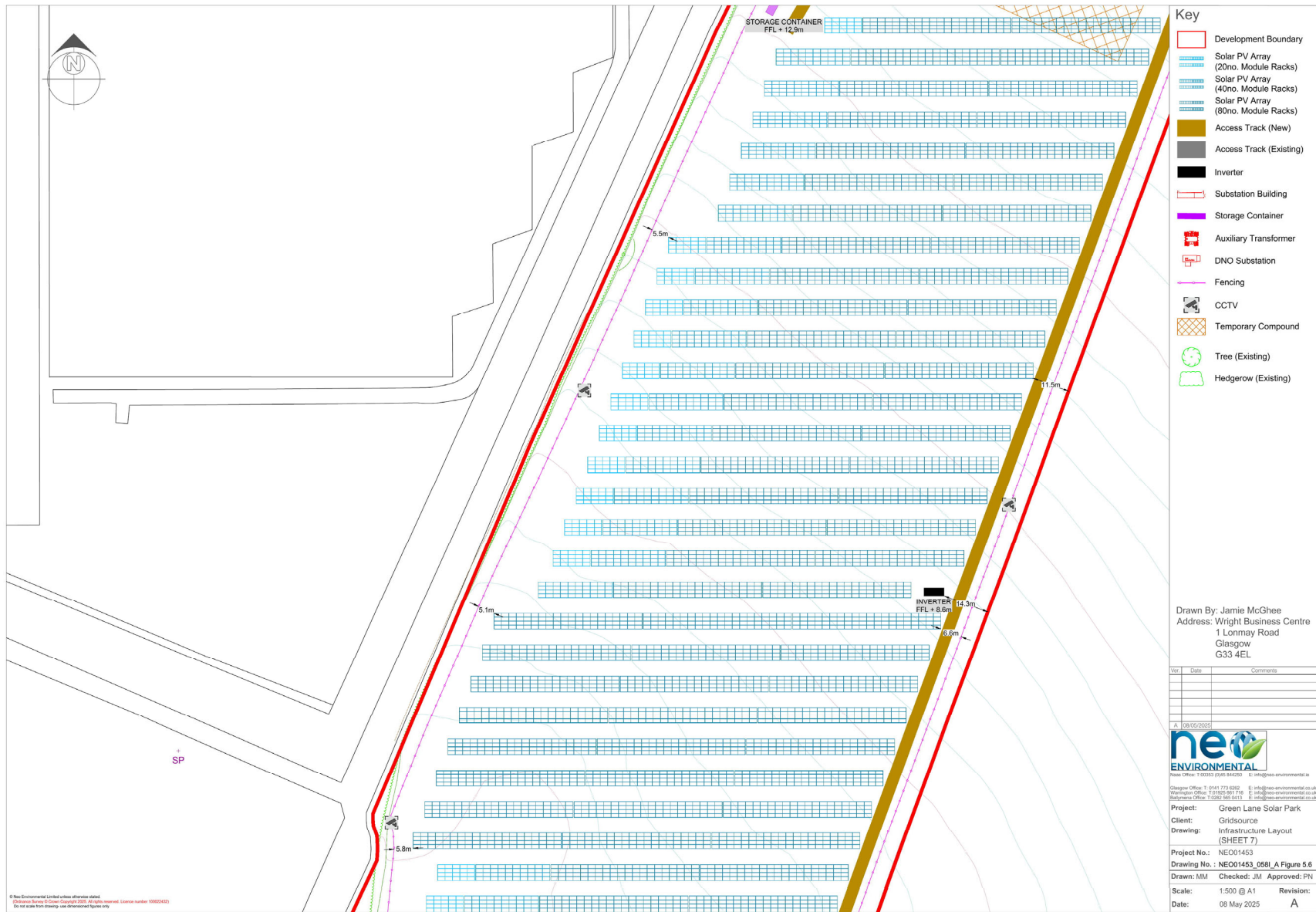






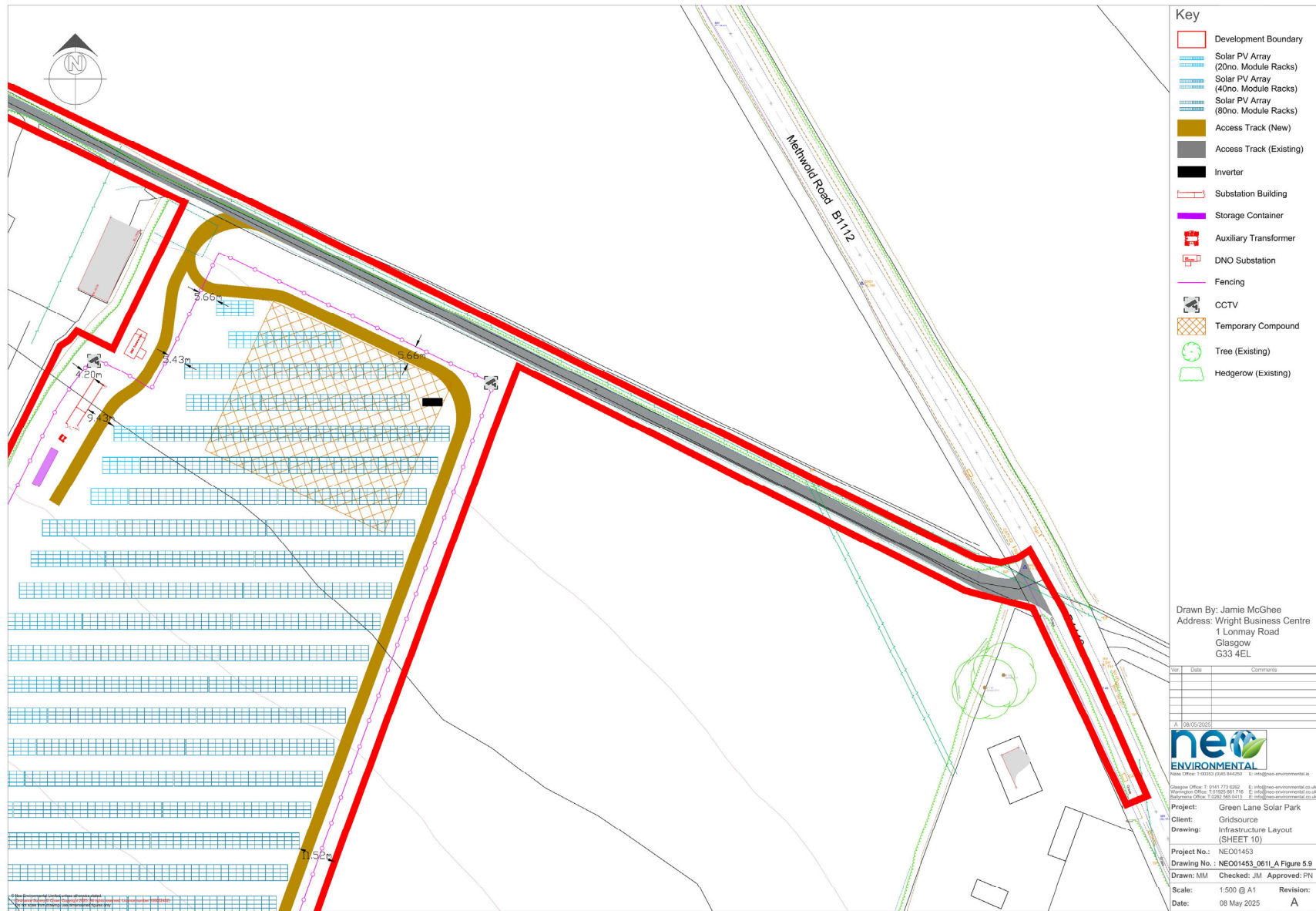


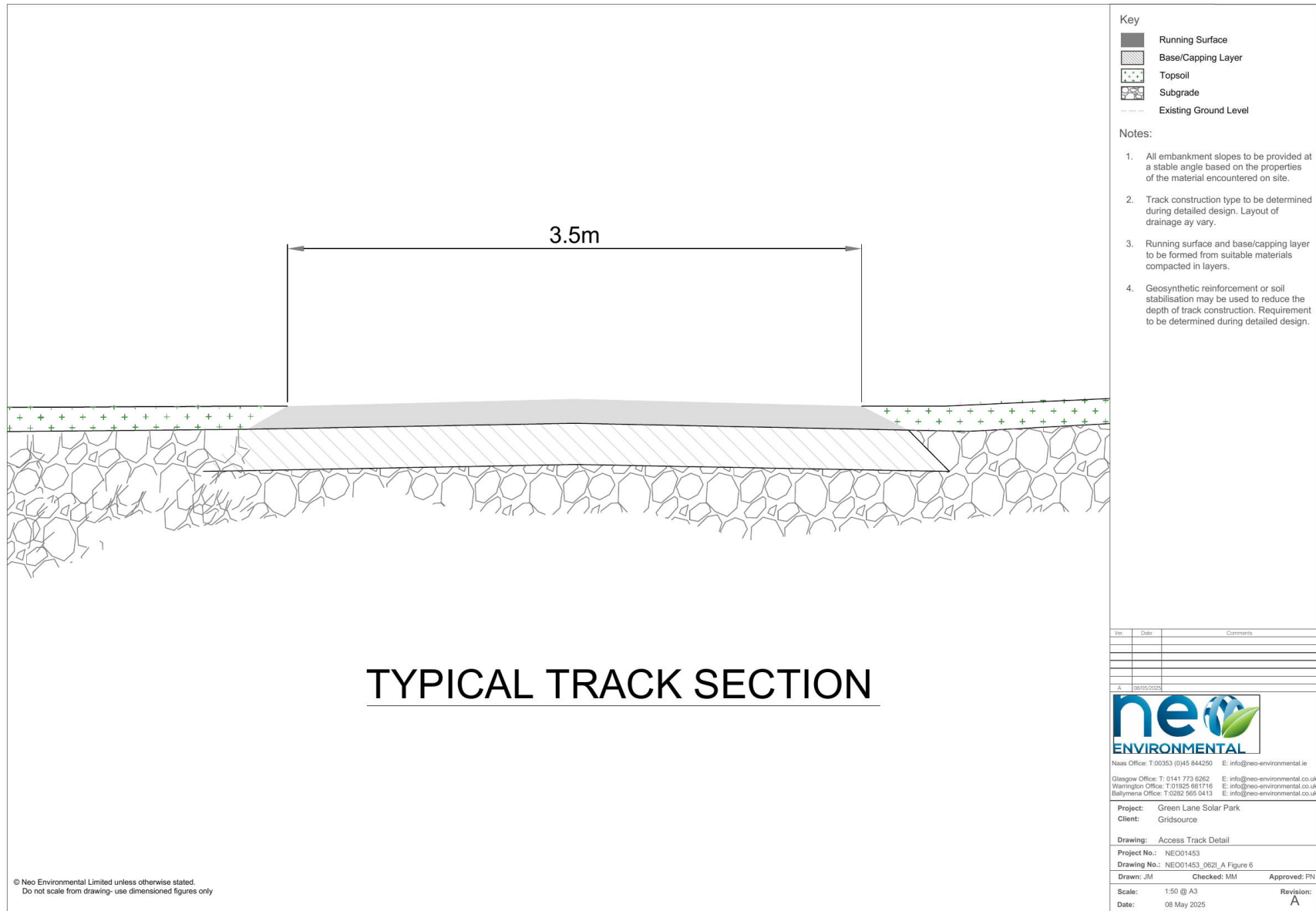


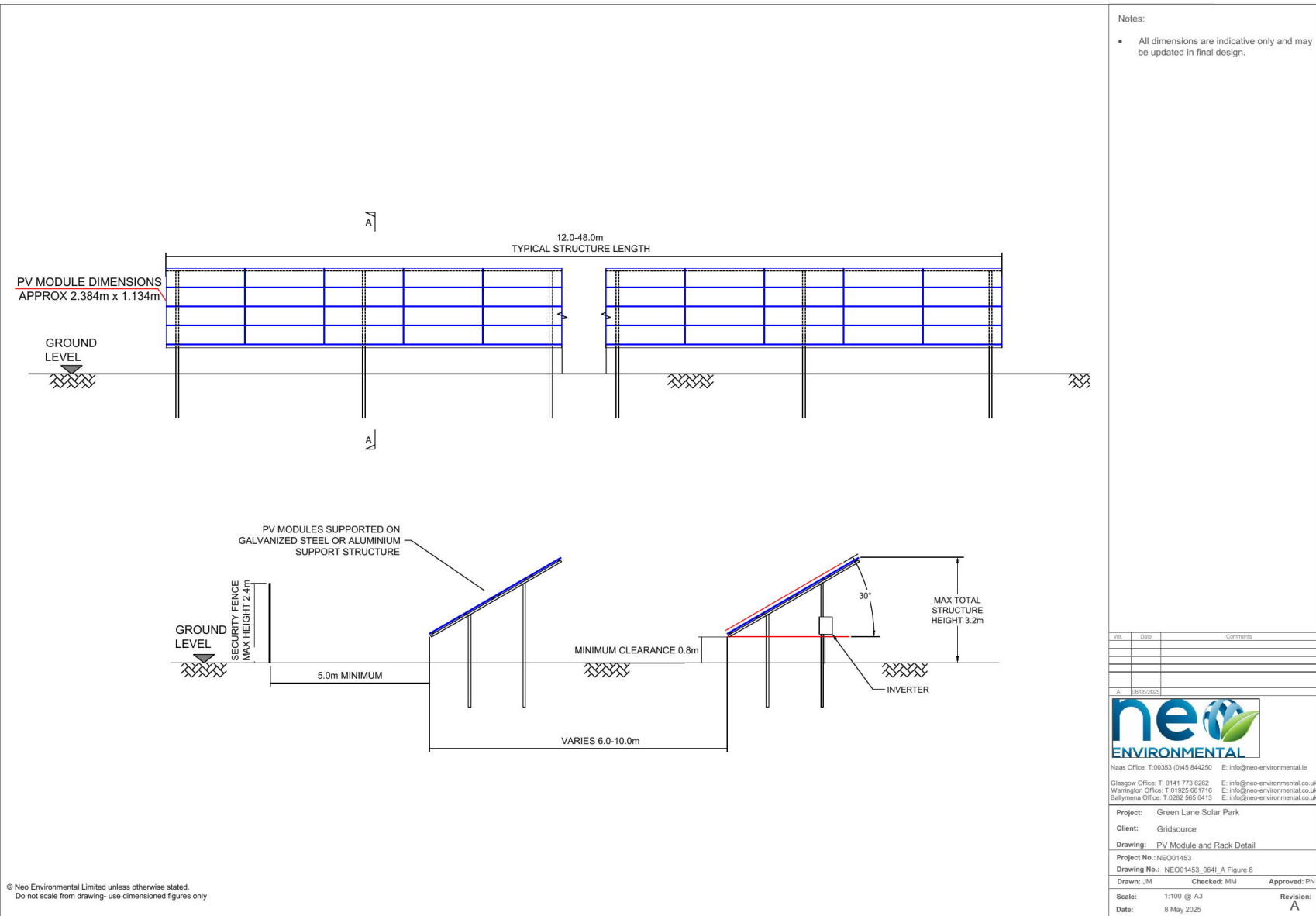


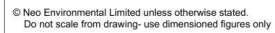












External Material: Glass Reinforced Plastic
Colour: Holly Green

Venue	Date	Comments
A	28/05/2026	


Naox Office T: 003053 (0)45 844250 E: info@neo-environmental.ie

Glasgow Office T: 0141 773 6262 E: info@neo-environmental.co.uk
 Warrington Office T: 01925 661716 E: info@neo-environmental.co.uk
 Ballymena Office T: 02322 565 0413 E: info@neo-environmental.co.uk

Project: Green Lane Solar Park
Client: Gridsource
Drawing: Substation Detail (Elevations)
Project No.: NEO01453
Drawing No.: NEO01453_069I_A Figure 13
Drawn by: JM **Checked:** MM **Approved:** PN
Scale: 1:50 @ A3
Date: 8 May 2025
Revision: A



