

APPLICATION REFERENCE: PF/24/2341

LOCATION: Home Farm Enterprise Zone, Hall Road, Cromer

PROPOSAL: Erection of 5 commercial units for uses within Use Classes E(c)(i) - financial services, E(g)(i) - offices, E(d) - indoor sport, recreation or fitness, B8 - storage or distribution



NORTH
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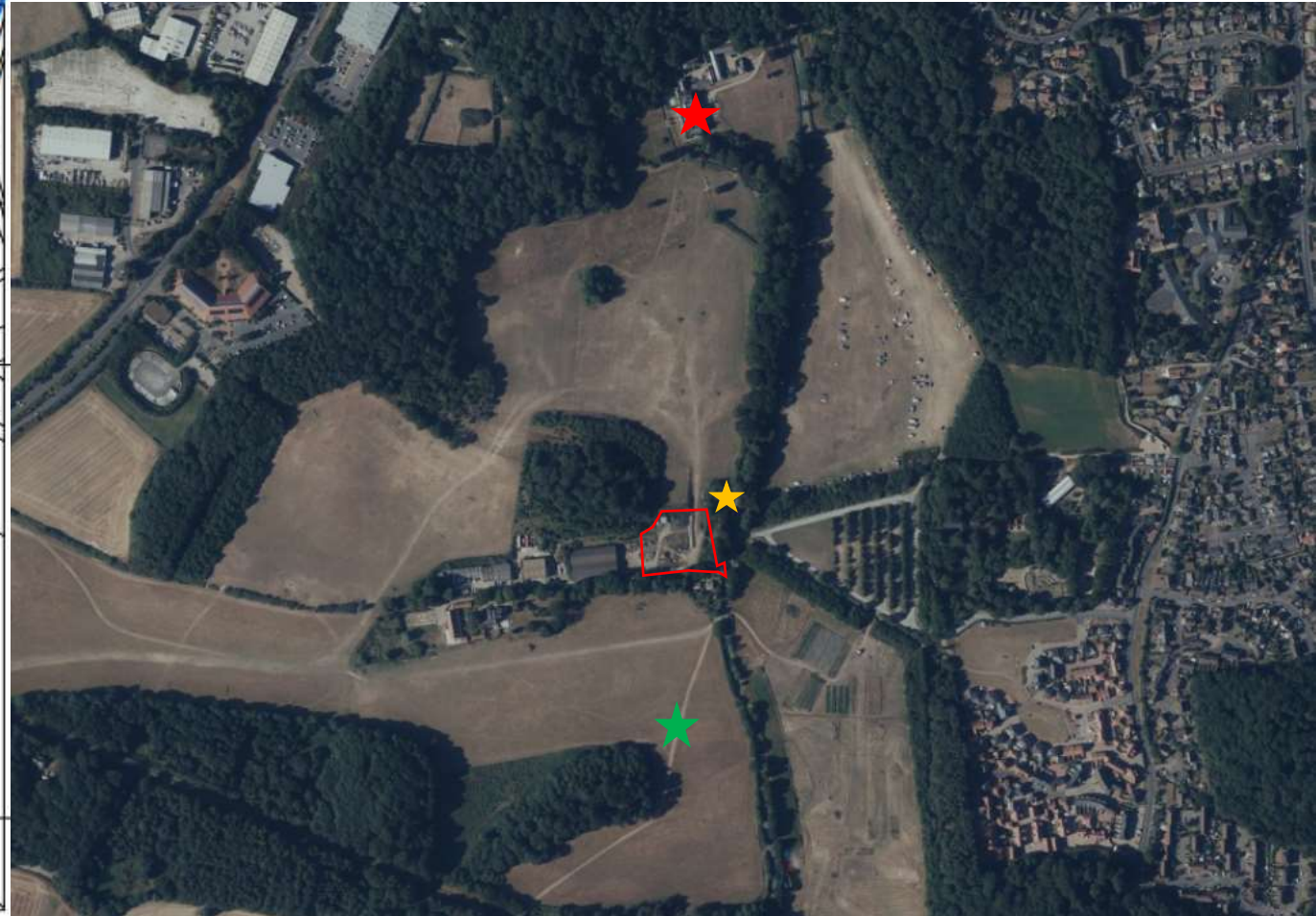
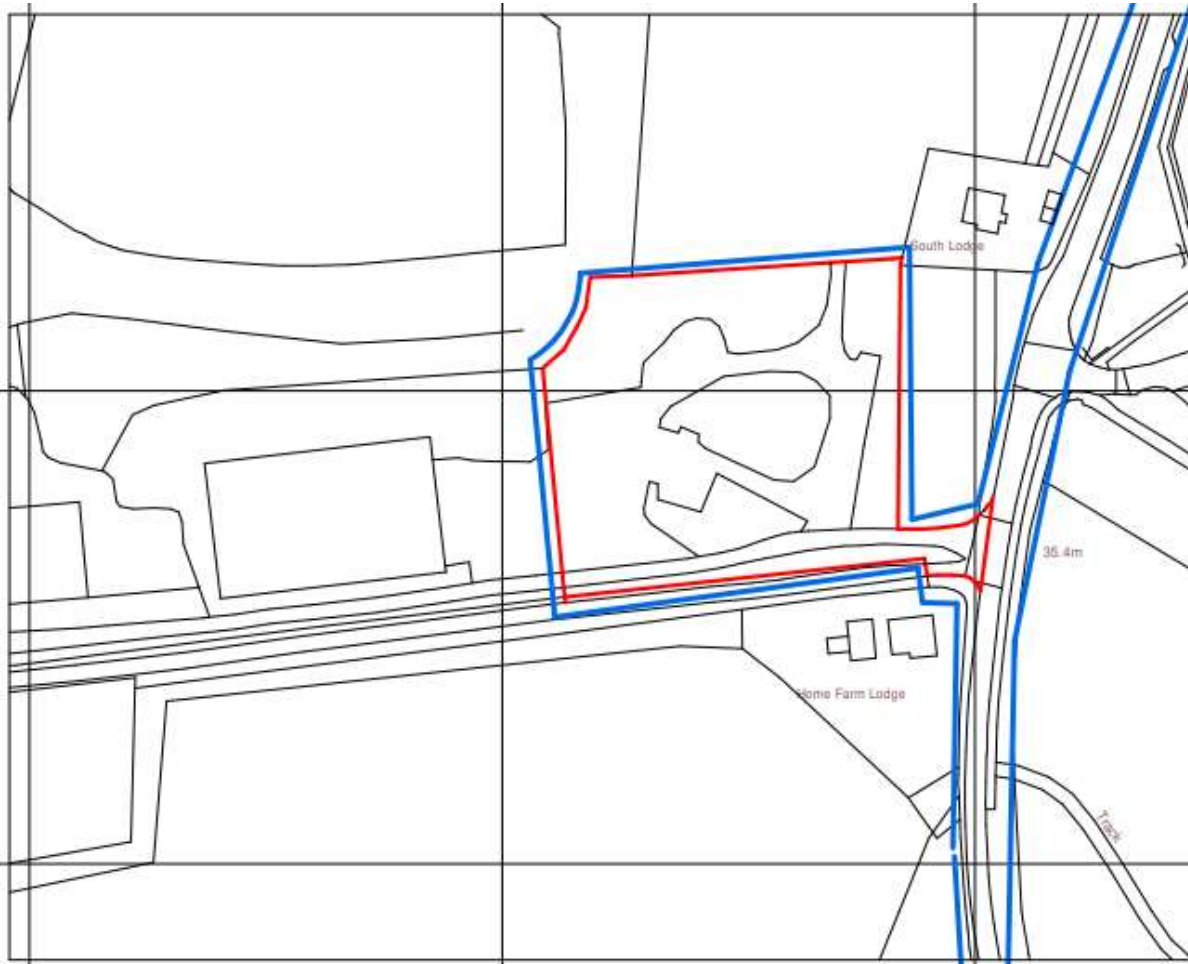
27 June 2025

