

APPLICATION REFERENCE: PF/25/0902

LOCATION: Forest Park, Northrepps Road, Northrepps

PROPOSAL: Installation of sections of new footpath, along with upgrade of surfacing of existing areas used as permissive footpaths to create a single new connected walkway with rest stop areas and interpretation boards (part retrospective).



NORTH
NORFOLK
DISTRICT
COUNCIL

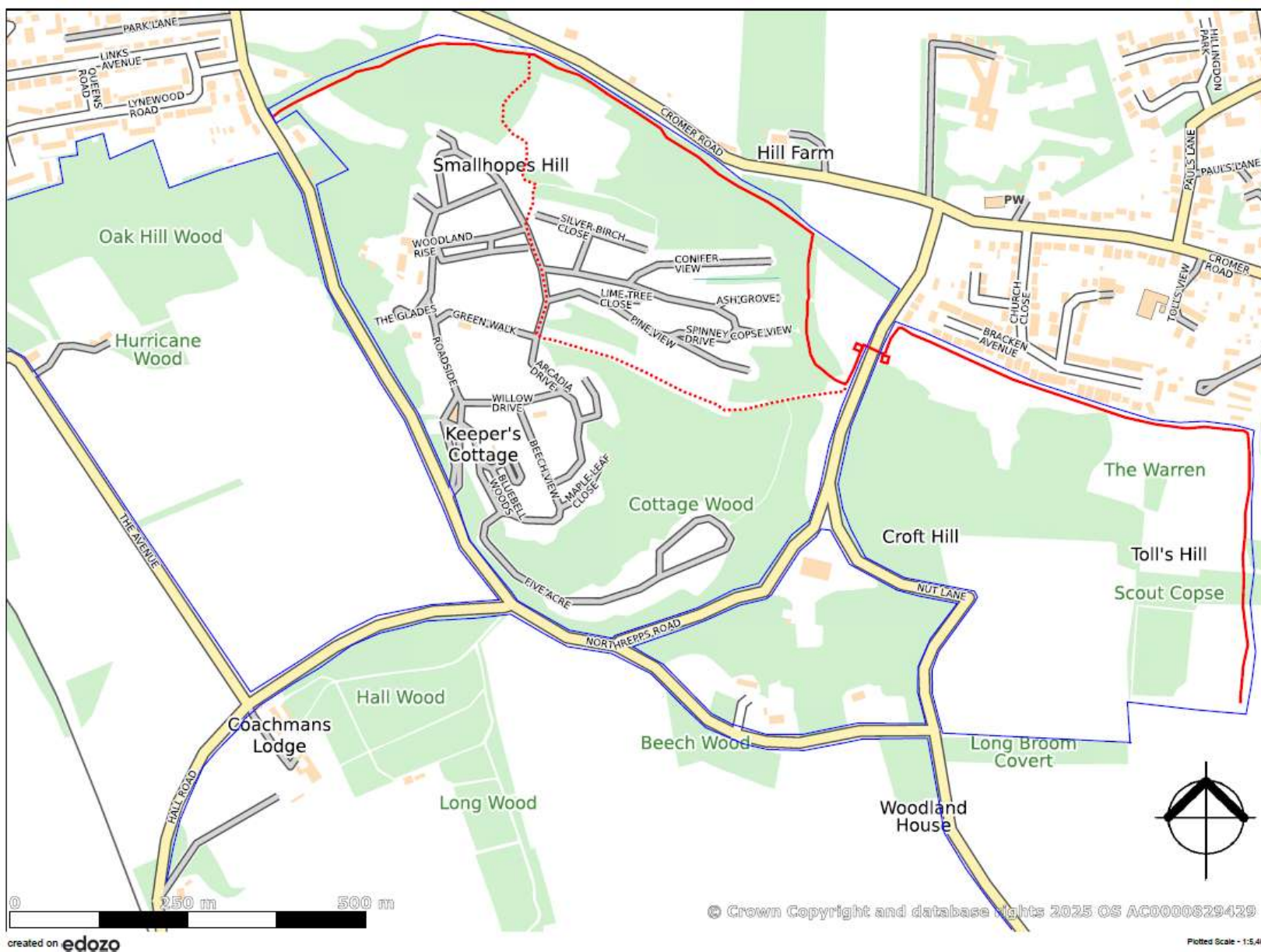
north-norfolk.gov.uk

18th June 2026

Site Location



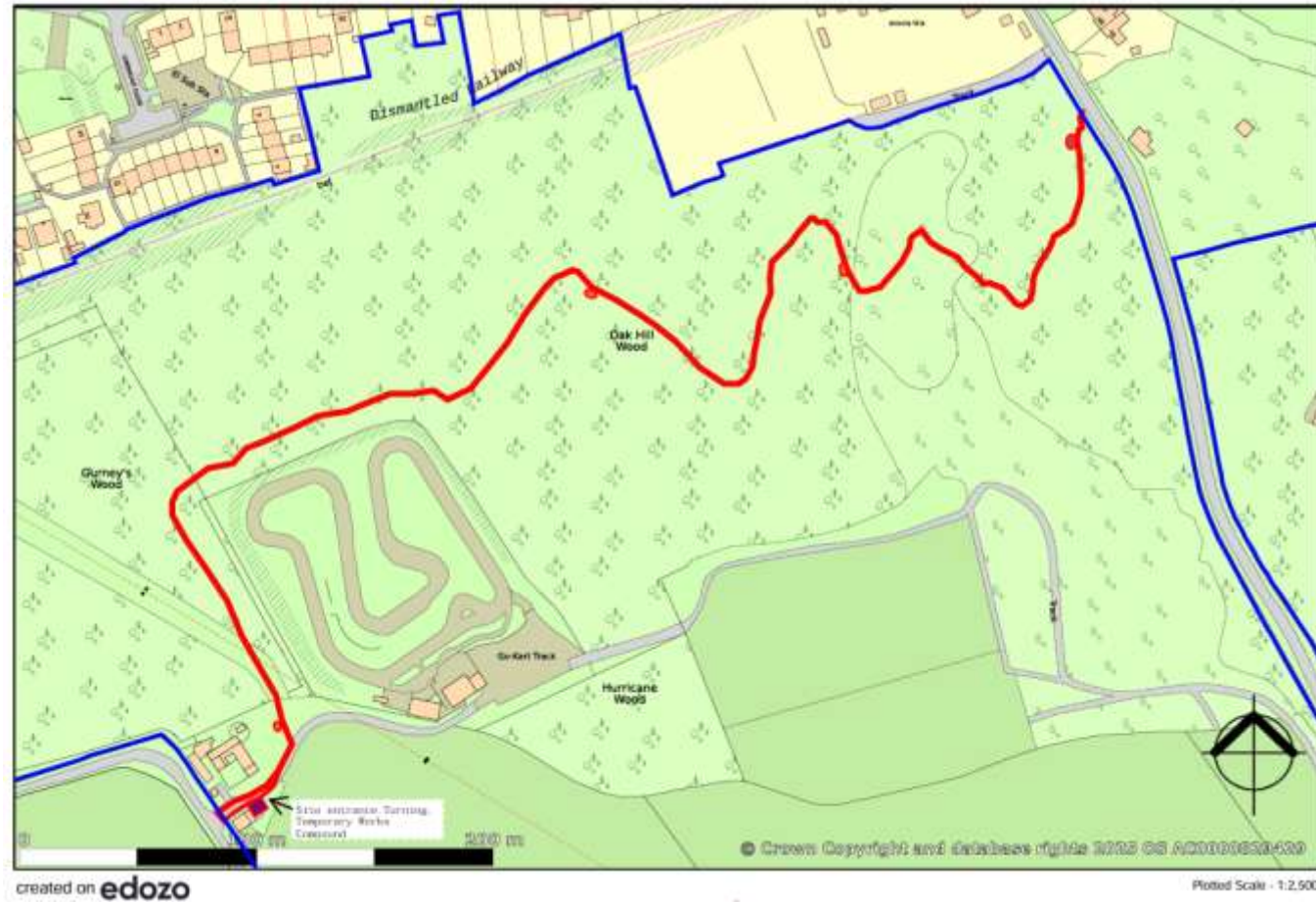
Site Location



 Works Compounds at main site access points. Storage & materials (temporary)