Ver	Date	Comments
A	28/05/2025	



Nasas Office: T.003033 (0)45 844250 E: info@neo-environmental.ie

Glasgow Office: T. 0141 773 6262 E: info@neo-environmental.co.uk

Warrington Office: T. 01225 661716 E: info@neo-environmental.co.uk

Ballymena Office: T. 02322 565 0413 E: info@neo-environmental.co.uk

Project: Green Lane Solar Park

Client: Gridsource

Drawing: Substation Building (Plan)

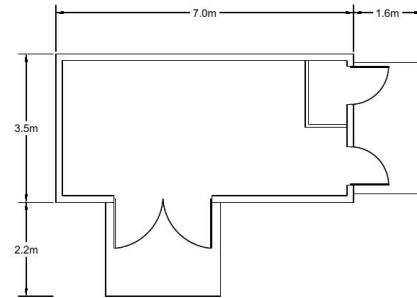
Project No: NEO01453

Drawing No: NEO01453_0681 A Figure 12

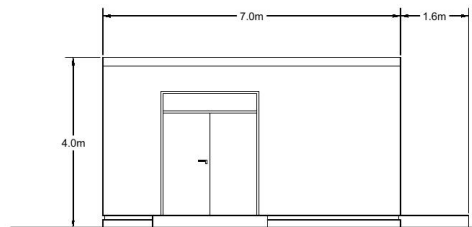
Drawn: JM **Checked:** MM **Approved:** PN

Scale: 1:50 @ A3 **Revision:** A

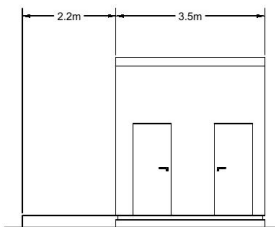
Date: 8 May 2025



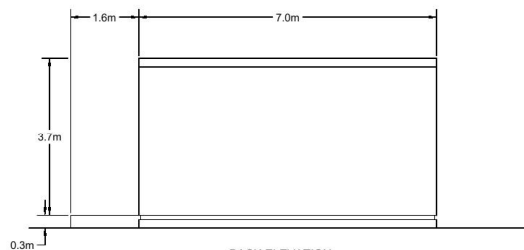
PLAN



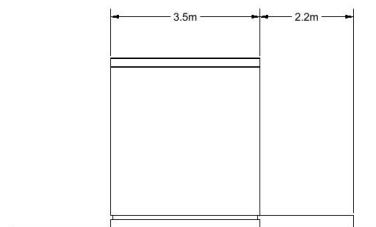
FRONT ELEVATION



RIGHT ELEVATION



BACK ELEVATION



LEFT ELEVATION

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Drawn By: Jamie McGhee
Address: Wright Business Centre
1 Lonmay Road
Glasgow
G33 4EL

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Warrington Office: T:01925 661716 E: info@neo-environmental.co.uk
Ballymena Office: T:0282 565 0413 E: info@neo-environmental.co.uk

Project: Green Lane Solar Park
Client: Gridsource

Drawing: DNO Substation Detail

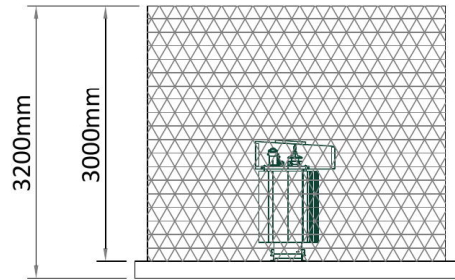
Project No.: NEO01453

Drawing No.: NEO01453_0721_A (Figure 16)

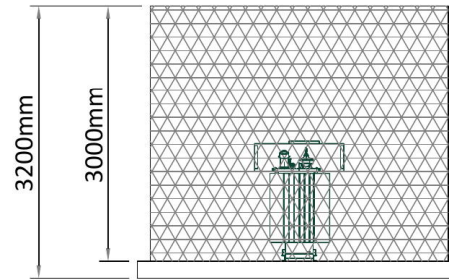
Drawn: JM Checked: MM Approved: PN

Scale: 1:100 @ A3 Revision: A

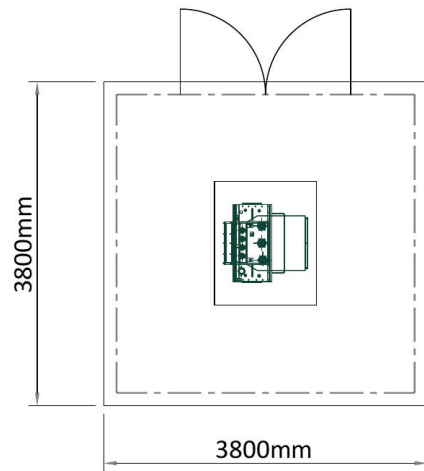
Date: 10 June 2025



Front View



Side View



Plan View

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Notes:

- All dimensions are in meters unless otherwise stated.
- Details shown are typical and are subject to detailed design.
- All dimensions are approximate and subject to detailed design

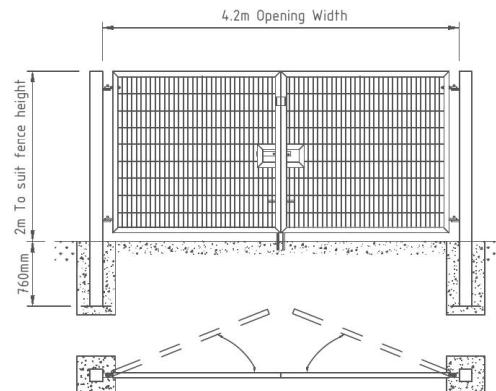
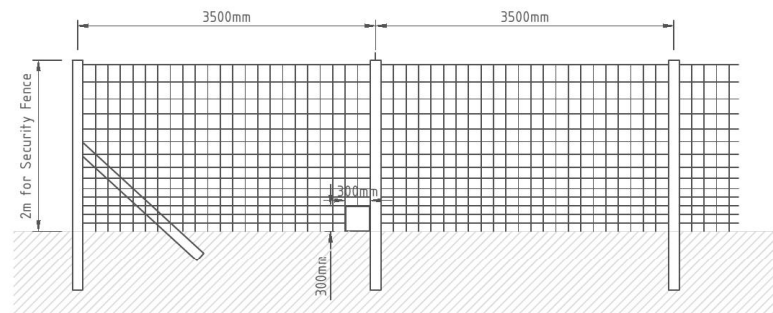
Ver	Date	Comments

A 28/05/2025



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Warrington Office: T:01925 661716 E: info@neo-environmental.co.uk
Ballymena Office: T:0282 565 0413 E: info@neo-environmental.co.uk

Glasgow Office: 0141 773 6262		E: info@neo-environmental.co.uk	
Warrington Office: 01925 661716		E: info@neo-environmental.co.uk	
Ballymena Office: 01282 565 0413		E: info@neo-environmental.co.uk	
Project:	Green Lane Solar Park		
Client:	Gridsource		
Drawing:	Aux Transformer Unit		
Project No.:	NEO01453		
Drawing No.:	NEO01453_0711_A Figure 15		
Drawn: JM	Checked: MM	Approved: PN	
Scale:	1:50 @ A3		Revision:
Date:	8 May 2025		A



Notes:

- Mesh Fence will be used for the perimeter of the solar farm.
- All dimensions are in meters unless otherwise stated.
- Details shown are typical and are subject to detailed design.
- All dimensions are approximate and subject to detailed design

Ver	Date	Comments



Naas Office: T:00353 (0)45 844250 E: info@neo-environmental.ie

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Warrington Office: T:01925 661716 E: info@neo-environmental.co.uk