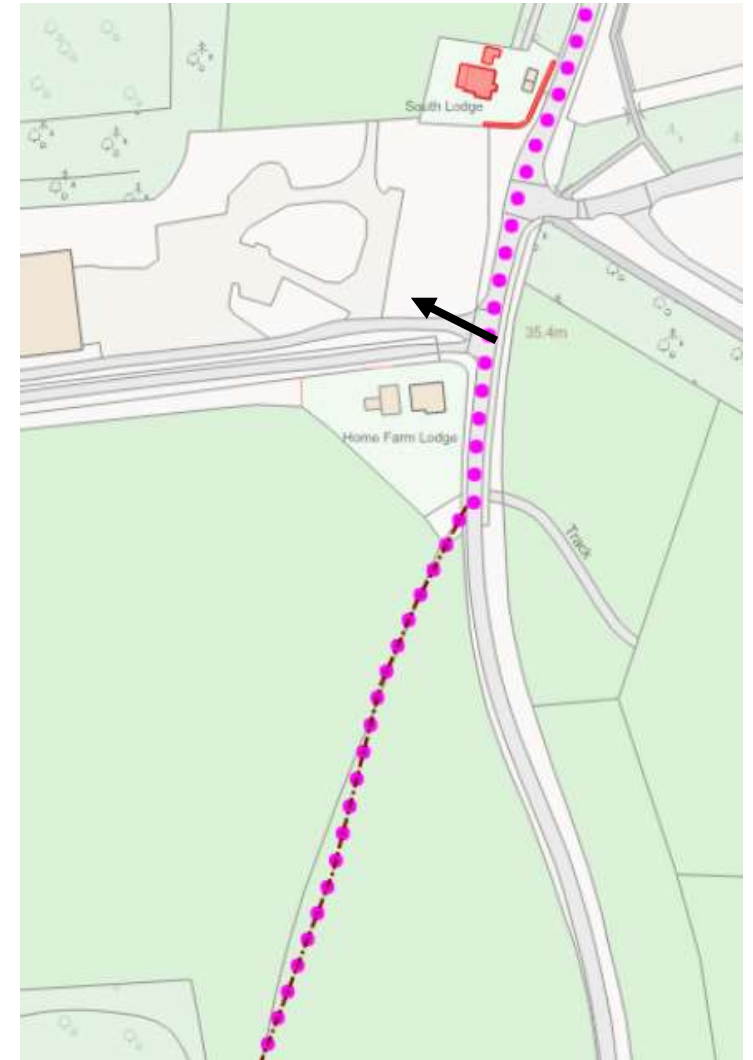
Site location

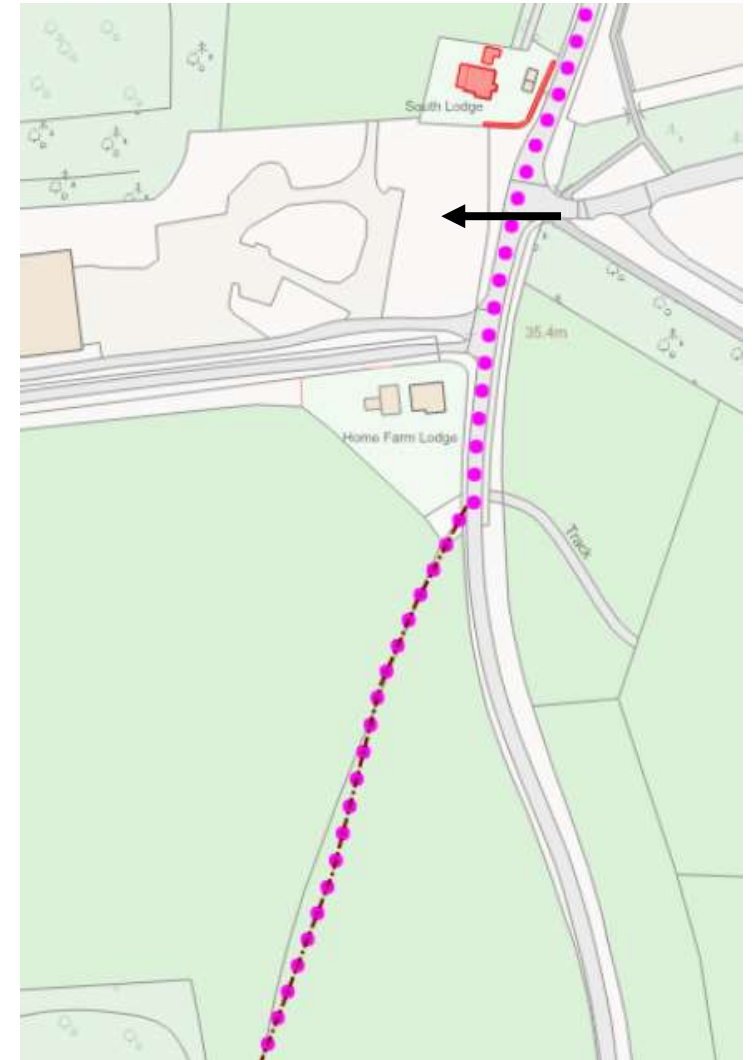
★ Grade II Listed
South Lodge

★ Grade II* Listed Cromer
Hall

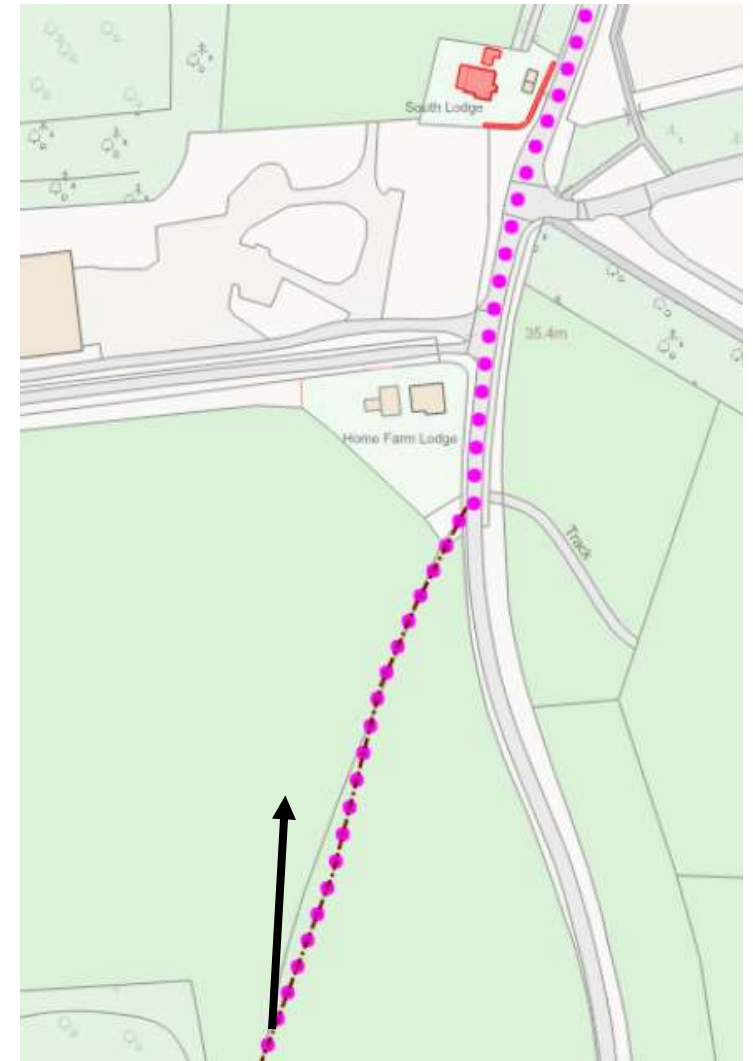
★ Weavers Way & Public Right of Way
(Cromer FP9)