 Site Boundary
 Site Access - alternative haulage route for works
 Other Land in same ownership

Site Location

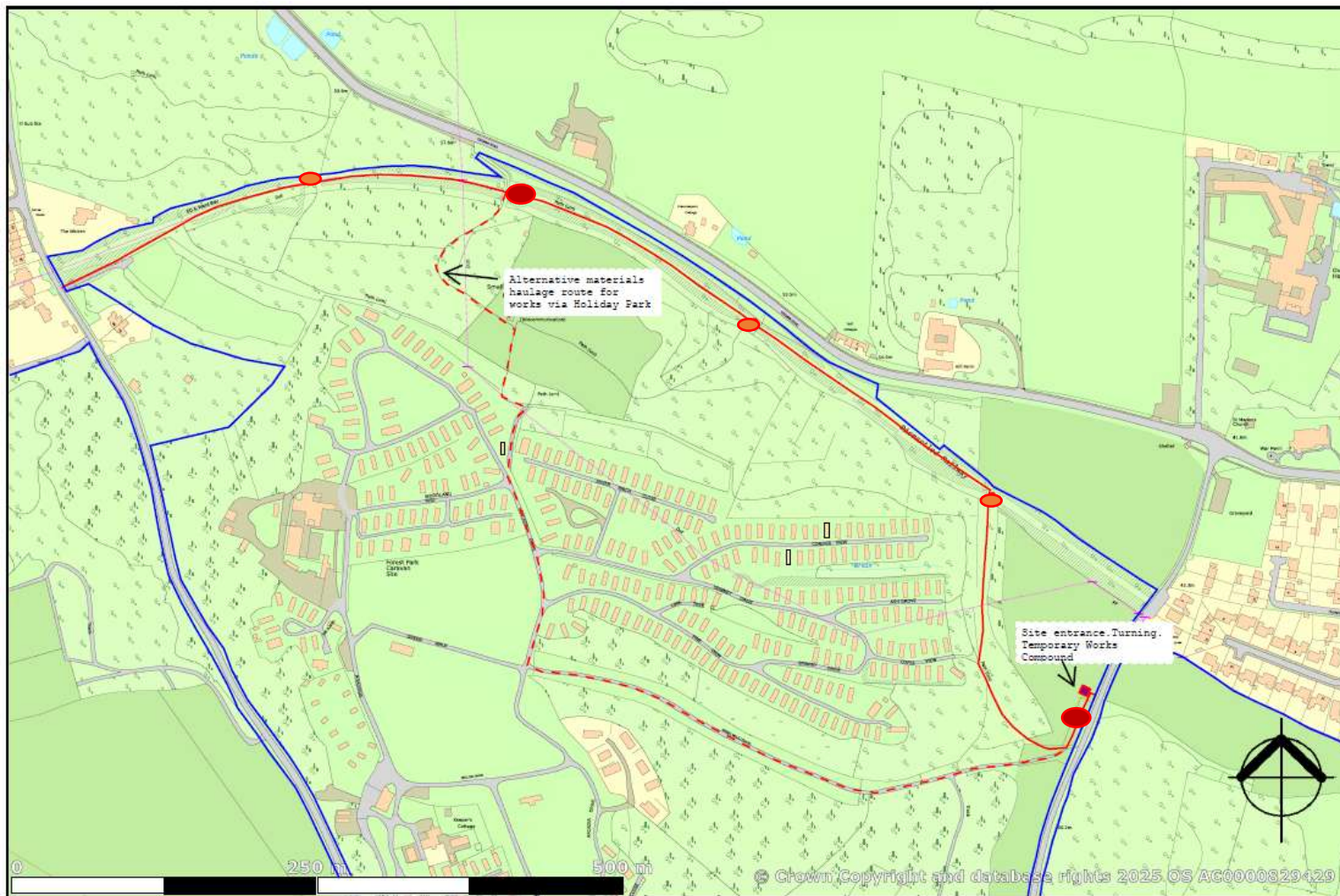


Western section (3) of original plan, intended to come forward separately, at a later date