Ballymena Office: T:0282 565 0413 E: info@neo-environmental.co.uk

Project: Green Lane Solar Park

Client: Gridsource

Drawing: Security Fence Detail

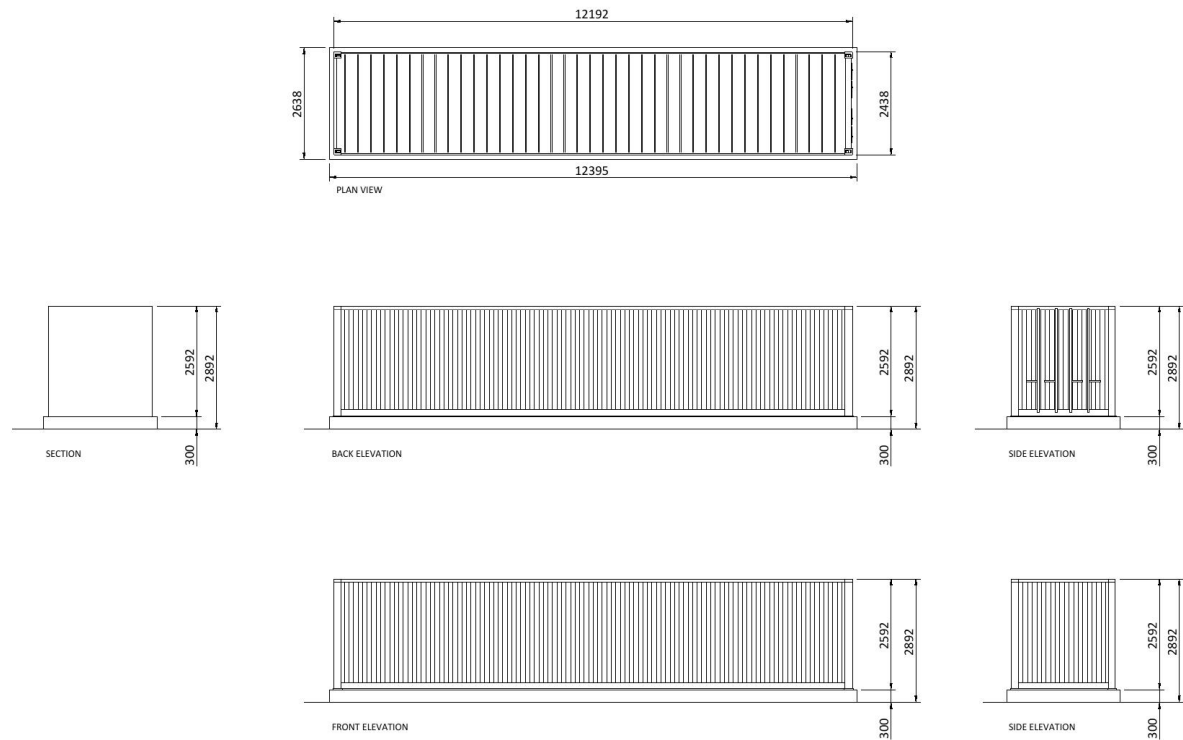
Project No.: NEO01453

Drawing No.: NEO01453_065i_A Figure 9

Drawn: JM Checked: MM Approved: PN

Scale: 1:50 @ A3 Revision: A

Date: 8 May 2025



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Ver	Date	Comments
A	28/05/2025	



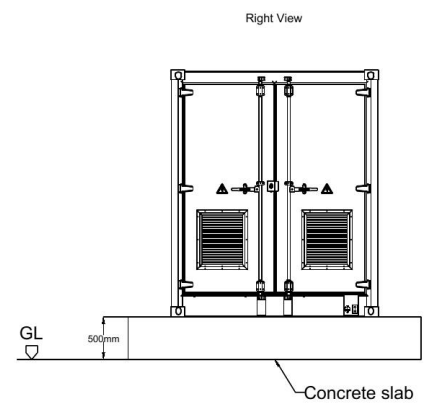
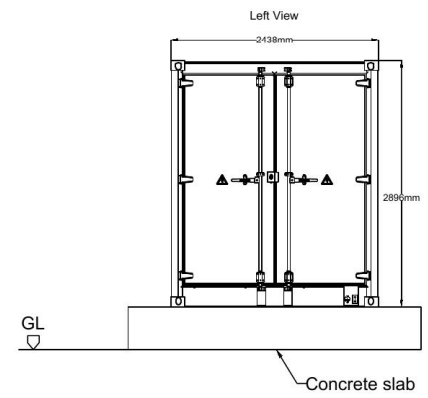
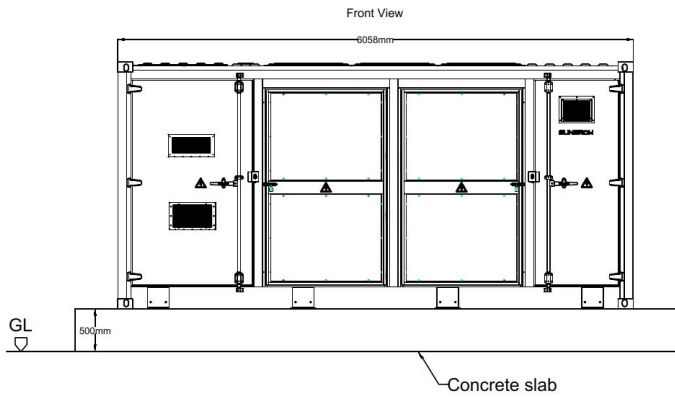
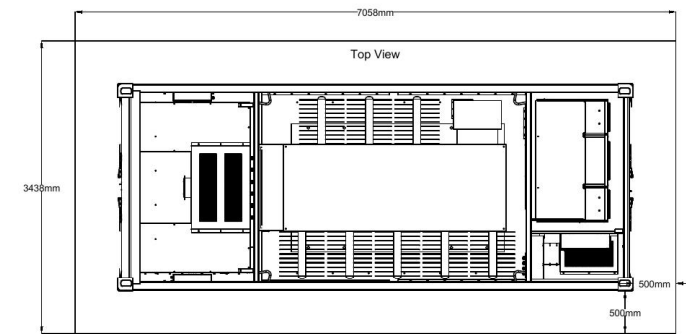
Naas Office: T:00353 (0)45 844250 E: info@neo-environmental.ie
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Warrington Office: T:01925 661716 E: info@neo-environmental.co.uk
Ballymena Office: T:0282 565 0413 E: info@neo-environmental.co.uk

Project: Green Lane Solar Park		
Client: Gridsource		
Drawing: Storage Container		
Project No.: NEO01453		
Drawing No.: NEO01453_0701_A Figure 14		
Drawn: JM	Checked: MM	Approved: PN
Scale: 1:50 @ A3		Revision: A
Date: 8 May 2025		



Scale:	1:20 @ A3	Revision
Date:	08 May 2025	A





- Notes:
- All dimensions are indicative only and may be updated in final design.

Ver	Date	Comments

A 28/05/2025

Naas Office: T:00353 (0)45 844250 E: info@neo-environmental.ie
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Warrington Office: T:01925 661716 E: info@neo-environmental.co.uk
Ballymena Office: T:0282 565 0413 E: info@neo-environmental.co.uk

Project:	Green Lane Solar Park		
Client:	Gridsource		
Drawing:	Inverter Hut / Transformer		
Project No.:	NEO01453		
Drawing No.:	NEO01453_0671_A Figure 11		
Drawn: JM	Checked: MM	Approved: PN	
Scale:	1:50 @ A3	Revision: A	
Date:	8 May 2025		

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View north up B1122/Methwold Road





View west to the access





View west along PRoW Northwold Restricted Byway 2









View west of the eastern site







View southwest of the eastern site





View south of the eastern site





View of existing solar farm (in between the application site)





View of existing solar farm (in between the application site)





View of existing solar farm (in between the application site)



View of existing solar farm (in between the application site)





View of existing solar farm (in between the application site)