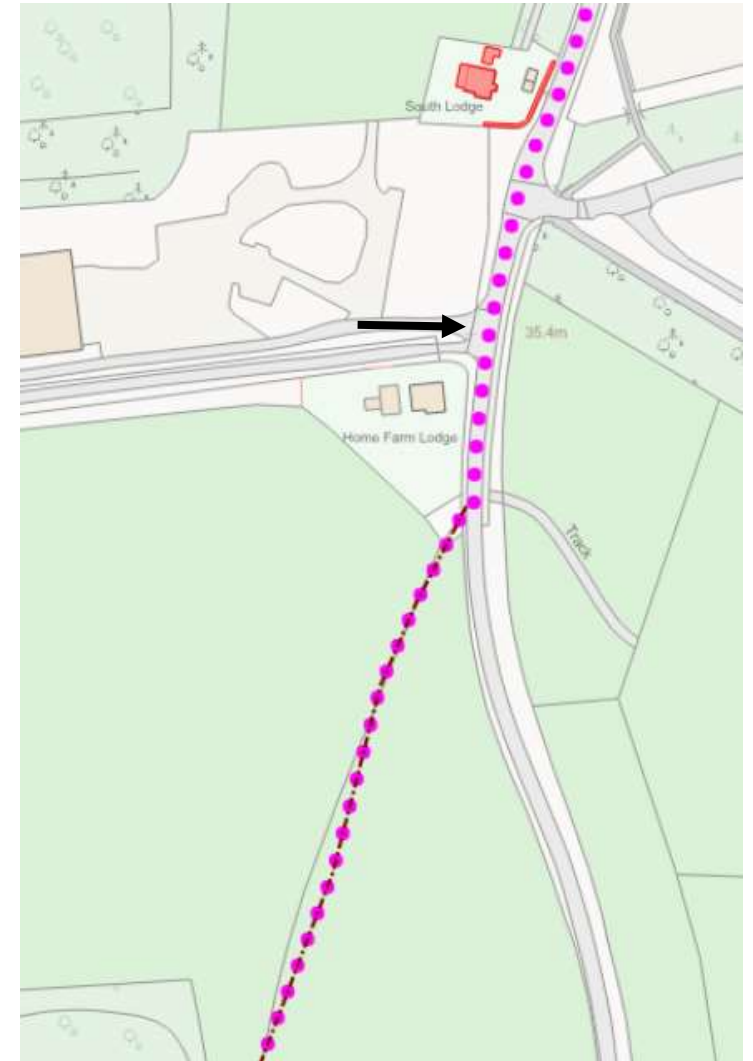


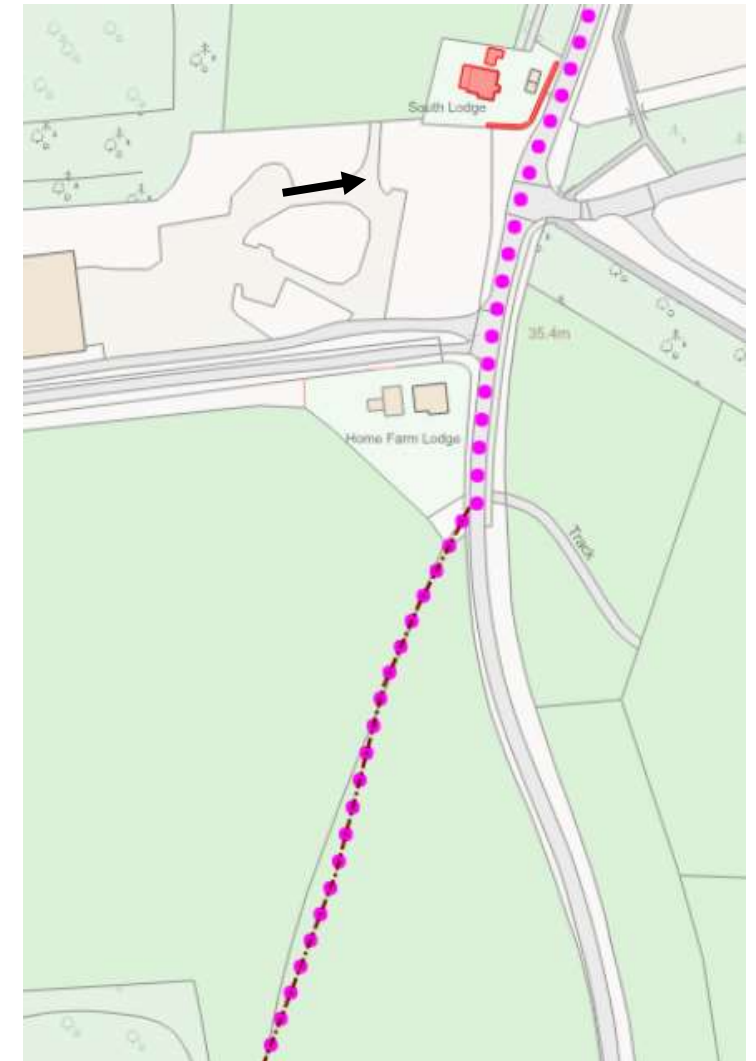


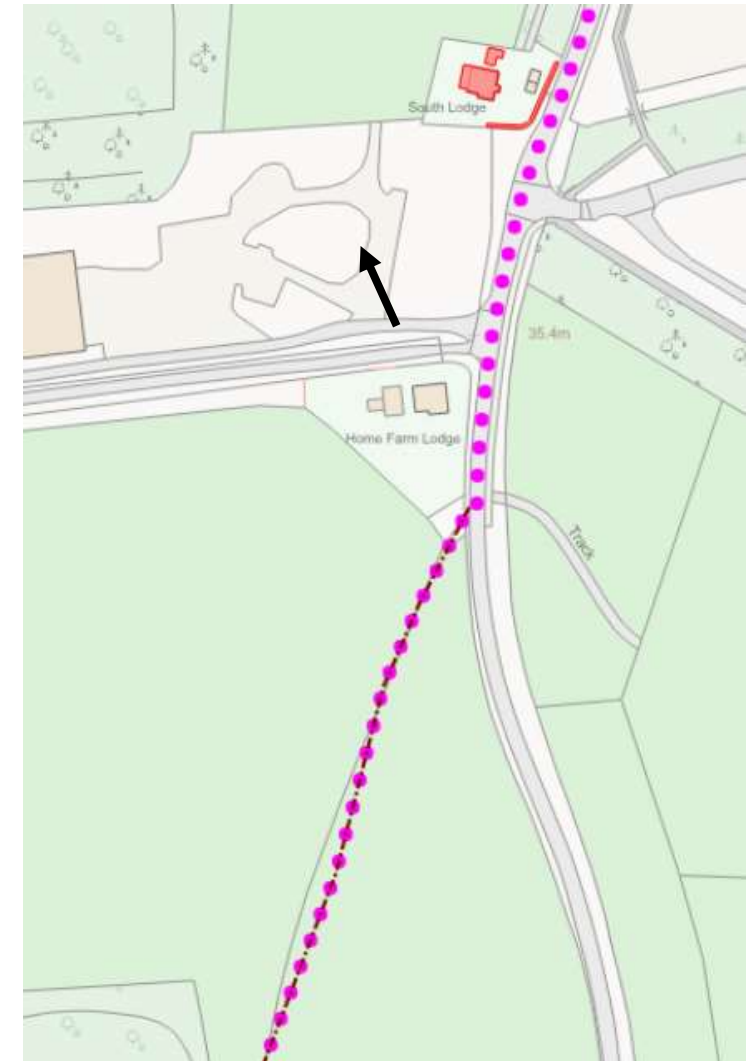


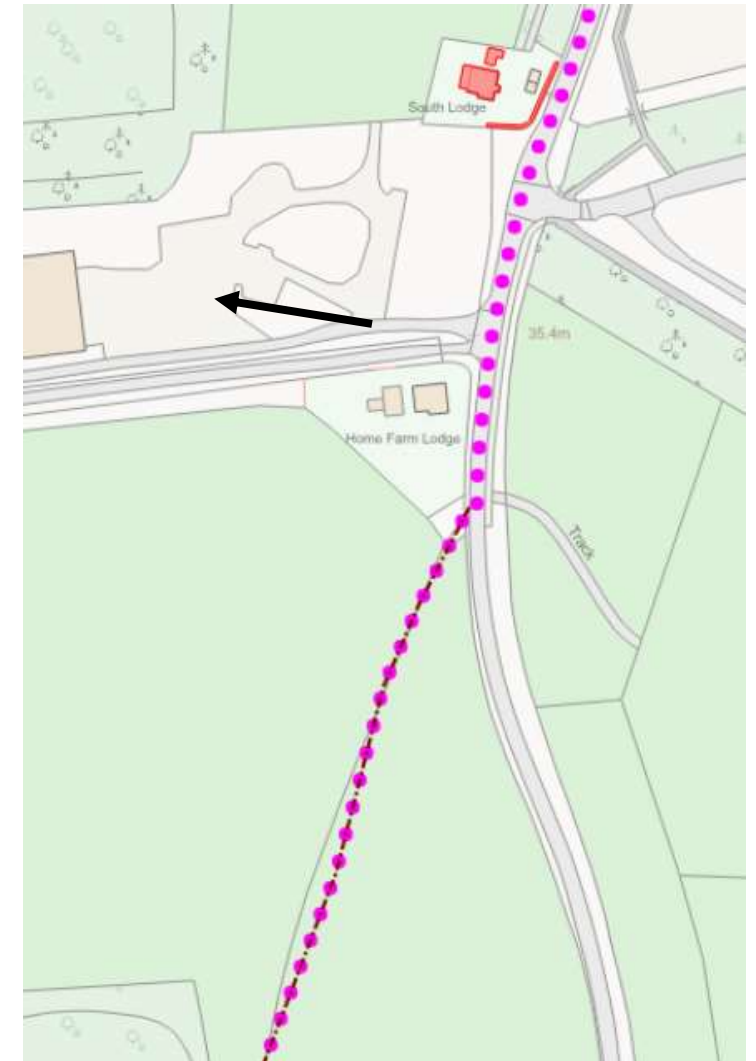




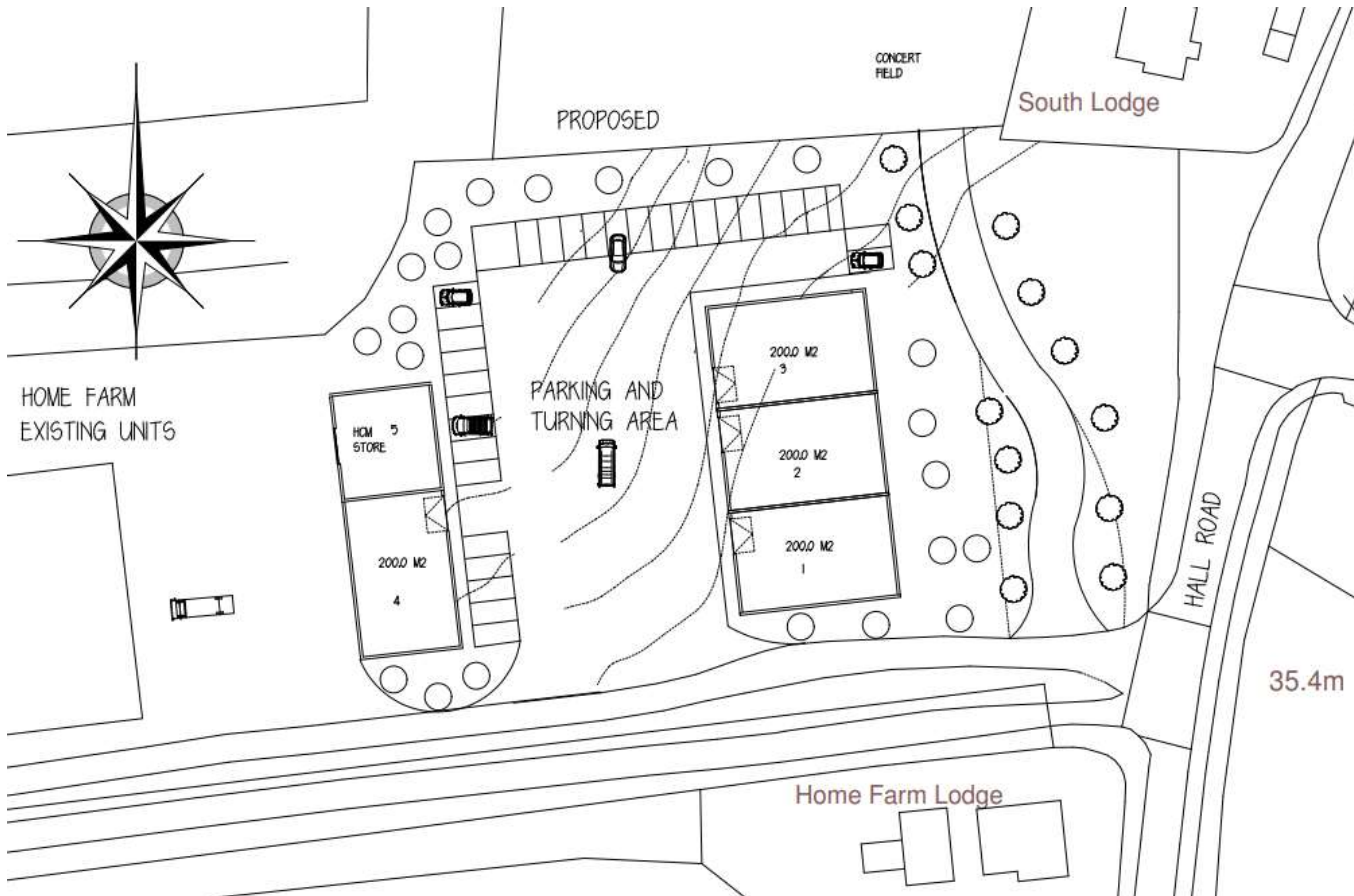