-  Site Boundary
-  Other Land in same ownership
-  Works Compound - storage / materials (temporary)
-  Small Rest Stop
-  Large Rest Stop

Location Plan- Central Site



- Site Boundary
- - - Site Access - alternative haulage route for works
- Other Land in same ownership
- Works Compound - storage / materials (temporary)
- Small Rest Stop
- Large Rest Stop

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Plotted Scale - 1:5,000

Rest Stops



- 7 rest stops incorporating seating areas, waste bins, and multi sensory interpretation boards will be installed along the length of the walk.
- Seating benches will be part recycled composite construction with cut-away for wheelchair access
- Two sizes: 4-person & 8-person will be used
- Construction of the seating area base will be identical to the main path surfacing.
- Large bench rest areas will have plot of 8m x 4m
- Small bench rest areas will have plot of 6m x 4m
- Waste bins provided at each stop, to be maintained by Forest Park Estate Management



Sub-Base preparation for Rest Stop S1

Footpath Construction



Geotextile & Sub-Base Make-up S1



Finished Sub-Base S1



Surface Planing Make-up S2



Finished Pathway S2

Upgraded surface make-up

- White Terram underlay non woven geotextile permeable separation membrane
- 130mm (c5") layer crushed graded clean hardcore
- 80mm (c3") loose dry rolled crushed asphalt planings

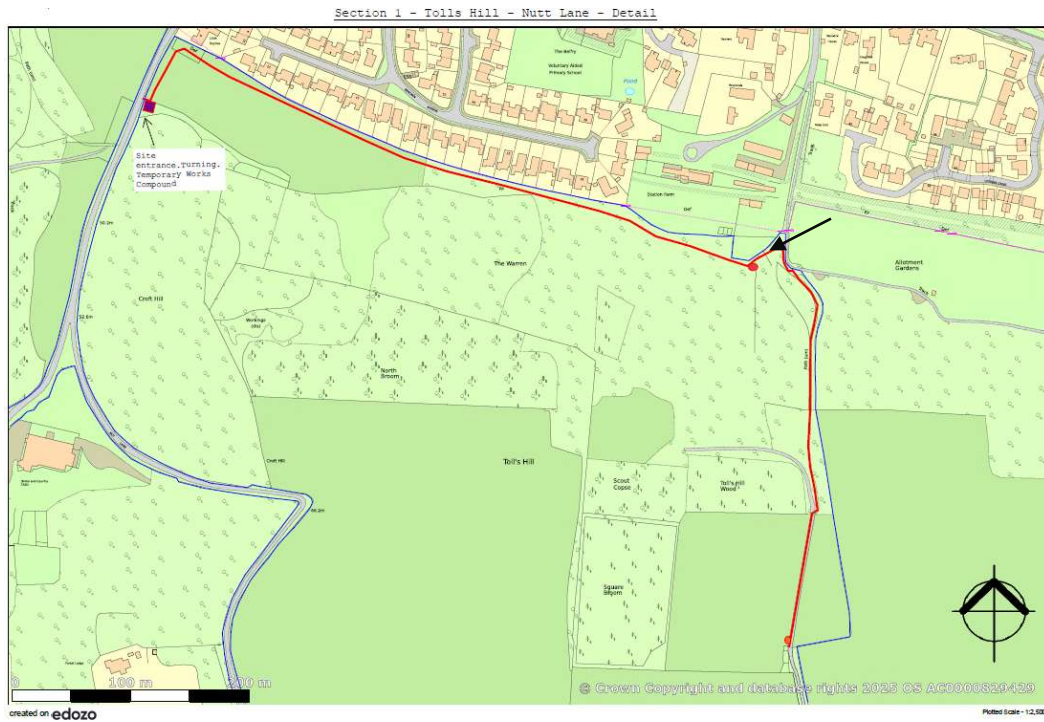


Surrounding Footpath connections





Site Context



View from Overstrand Allotments access west along path, including first large rest stop



