



**Planning Committee**  
**Monday, 2nd March, 2026 at 9.30 am**  
**in the Assembly Room, Town Hall, Saturday Market**  
**Place, King's Lynn PE30 5DQ**

**Reports marked to follow on the Agenda and/or Supplementary Documents**

1. **Decision on applications (Pages 2 - 92)**

**Contact**

Democratic Services  
Borough Council of King's Lynn and West Norfolk  
King's Court  
Chapel Street  
King's Lynn  
Norfolk  
PE30 1EX  
Tel: 01553 616394  
Email: [democratic.services@west-norfolk.gov.uk](mailto:democratic.services@west-norfolk.gov.uk)

# Planning Committee

## 2 March 2026

Agenda Item 9

2



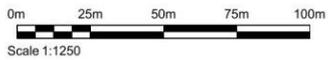
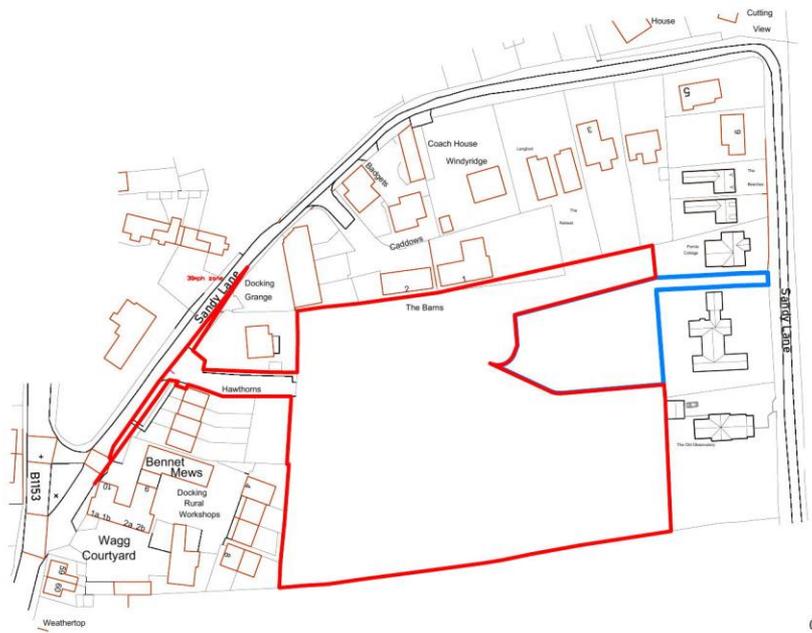
**25/01391/FM**

3



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B	Red and blue lines updated	13-12-25	CWJ
A	Blue line added	27-08-25	CWJ
Rev	Description	Date	Checked
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Project:  
**Residential development  
Land at Sandy Lane  
Docking**

Client:  
**Vello Limited**

Project No: 2020658	Scale @ A3: 1/1250	Drawn By: CWJ
Title: <b>Location Plan</b>		
Drawing Number: <b>2020658 - 09</b>		
Purpose of Issue: <b>Planning Application</b>		Revision: <b>B</b>

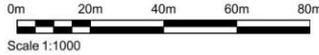
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G	Plot outlined and bin collection shown	13/02/25	CWJ
F	Plot 1 site reduced	07/11/25	CWJ
E	Plot 1 type updated	33/05/25	CWJ
D	Garden Extensions altered	07/05/25	CWJ
C	Red line added	07/05/25	CWJ
B	Road access and drain added	06/05/25	CWJ
A	Layout alterations	03/05/25	CWJ
Rev	Description	Date	Checked
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Project:  
**Residential development  
Land at Sandy Lane  
Docking**

Client:  
**Vello Limited**

Project No: 2020658	Scale @ A3: 1/1000	Drawn By: CWJ
Title: <b>Initial Site Layout Concept</b>		
Drawing Number: 2020658 - 02	Revision: G	
Purpose of Issue: <b>Information</b>		

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**Residential development  
Land at Sandy Lane  
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Client:  
**Vello Limited**

