

Planning Committee

5th October 2026



25/01801/FM





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

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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



Key

M4(3)
Dwellings = 2

M4(2)
Dwellings = 46





Front Elevation



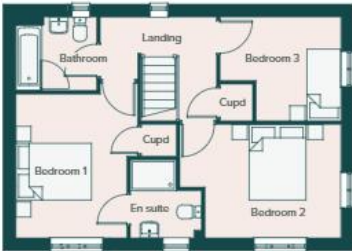
Rear Elevation



Side Elevation



Ground Floor



First Floor



Side Elevation







Front Elevation



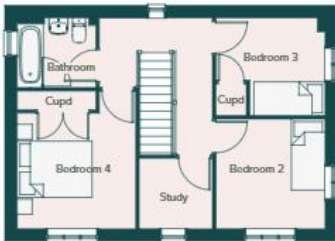
Rear Elevation



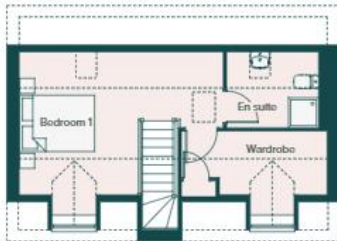
Side Elevation



Ground Floor



First Floor



Second Floor



Side Elevation



Front Elevation



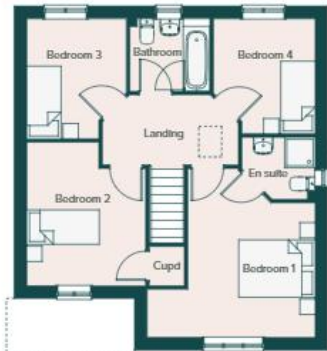
Rear Elevation



Side Elevation



Ground Floor



First Floor



Side Elevation





1. Burnham, Plots 248, 249



Front Elevation



Rear Elevation



Side Elevation



Ground Floor



First Floor



Side Elevation



4. Lambridge



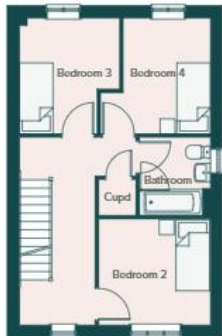
Front Elevation

Rear Elevation

Side Elevation



Ground Floor



First Floor



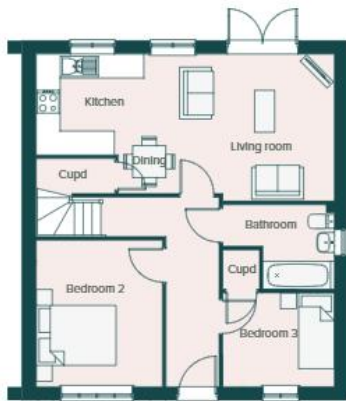
Second Floor



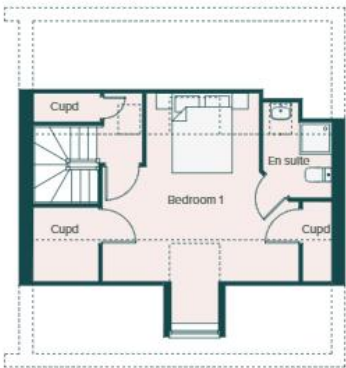
Front Elevation

Rear Elevation

Side Elevation



Ground Floor



First Floor

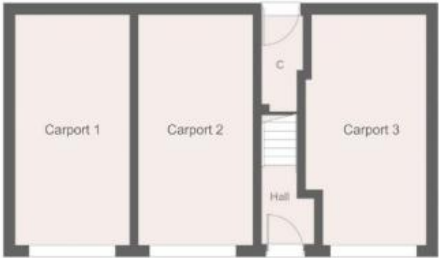




Front Elevation

Rear Elevation

Side Elevation



Ground Floor



First Floor