Site Context



View west along path along boundary of Station Farm

Site Context



View east along footpath/ proximity to dwellings

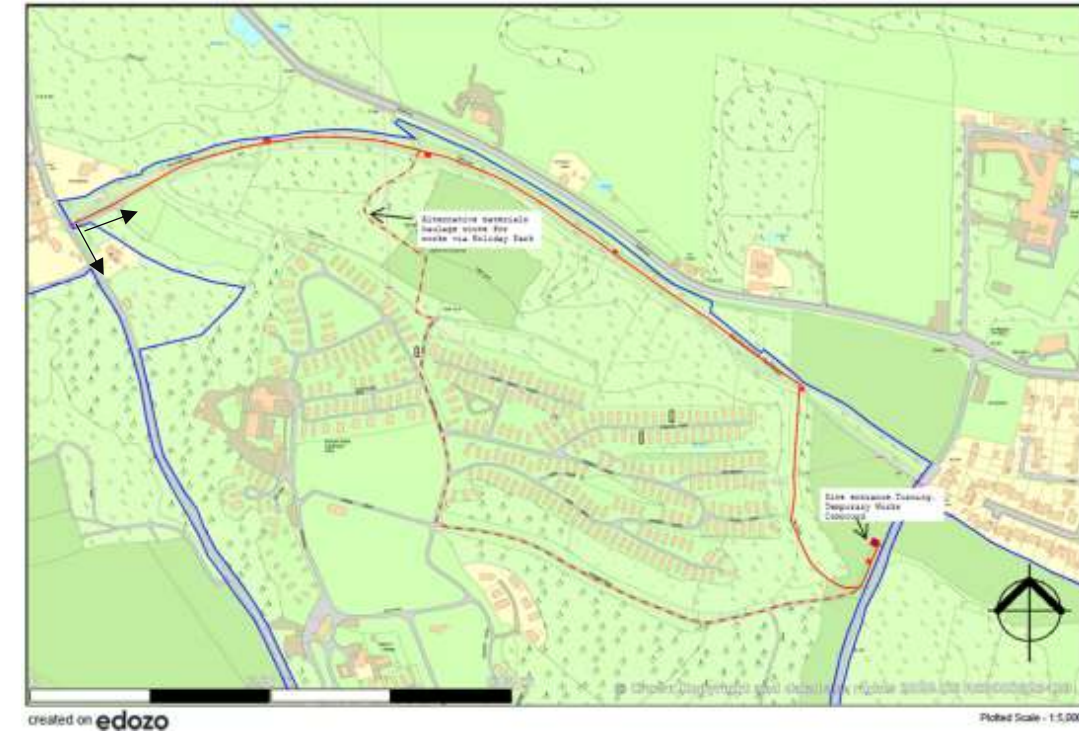


Site Context