View east along PRow Northwold Restricted Byway 2 and western application site





View south of the western site







View west of the western site



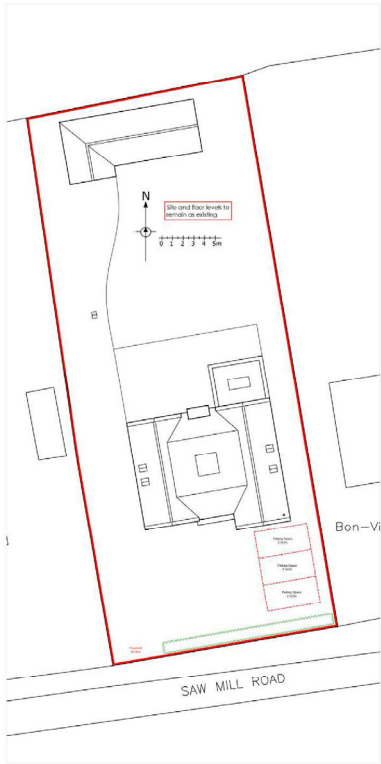


View west along PRoW Northwold Restricted Byway 2
and the western site

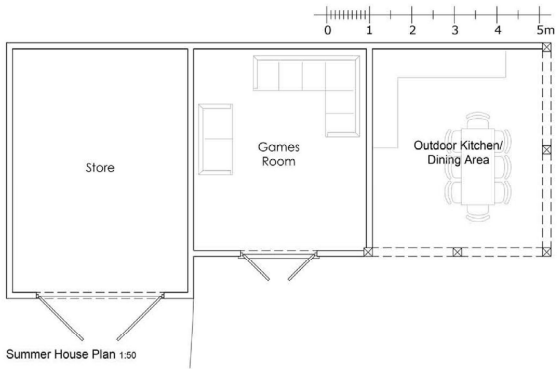


25/00865/F





Site Plan 1:200



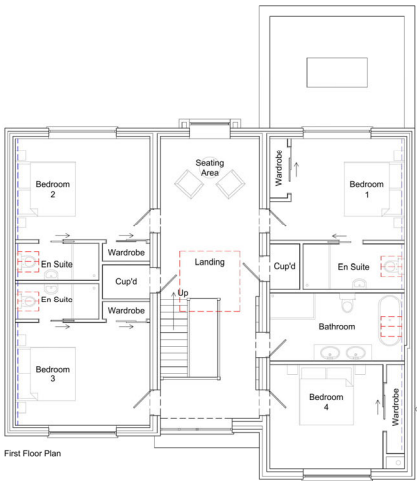
Summer House Plan 1:50



Materials to be:

- Buff brickwork
- Flint infill
- Natural timber cladding
- Off-white render
- Zinc cladding
- UPVC windows & doors
- Aluminium front door & bifolds

Date	Revised	Description
 Planning / Architectural Design / Consultancy Vertax House, 10 Queen Street, Norwich, Norfolk NR2 4BQ info@vertexarchitecture.co.uk 01603 614444		
Project: 3 Saw Mill Road, Brancaster Kings Lynn, Norfolk, PE31 8AJ		
Description: Extension & Alterations to Dwelling Proposed Elevations, Sun Room & Site		
Date: May 2025	Scale: 1:50, 1:100, 1:200 @ A1	Revised:
Project No: 24017	Drawn By: 03	Revised: 1



Vertex Architecture

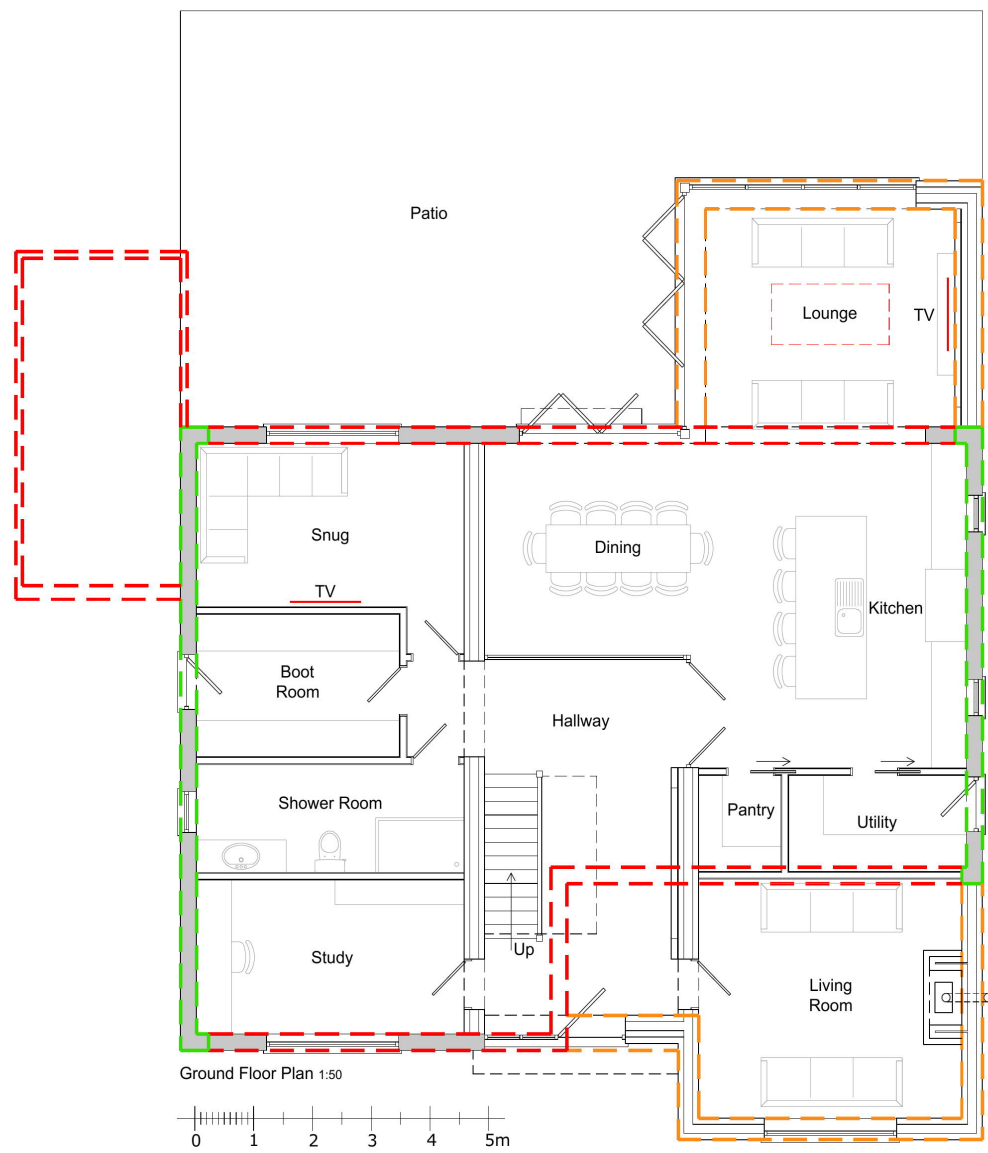
Planning | Architectural Design | Consultancy

3 Saw Mill Road, Brancaster
King's Lynn, Norfolk, PE31 8AJ

Extension & Alterations to Dwelling
Proposed Floor Plans

May 2025

24017 02



Date:	Revision:	Description:
 Vertex Architecture Planning / Architectural Design / Consultancy <small>01408 551205 01603 578496 VERTEXARCHITECTURE.CO.UK</small>		
<small>info@vertexarchitecture.co.uk 2-3 Northgate Precinct, Hunstanton, Norfolk PE36 6EA 10 Queen Street, Norwich, Norfolk NR2 4SG</small>		
Project: 3 Saw Mill Road, Brancaster Kings Lynn, Norfolk, PE31 8AJ		
Subject: Extension & Alterations to Dwelling Demolition Plan		
Date: July 2025	Scale: 1:50 @ A2	
Project No.: 24017	Drawing No.: 04	Revision: B



Front Elevation





Eastern boundary



View eastwards along Saw Mill Road





View southwards from the site frontage



Rear garden facing north





Rear of dwelling





Western boundary to rear





Eastern boundary to rear





Street scene view westwards



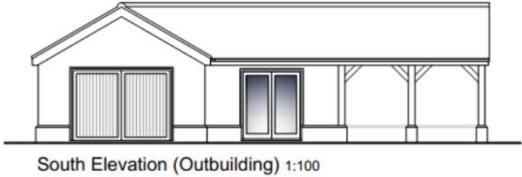
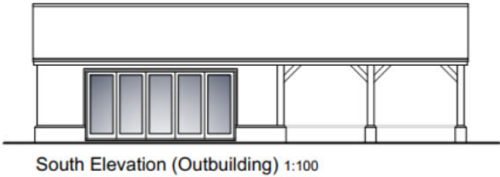
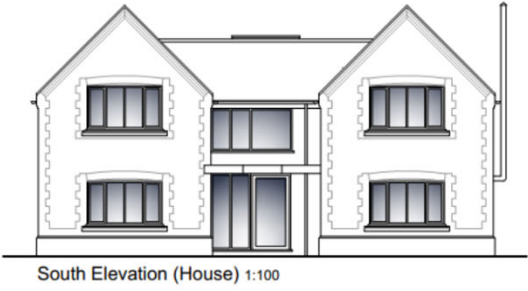
Speaker Jordan Cribb