Side Elevation





Front Elevation

Rear Elevation



Ground Floor



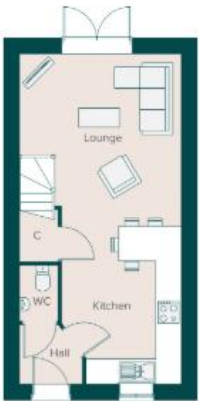
Side Elevation



Front Elevation

Rear Elevation

Side Elevation

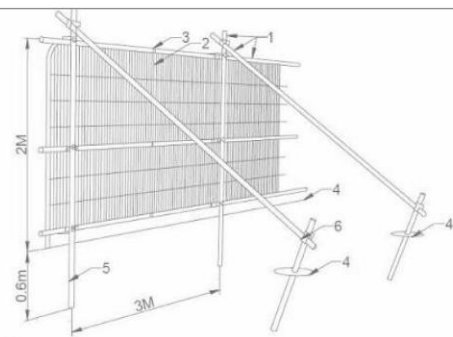
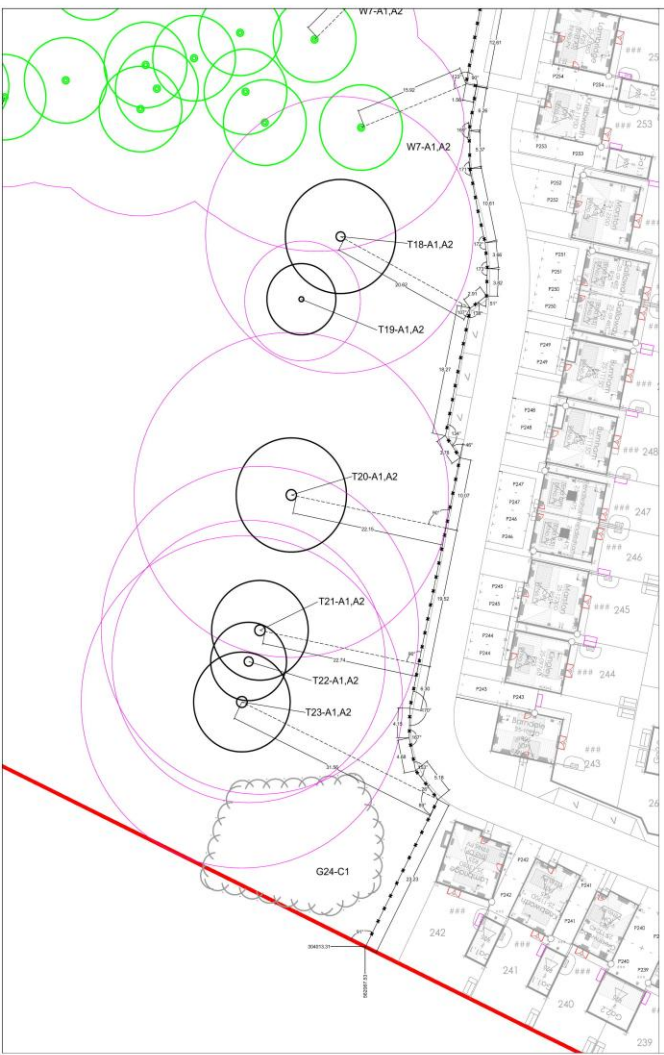


Ground Floor



First Floor





- 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.



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.
- 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

JAMES BLAKE ASSOCIATES	
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Tel: 01493 333333 Fax: 01493 333334 Email: info@jamesblake.co.uk	
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DATE: 10/01/2025

BY: JBA

CHECKED: JBA

APPROVED: JBA

PROJECT: JBA 24/174 - TPP01

CLIENT: King's Lynn & West Norfolk Borough Council

LOCATION: King's Lynn & West Norfolk Borough Council



Roundabout access on Lynn Road



View southwards along Lynn Road from roundabout

LEAP & allotments beyond



Phase 1 NW along green corridor



View SW towards application site



View southwards along Bridleway 13 in SE corner of site



SE corner of site – open space and LAP



SE corner of the estate looking W to Parsley Way



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



Phase 1 under construction to NW



Cinnamon Road towards the site (emergency access route)