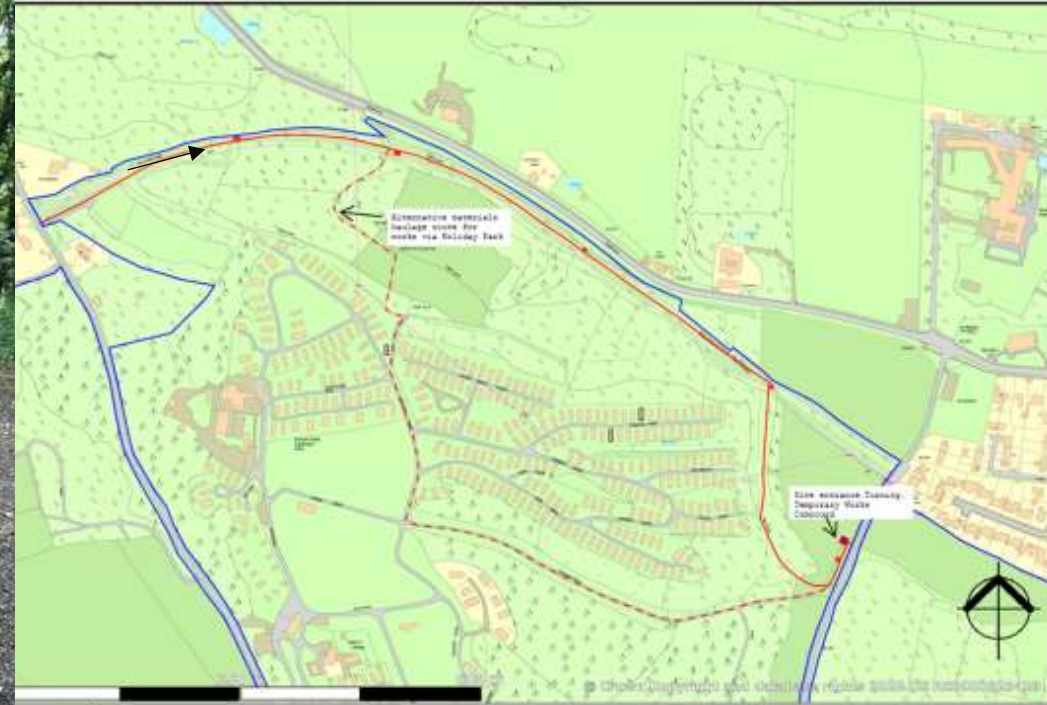
View up lane and towards access gate to section 1

Site Context



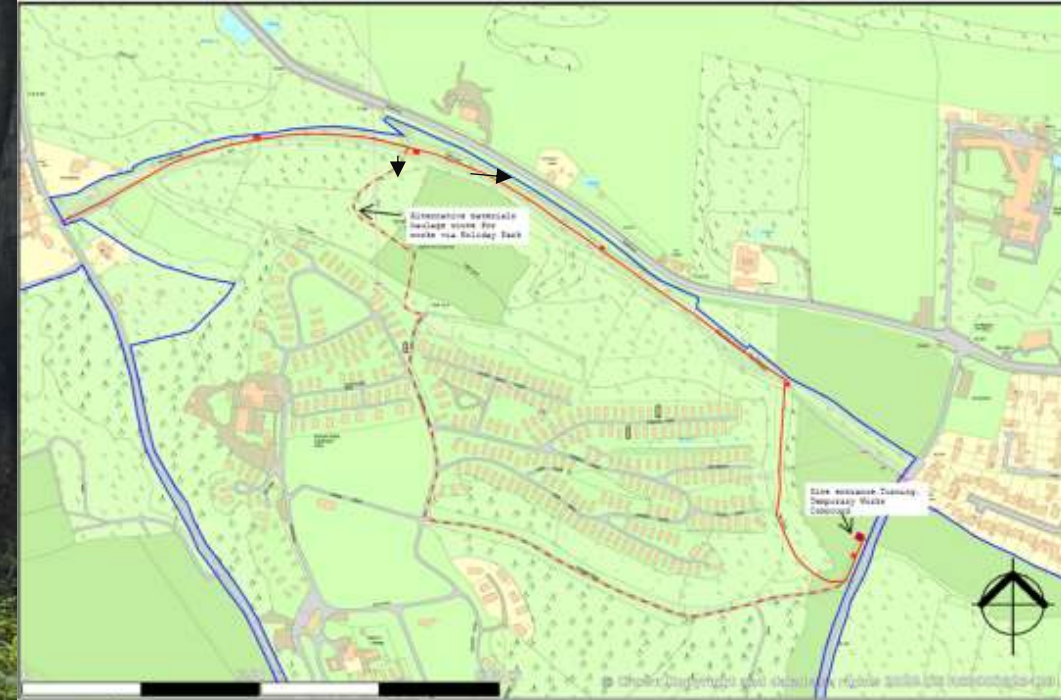
View up quiet lane and towards access gate to section 2