Approved Permission
Ref - 24/01167/F



Variation of conditions (Pending)
Ref - 25/00865/F



24017 - 3 Saw Mill Road
Elevation Comparison
1:100 @A3



25/01058/F






ACS ARCHITECTURAL

- A. UNIT 3 Poppyfields Retail Park
Poppyfields Drive
Snettisham
PE31 7FR
- T. 01485 532112
- E. info@acs-architectural.co.uk

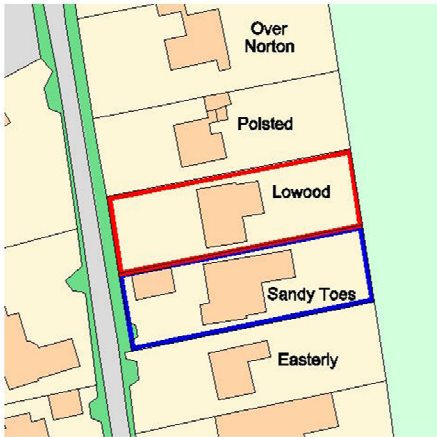
Address
Lowood, Herring's Lane
Burnham Market
Norfolk
PE31 8DW

 what3words
inflammation.ideals.edgy

Title
Location Plan

Date		Paper
(First Issued)	(Last Revision)	A4
30.10.24	27.01.25	

Drawing No.	Rev.
895/24/00	A



Location Plan 1:1250

0 10 50m



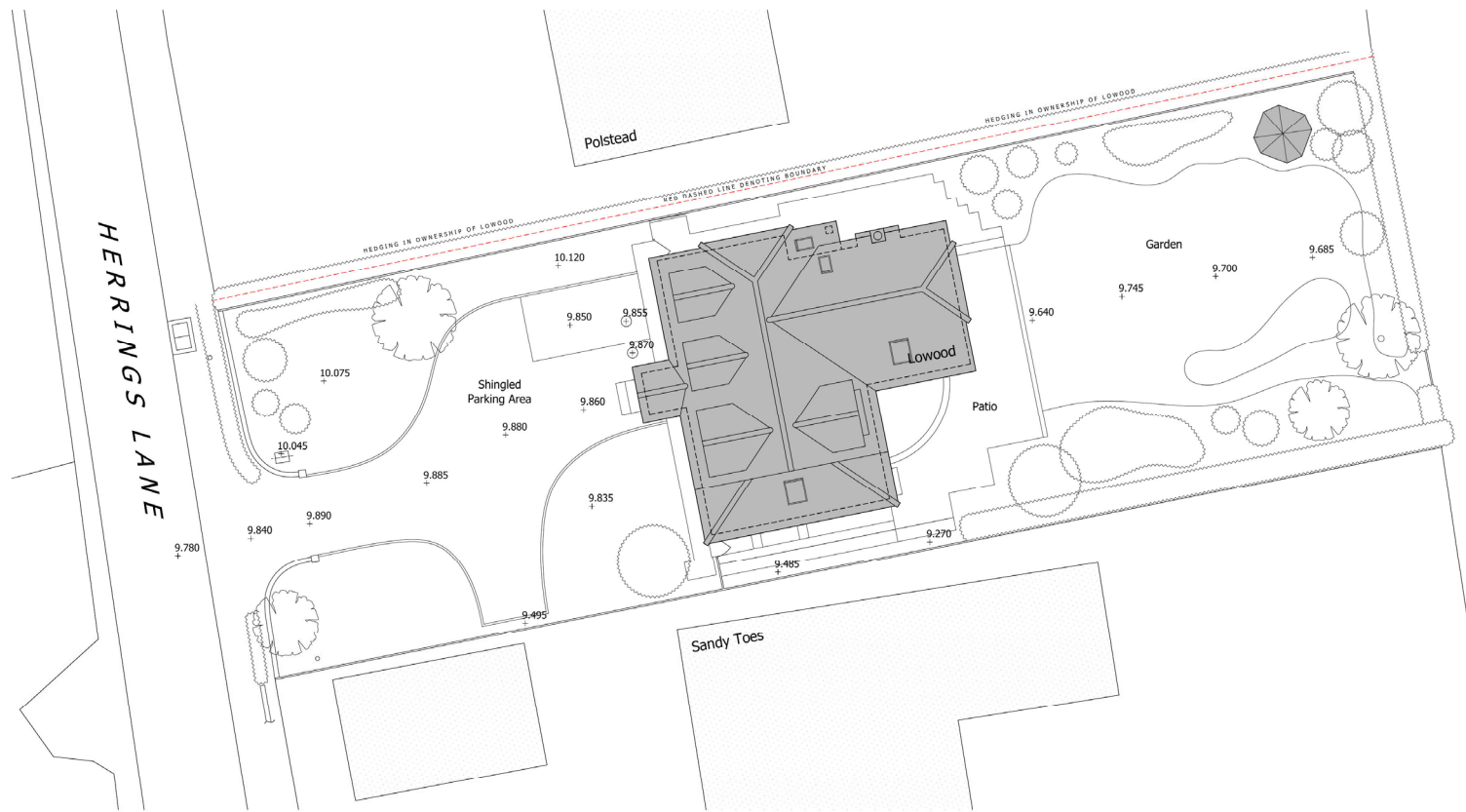
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DRAWN ~ MJS

REVISED ~ MJS

CHECKED ~



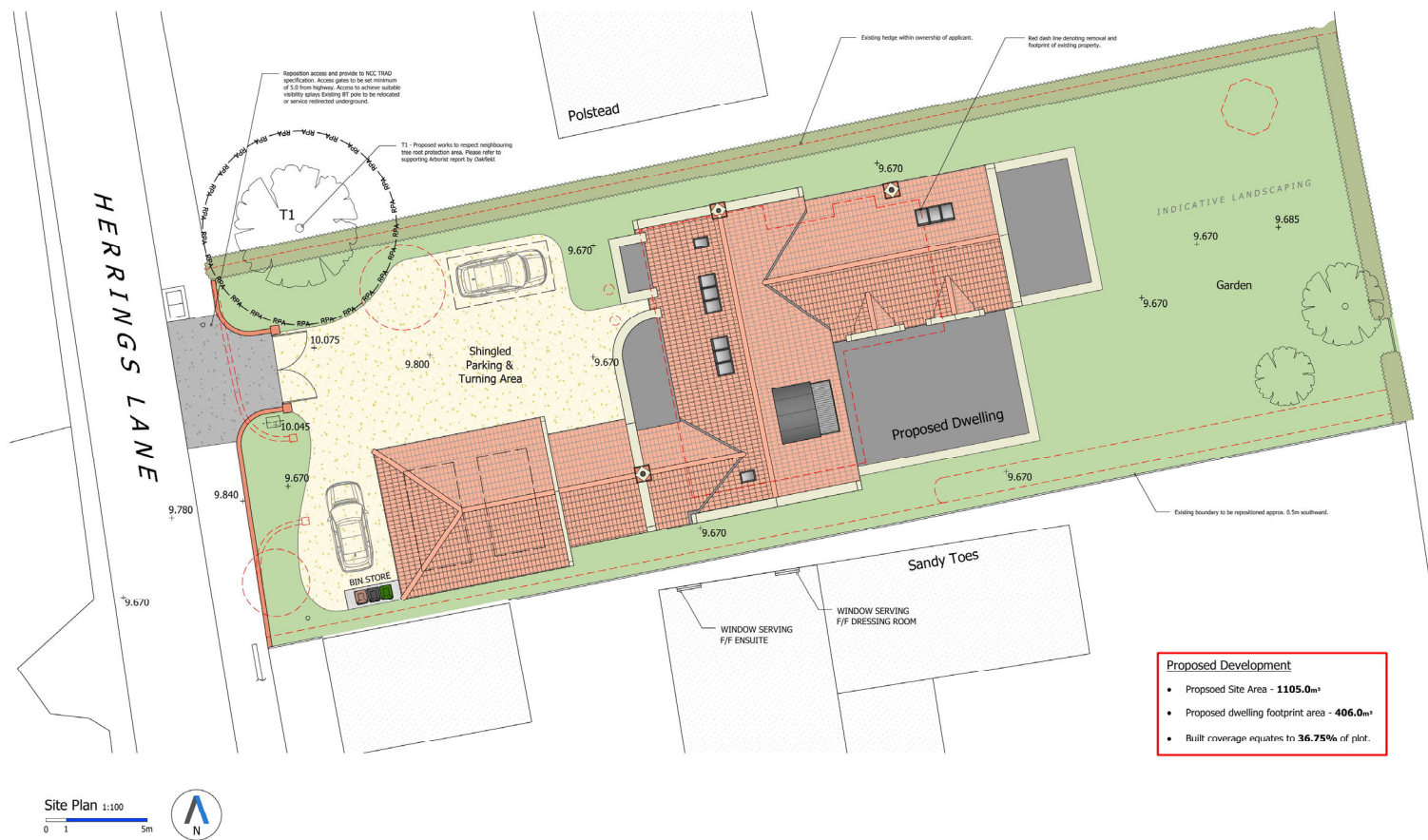
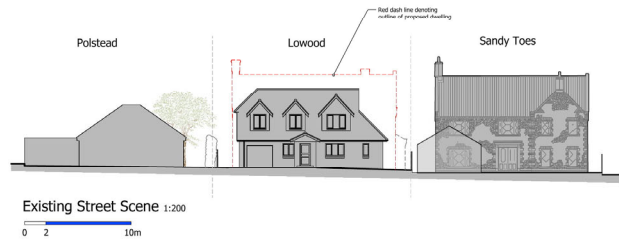
UNIT 3 Poppyfields Retail Park
Poppyfields Drive
Snettisham
PE31 7PR
01485 532112
info@acs-architectural.co.uk