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

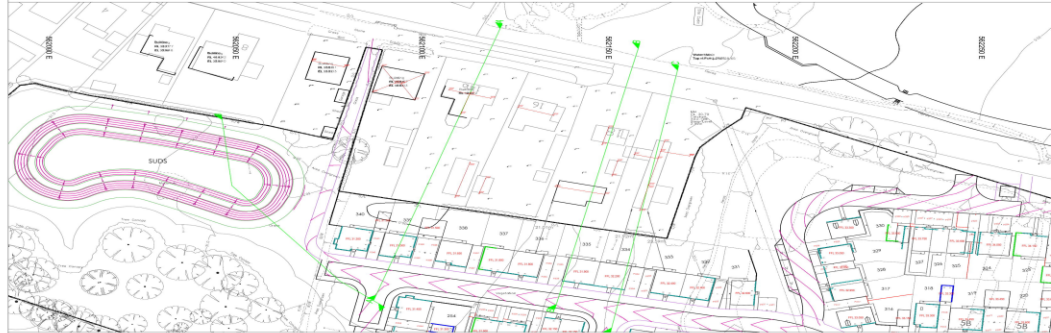
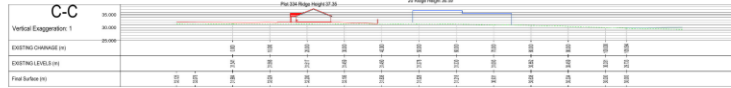


Further along





NW corner of site r/o Bridle Lane properties



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26/01142/F





Location Plan
Scale 1:1250



Existing Site Plan
Scale 1:500

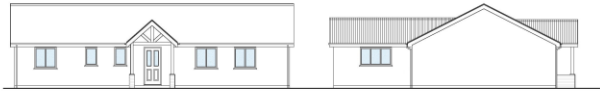


Existing Ground Floor Plan
Scale 1:50



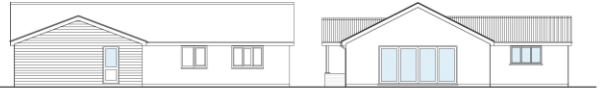
Existing Roof Plan
Scale 1:50

[illegible]