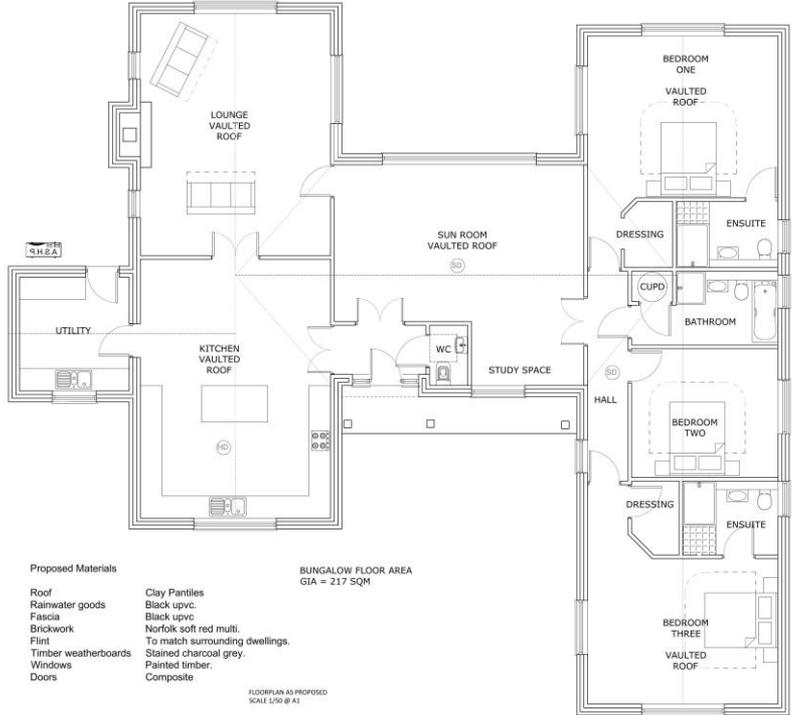
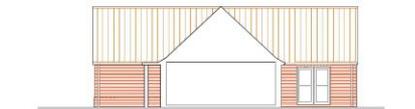
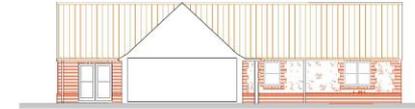
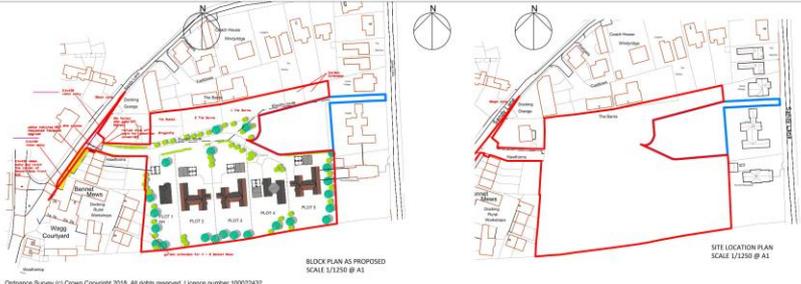
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Purpose of Issue: <b>Information</b>		

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- Proposed Materials**
- Roof: Clay Pantiles
  - Rainwater goods: Black upvc.
  - Fascia: Black upvc.
  - Brickwork: Norfolk soft red multi.
  - Flint: To match surrounding dwellings.
  - Timber weatherboards: Stained charcoal grey.
  - Windows: Painted timber.
  - Doors: Composite

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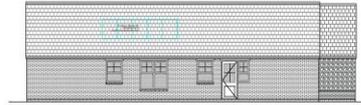
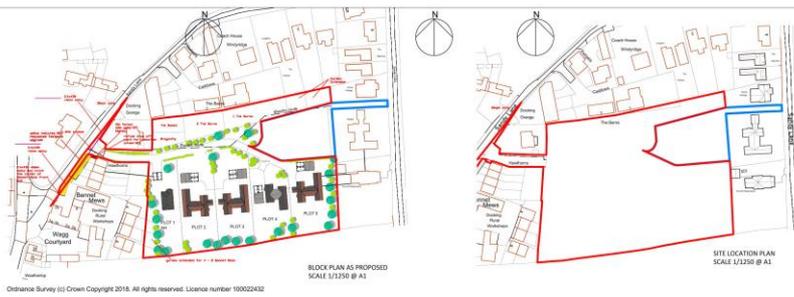
Prepared and for submission on: 11/10/2024  
 Project No: 20201802 Scale: As detailed Drawn By: [Name]  
 Checked By: [Name]

**C.W JOHNSON**  
 CHARTERED SURVEYORS

Building Surveying Architectural Design Building Construction  
 www.cwj.co.uk info@cwjohnson.co.uk

Residential Development  
 Land at Sandy Lane  
 Docking

Client: Vellis Limited  
 Title: Plot 2 As Proposed  
 Drawing Number: 20201802\_06  
 Proposed Date: Planning