Project
Proposed Replacement Dwelling
Lowood, Herring's Lane
Burnham Market
Norfolk
PE31 8DW
whot3words
info@whot3words.co.uk

Title
Existing Site Plan and Elevations

Date
(First Issued) (Last Reissued)
30.10.24 16.05.25

Drawing No. 895/24/01
Rev. B



Proposed Development

- Proposed Site Area - **1105.0m²**
- Proposed dwelling footprint area - **406.0m²**
- Built coverage equates to **36.75%** of plot.



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Poppyfields Drive
Snettisham
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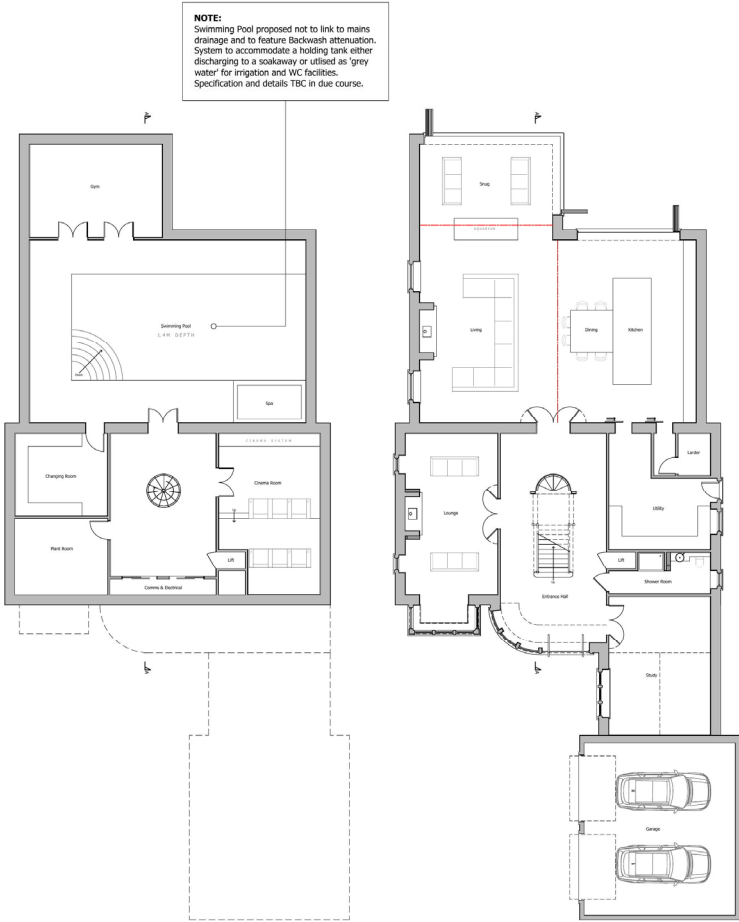
Project
Proposed Replacement Dwelling
Lowwood, Herring's Lane
Burnham Market
Norfolk
PE31 8DW

info@acs-architectural.co.uk

Title
Proposed Site Plan and Street
Scenes as Existing & Proposed

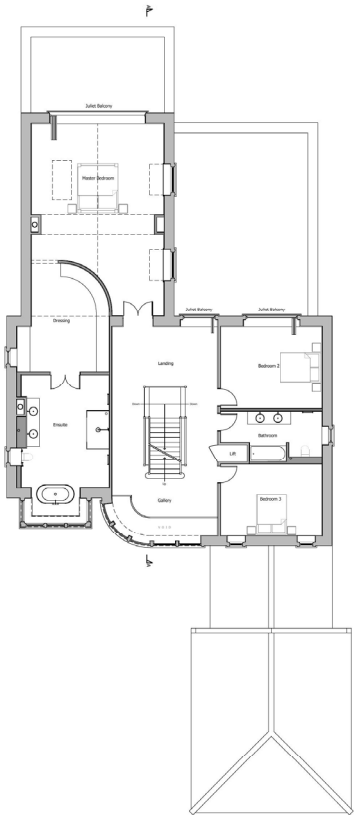
Date
(First Issue) (Last Revision)
30.01.25 11.08.25

Drawing No. **Rev.**
895/24/02 D

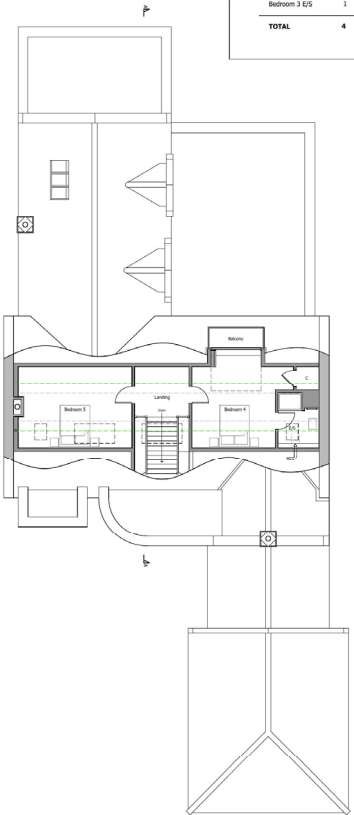


Basement Floor Plan 1:100

Ground Floor Plan



First Floor Plan



Second Floor Plan

Bathroom Facilities			
EXISTING (Lowood)		PROPOSED	
GF WC	1	GF Shower Room	1
Bedroom 1 E/S	1	FP Bathroom	1
Bedroom 2 E/S	1	Master Bedroom E/S	1
Bedroom 3 E/S	1	Bedroom 4 E/S	1
TOTAL	4	TOTAL	4



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T. 01485 532112
E. info@acs-architectural.co.uk

Project
Proposed Replacement Dwelling
Lowood, Herring's Lane
Burnham Market
Norfolk
PE31 8DW

info@acs-architectural.co.uk

Title
Proposed Floorplans

Date
(First Issue) 30.01.25
(Last Revision) 19.08.25

Drawing No.
895/24/03 C

Paper
A1

Rev.
C



West Elevation 1:100



North Elevation



South Elevation



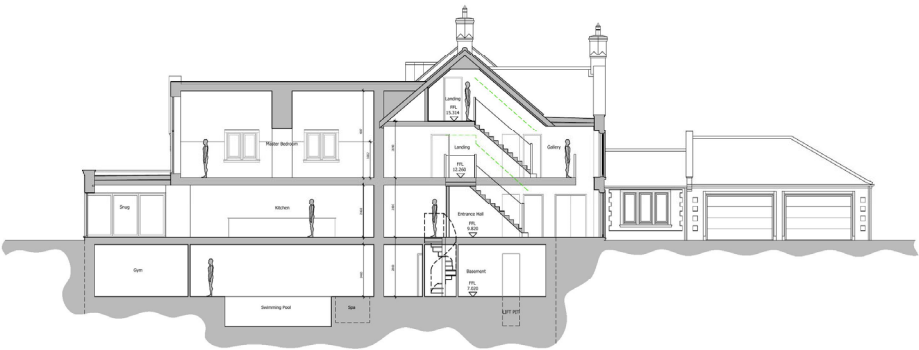
East Elevation

Proposed Materials

- Norfolk Red facing brickwork with flint infill
- Lead-faced dormer
- Natural clay pantiles
- Natural clay peg/pin tiles
- Grey flat roof system
- Natural stone window surrounds and mullions
- Natural stone parapet copings
- Dark grey/black powder coated aluminium doors
- Dark grey/black aluminium windows
- Black Aluminium gutters and downpipes