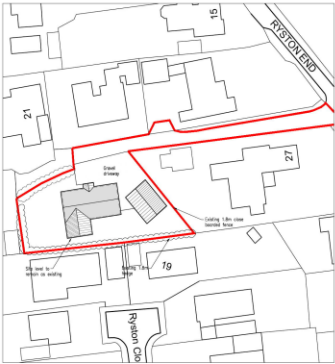
Proposed Front Elevation
Scale 1:100

Proposed Side Elevation
Scale 1:100

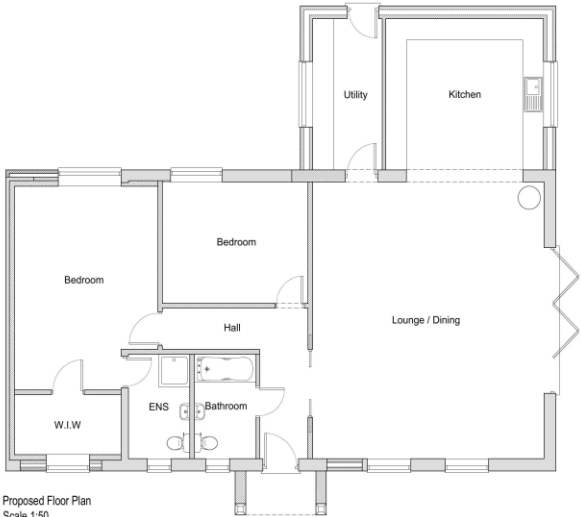


Proposed Rear Elevation
Scale 1:100

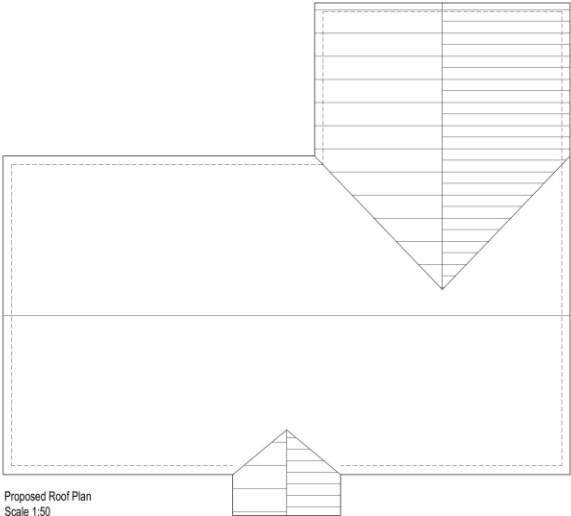
Proposed Side Elevation
Scale 1:100



Proposed Site Plan
Scale 1:500



Proposed Floor Plan
Scale 1:50



Proposed Roof Plan
Scale 1:50



PROJECT



PETER HUMPHREY
ASSOCIATES

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02/2017

MR D CAVILL

PROPOSED EXTENSIONS AND ALTERATIONS

25

RYSTON END

DOWNHAM MARKET

NORFOLK

PE38 9AX

PROPOSED DRAWINGS

DATE: 02/2017

7281/PL02

A1

JUL 2008

Notes:

1. All drawings are prepared on the basis of a site visit and are not to be used for any other purpose without the written consent of the author.

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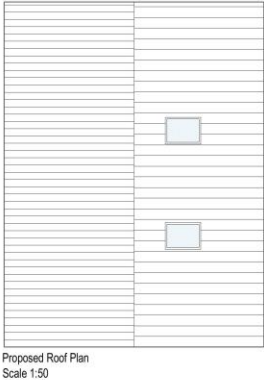
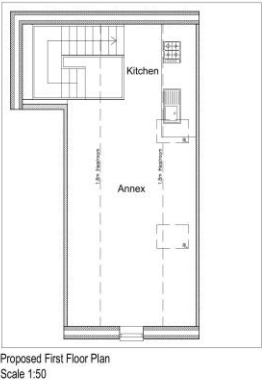
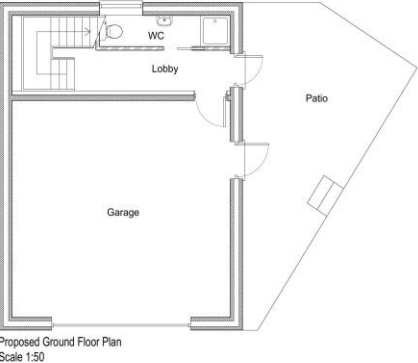
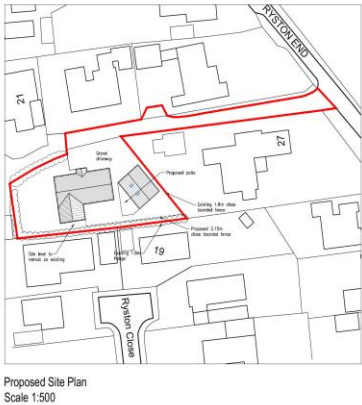
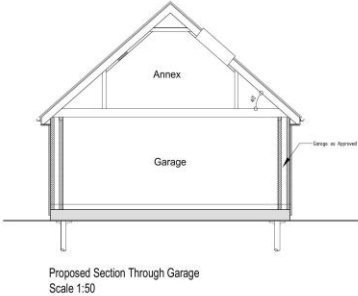
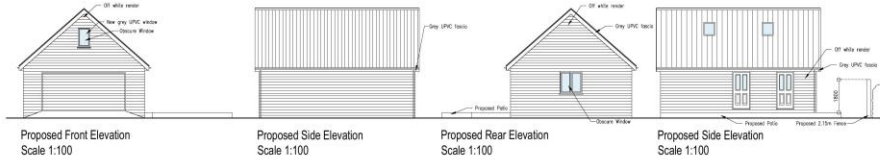
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NEW DESIGN - CHANGES BASED ON PLANNING OFFICE FEEDBACK

PROPOSED

PHA

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MR D CAVILL

PROJECT

PROPOSED EXTENSIONS AND ALTERATIONS

25
RYSTON END
DOWNHAM MARKET
NORFOLK
PE38 5AX

DRAWING

PROPOSED DRAWINGS

NO.	REVISION	DATE
7281/PL04-A	A1	JUL 2026

Notes:

1. These drawings are submitted for planning purposes only and are not to be used for any other purpose without the written consent of the architect.

2. All dimensions are given in millimetres and rounded to the nearest millimetre. If no dimension is given, the dimensions shall be as shown on the drawings.

3. The architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the client's agents.

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Front of garage/store looking south



Views from upper gable window to north



Rear ground floor window to south









From patio looking southwest



Rear of existing dwelling





View along front of dwelling looking west



End of Presentation