Site Context



View east along path and first rest stop

Site Context

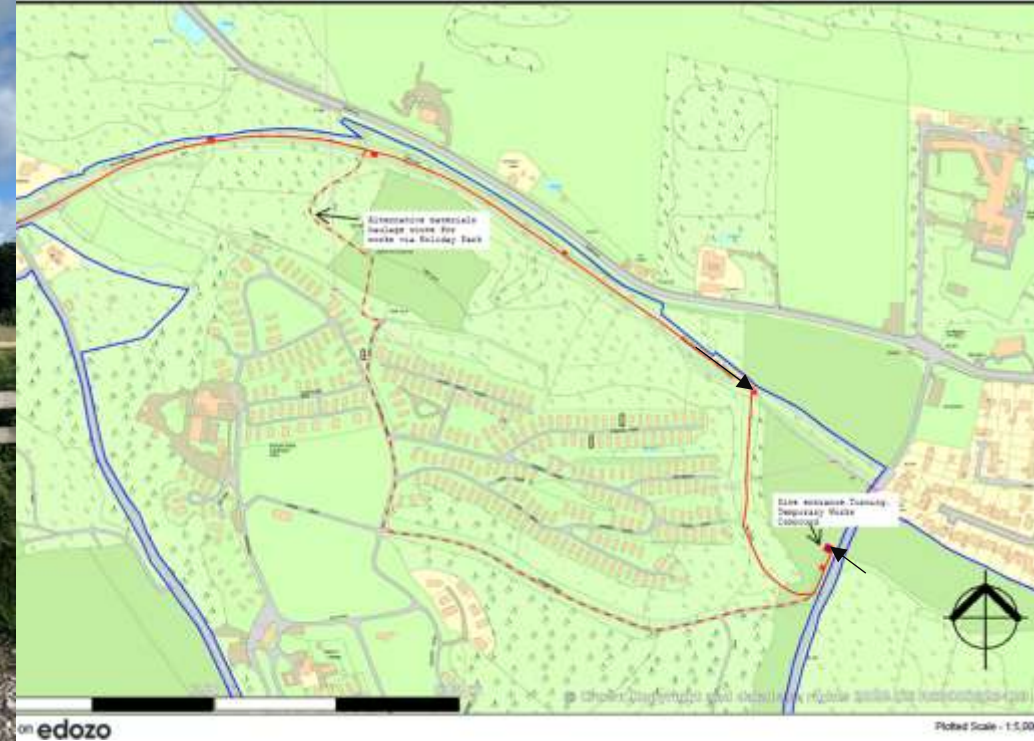


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Plotted Scale - 1:5,000

Connection with existing Forest Park Estate Footpath and view across Overstrand Road from path

Site Context



View east along footpath and end of second section

Amenity Concerns

View from properties along Bracken Avenue



View from path towards Station Farm



View from 9 Northrepps Road

Permissive footpath provision in the area



Site Context



Location of proposed hedging



Location of proposed mixed native hedging

KEY ISSUES

1. Principle
2. Design and heritage impact
3. **Amenity**
4. Landscape and visual impacts
5. Flooding
6. Highways

RECOMMENDATION

Delegate authority to the Assistant Director of Planning to APPROVE subject to conditions relating to the following matters:

- Time
- Approved plans
- Materials
- External lighting
- Management and maintenance plan
- Ecological Enhancements

Final wording of conditions and any others considered necessary to be delegated to the Assistant Director – Planning

Objection to PF/25/0902



NNDC Supplementary Planning Doc - pg 23. Section 3.3.10 - recommended dwelling to dwelling window standard

The recommended distance between secondary to secondary windows is 15m,

that's significantly greater than the distance of the proposed path to some residents bedrooms, bathrooms, kitchens, conservatories & patio areas.

Primary to	Primary	21.0m
	Secondary	18.0m
	Tertiary	12.0m
	Blank	11.0m
Secondary to	Secondary	15.0m
	Tertiary	9.0m
	Blank	8.5m
Tertiary to	Tertiary	3.0m
	Blank	2.5m