West Elevation & Section 1:100



Section A-A 1:100



ACS ARCHITECTURAL

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01485 532112
info@acs-architectural.co.uk

Project
Proposed Replacement Dwelling
Lowood, Herring's Lane
Burnham Market
Norfolk
PE31 8DW

Title
Proposed Elevations & Sections

Date
(First Issue) (Last Revision)
30.01.25 23.07.25

Drawing No. **Rev.**
895/24/04 B



Front Elevation





Front Elevation – Northern boundary





Front Elevation – Southern boundary





Site Access





Rear Elevation







Rear Southern boundary

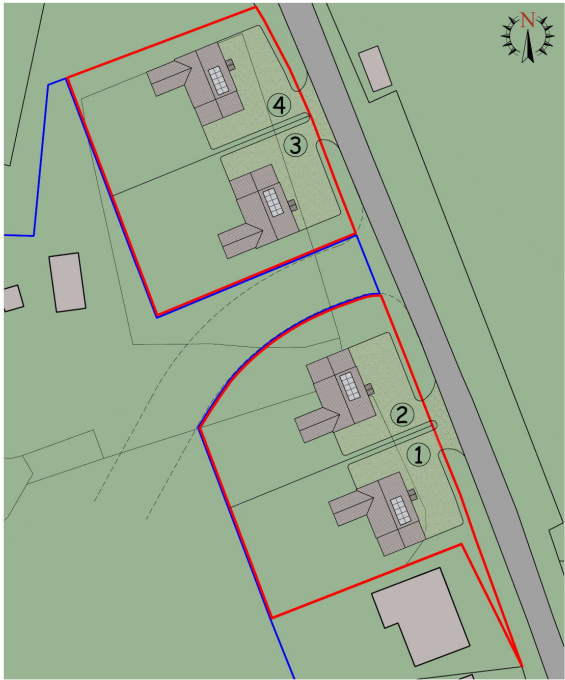
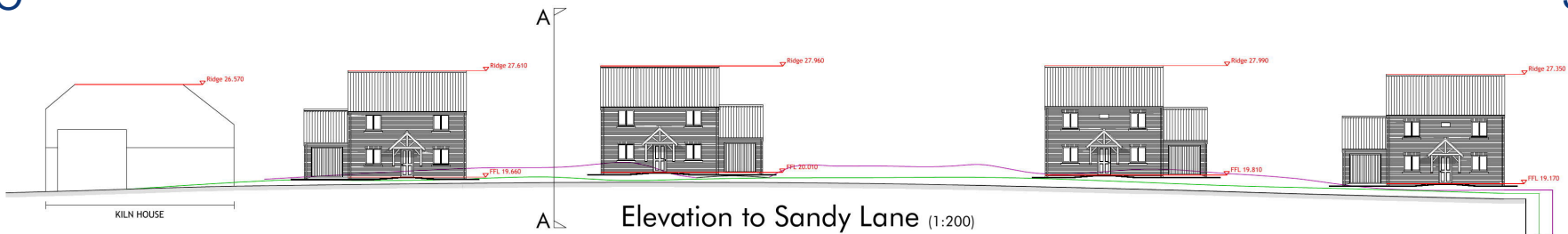


Rear northern boundary

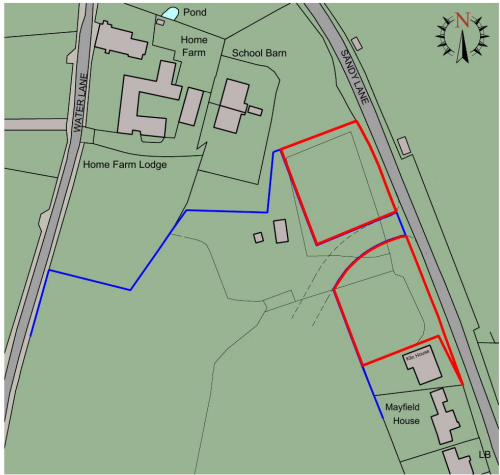


25/00256/O





Site Plan (1:500)



Location Plan (1:1250)



DRAINAGE STRATEGY	
FOUL WATER -	To discharge into self contained sewage treatment system e.g. septic tank or package treatment plant discharging into soakways complying with AD H of the Building Regulations.
STORM WATER -	To discharge into soakways designed in accordance with AD H of the Building Regulations

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WAITE & Wallage
ARCHITECTS LTD.

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Land North of Kiln House, Sandy Lane, Balckborough End Site & Location Plans	Paper Size: A2	PLANNING
	Drawn: DCRW	3/509/1C
	Date: Feb. '25	
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Survey Notes

- All levels and coordinates relate to a GPS derived datum. Control was established using Ordnance Survey's Active GPS Network. OSGB32(36). Translated from ETRS89 using OSGB02 and OSTN02 models. Control station information may not be shown on this drawing, please contact Planted Ltd should you require assistance.
- All levels shown adjacent to bank lines have been taken at channel face unless stated otherwise.
- Not all existing services are necessary shown on this drawing. All services that could be located at the time of the survey have been positioned but should be taken as approximate and used as a guide to their presence. Clarification of all underground routes should be confirmed by the individual service provider and prior to project construction.
- Land ownership boundaries and legal title extents have not been identified in this survey. Fences have been surveyed at post positions and changes of direction. Hedges located at face or line of main stem, see drawing note to specify.
- Not all trees have been surveyed, trees shown as below have been fixed by trunk position. Level relates to ground at base of trunk.

Example of surveyed tree, species not recorded unless stated. Trunk diameter shown to scale, average canopy spread surveyed and plotted to scale. Dimensions stated in metres.

Areas of dense trees and vegetation have been shown by the approximate ground coverage and have no trunk positioning.

Areas of non surveyed planting, positions shown indicatively only, or perimeter surveyed where level information is present.

- This survey has been merged with Dotham Survey Master Map Data. Boundaries and physical objects have only been fixed where level information is present. See Licence details No. AL10005917 All Ordnance Survey mapping is subject to their own accuracy and tolerances.
- The information presented in this survey is a recording of what was present and accessible at the time of survey. Areas of the site not surveyed are represented by Ordnance Survey mapping.

Survey Control Station Table

Station Ref.	Easting	Northing	Level m. AD	Description
PD01	566491.757	315012.507	18.108	Survey Nail
PD02	566497.530	315071.165	18.389	Survey Nail
PD03	566498.696	315113.361	18.919	Survey Nail

See notes for description of site datum and value

0	14.03.25	-	CSJ	First Issue
Rev	Date	Rev By	Chkd	Description

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Project
**Land North of Kiln View
Sandy Land
Blackborough End PE32 1SE**

Drawing Title
Topographical Survey

Scale	U.N.O.	Date	Drawn By
1:250(A1)		March 2025	SJS
Drawing No.	30272/001	Rev	0



South of site on Sandy Lane looking north



Kiln House south of application site





Dwellings to the south of Kiln House on the west of Sandy Lane





Footpath on Sandy Lane opposite the application site.
Joining Blackborough End to Middleton





Existing access to applicant's land



Southern section of application site



Looking across plots 1 and 2 towards Kiln House







Looking across plots 3 and 4 to north of existing access





Plots 3 and 4 looking north





Plots 3 and 4 looking towards Bramble Barn





Bramble Barn





Within Plot 3 looking towards the road



End of Presentation