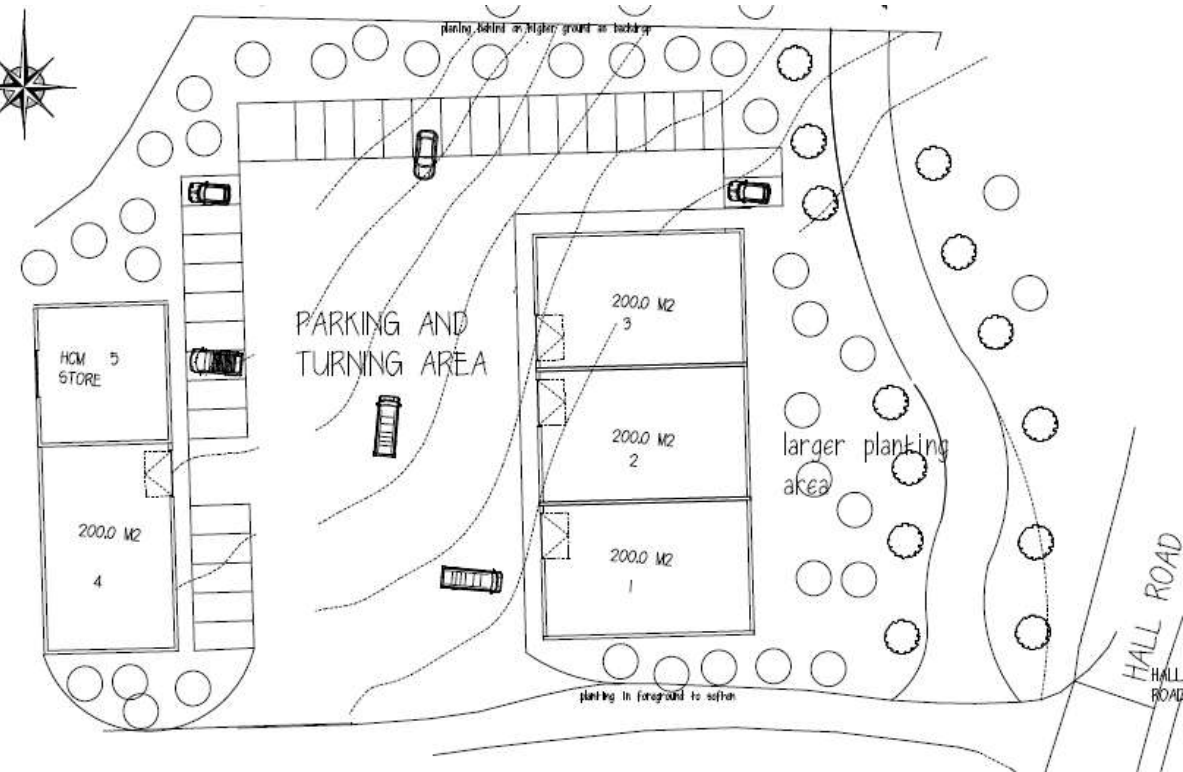




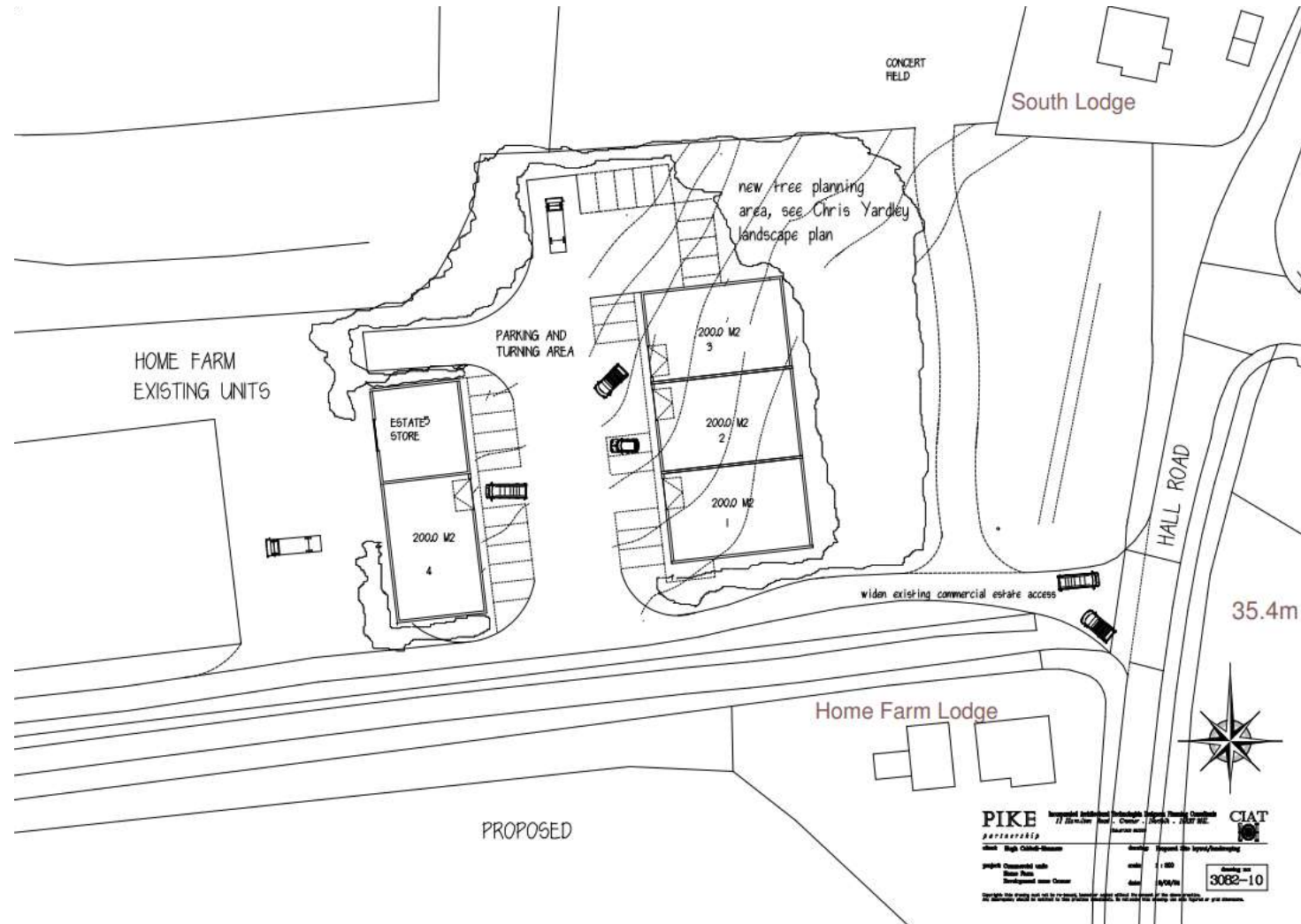
Proposed site plan – Feb 25



Proposed site plan – submitted after the Feb 25 meeting

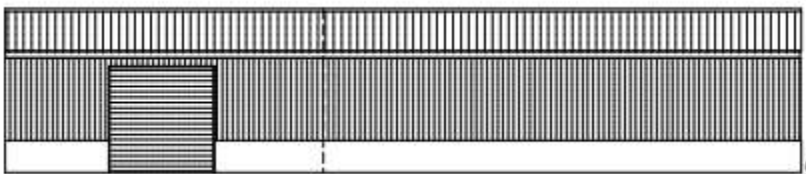


Proposed site plan – received 24/06/2025

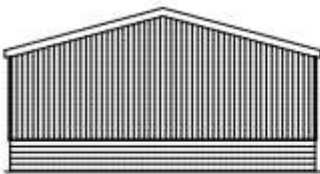


Parking requirements
30 vehicular spaces

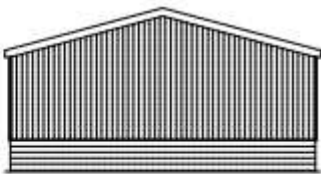
Proposed 24 (full
spaces shown)



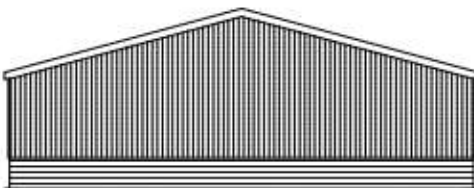
Proposed elevations & floor plans



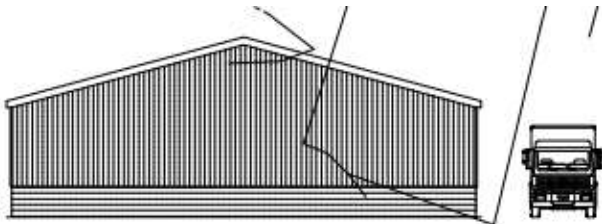
NORTH ELEVATION



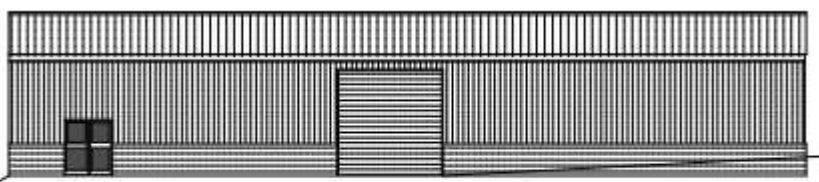
SOUTH ELEVATION



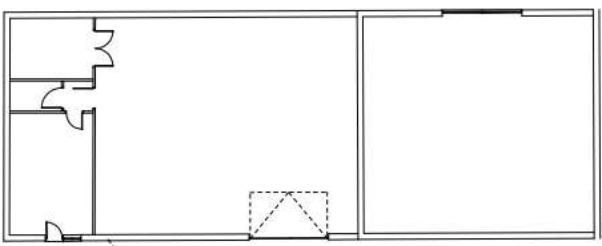
NORTH ELEVATION



SOUTH ELEVATION

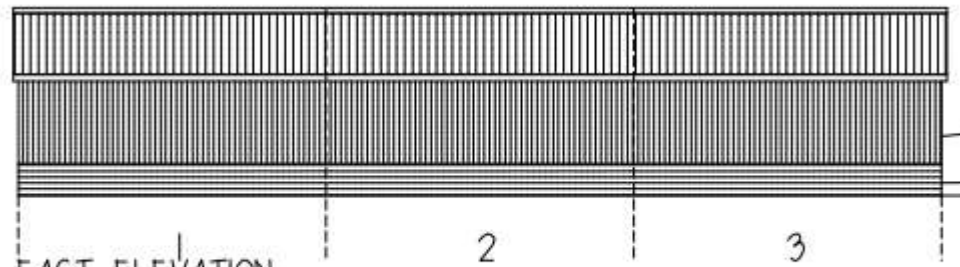
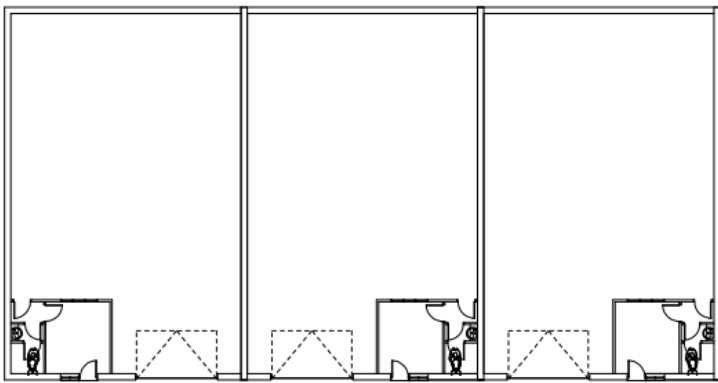


EAST ELEVATION UNITS 4,5

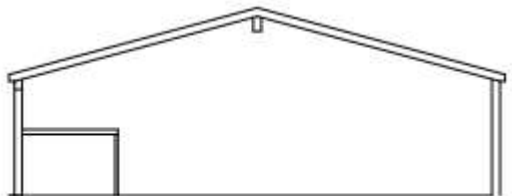


PLAN UNITS 4/5

PLAN UNITS 1,2,3

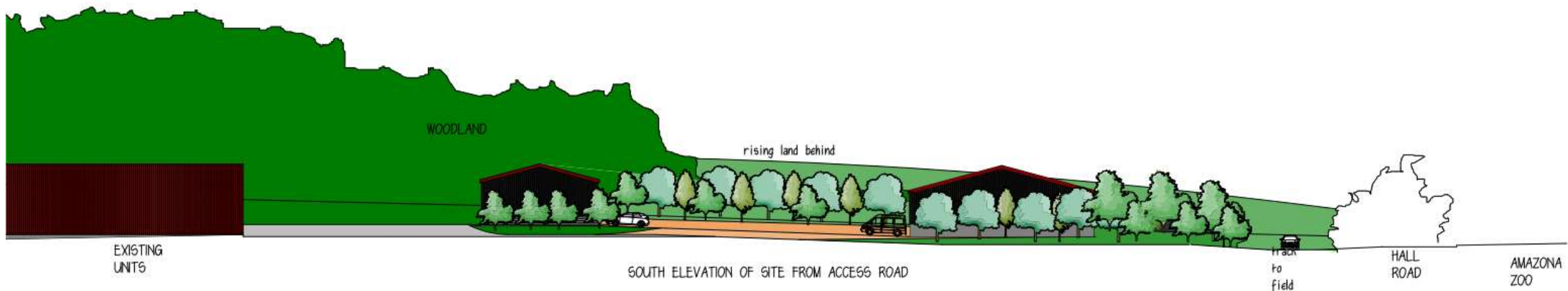


EAST ELEVATION UNITS 1,2,3,

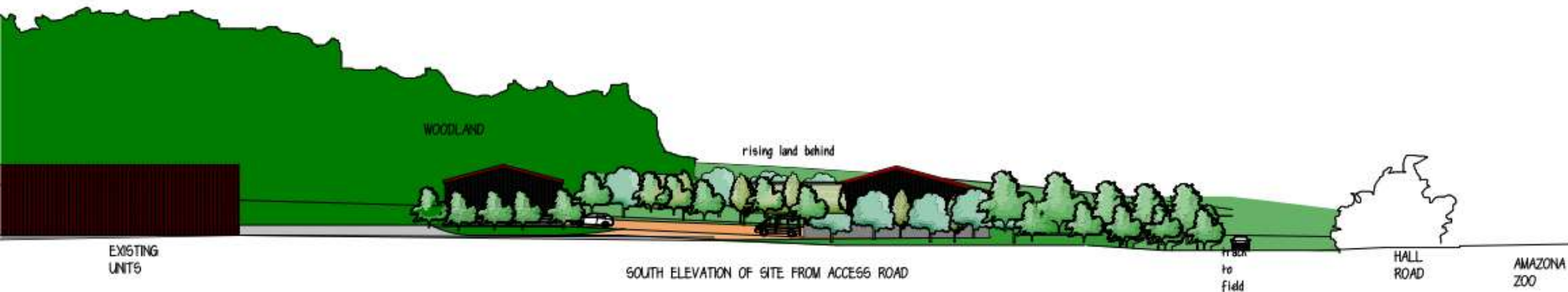


SECTION

Proposed site section – Feb 25



Proposed site section – 24/06/25



Proposed soft landscaping plan – 20/06/25



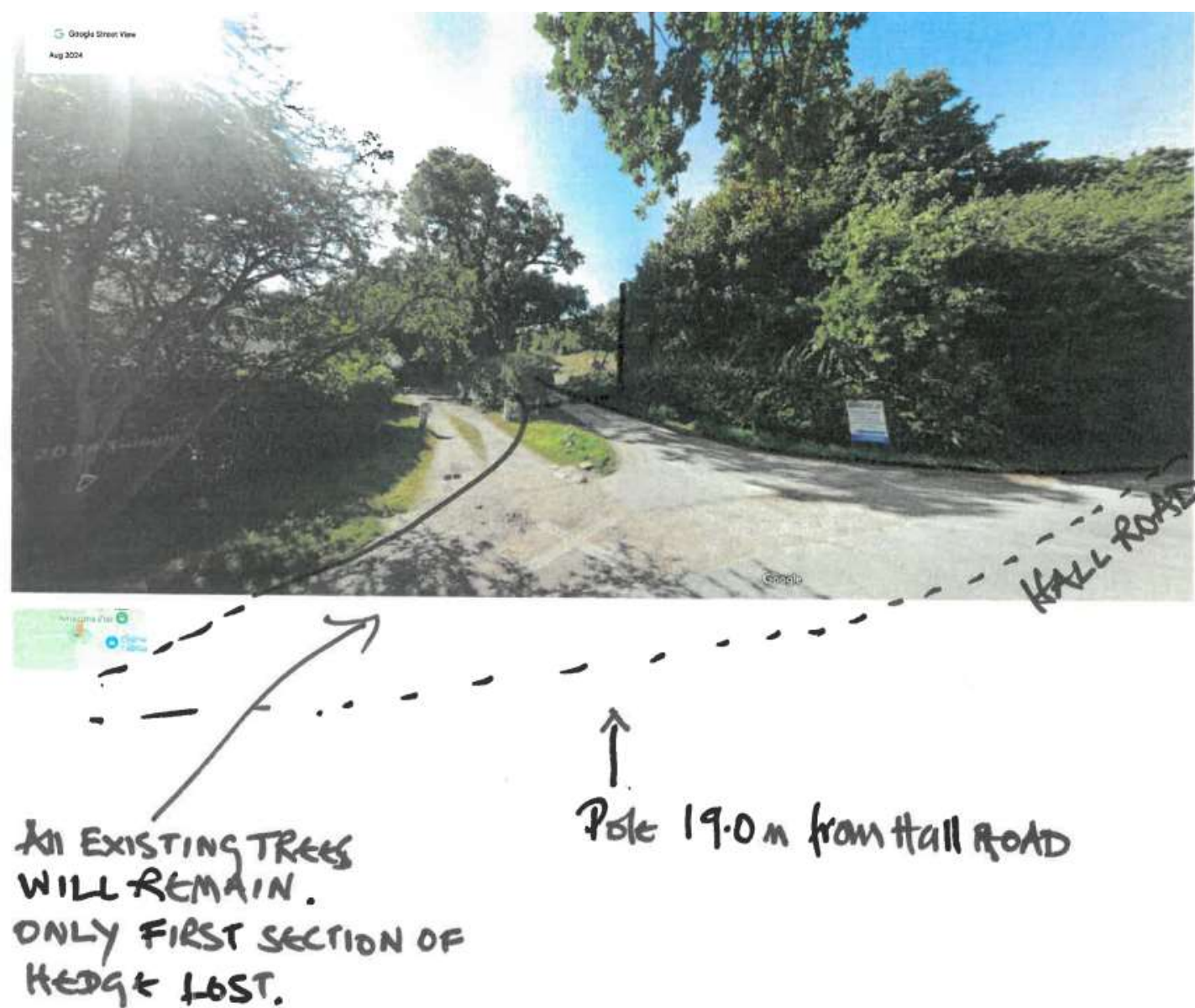
Access details

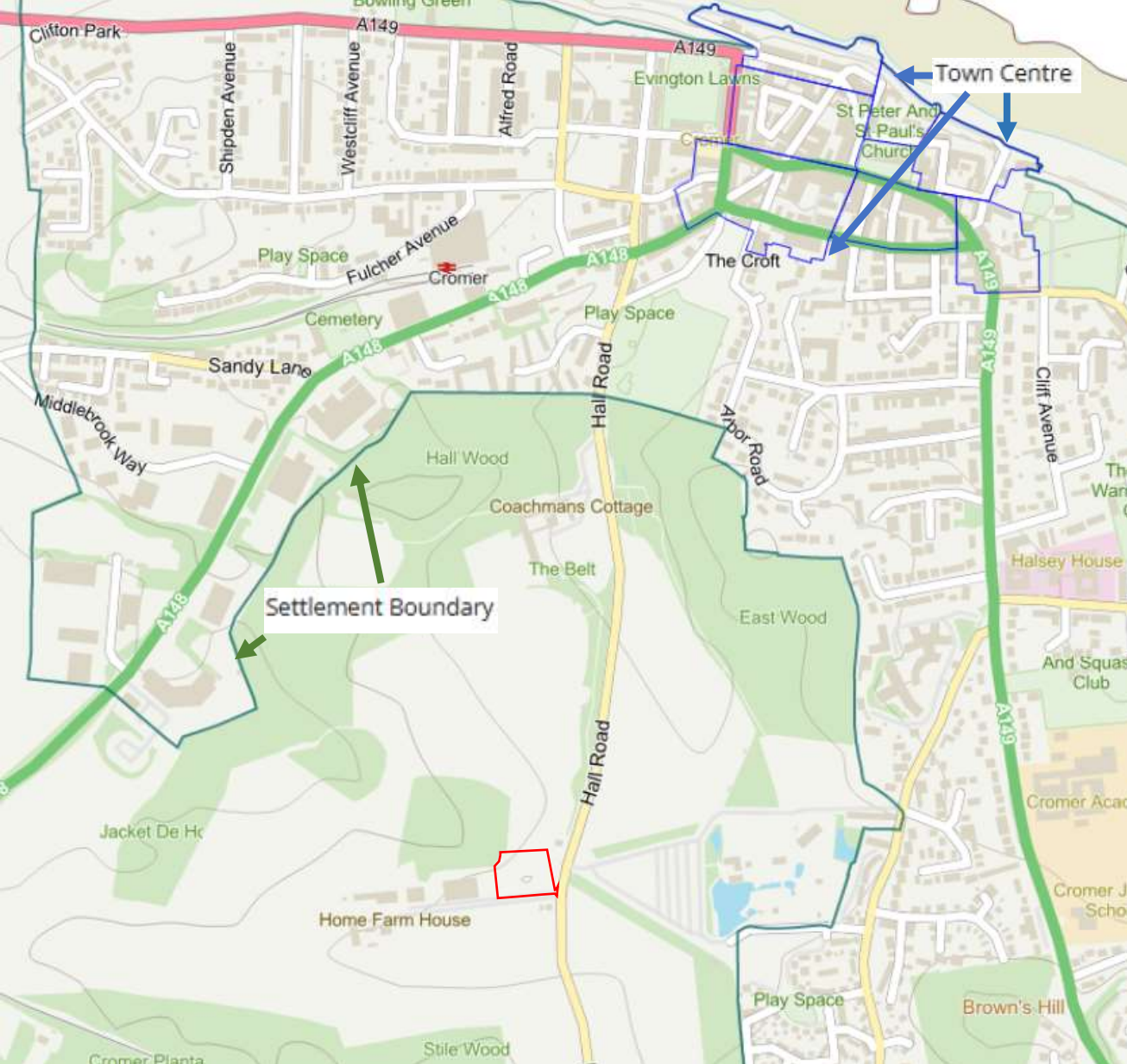
Extract from 24/06/25 highway comments – re. access

I understand there might be scope to provide improved visibility from the access. In the absence of a vehicle speed survey, I would suggest that 85%iles are likely to be in the region of 35mph at this location. Accordingly would suggest the visibility splays of 2.4m by 54m are sought in both directions.

The Highway Authority would generally limit radii at commercial accesses to 12m. The existing radii appear larger than would normally be supported but considering the reduced road width, they may help enable access by larger vehicles. The revised layout should be informed by vehicle swept-path analysis and the access radii constrained so far as possible.

The access layout is complicated slightly by the presence of the Home Farm Lodge access. I would highlight that the proposal seems to rely on using the adjacent access to accommodate waiting vehicles. I would suggest that to suitably accommodate two opposing vehicles at the access, it should be widened to 6.5m for a distance of 15m back from Hall Road.





↑ Surface water flood maps

'Annual Exceedance Probability' (AEP);

← Site's relationship with designated Settlement Boundary and Town Centre