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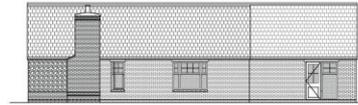
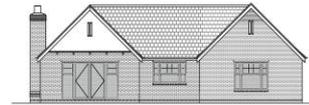
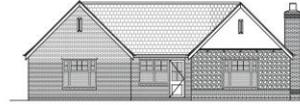
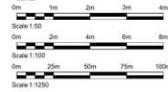
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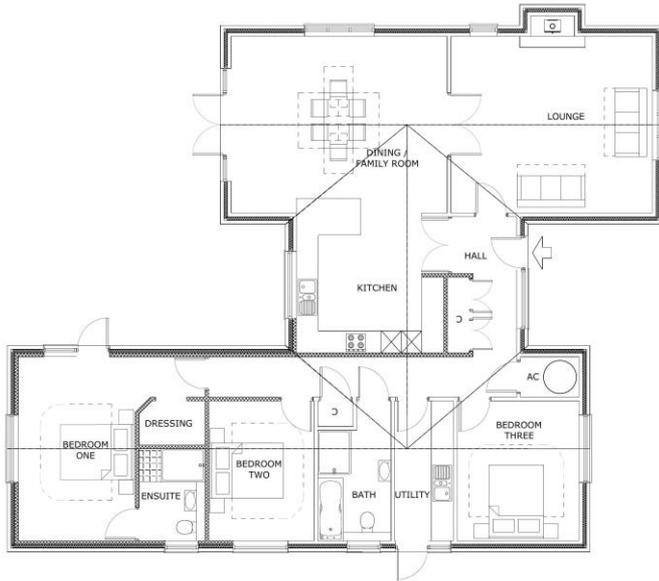
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3 bed  
bungalow  
155 sqm  
GIA



- Proposed Materials**
- Roof: Clay Pantiles
  - Rainwater goods: Black upvc
  - Fascia: Black upvc
  - Brickwork: Norfolk soft red multi.
  - Flint: To match surrounding dwellings
  - Render: Through coat white
  - timber weatherboards: Stained charcoal grey.
  - Windows: Painted timber.
  - Doors: Composite.

As prepared and for submission on 11/02/2018  
Project No: 20201802 Scale: As indicated Drawn By: [redacted]

**C.W. JOHNSON**  
CHARTERED SURVEYORS

Building Planning Architectural Design Building Construction  
www.cwjoh.com 01263 820000

Project: Residential Development  
Land at Sandy Lane  
Docking

Client: Vellis Limited

Site: Plot 4 As Proposed

Drawing Number: 20201802\_08  
Drawing Name: Planning

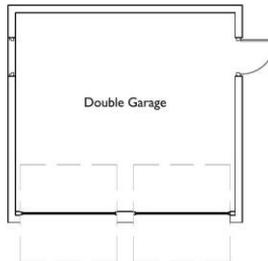




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Garages  
33 sqM  
GIA



Floor Plan

Proposed Materials

- |                      |                         |
|----------------------|-------------------------|
| Roof                 | Clay Pantiles           |
| Rainwater goods      | Black upvc.             |
| Fascia               | Black upvc              |
| Brickwork            | Norfolk soft red multi. |
| timber weatherboards | Stained charcoal grey.  |
| Doors                | Composite.              |

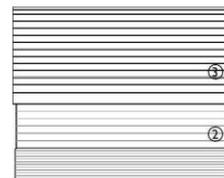
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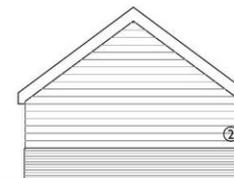
Front Elevation  
Plot 2 - East  
Plot 3 - West  
Plot 4 - North  
Plot 5 - West  
Plot 6 - South



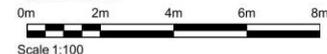
Side Elevation  
Plot 2 - South (handed)  
Plot 3 - South  
Plot 4 - East  
Plot 5 - South  
Plot 6 - East



Rear Elevation  
Plot 2 - West  
Plot 3 - East  
Plot 4 - South  
Plot 5 - East  
Plot 6 - North



Side Elevation  
Plot 2 - North (handed)  
Plot 3 - North  
Plot 4 - West  
Plot 5 - North  
Plot 6 - West



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Rev	Description	Date	Checked
-	-	-	-

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Project:  
Residential development  
Land at Sandy Lane  
Docking

Client:  
Vello Limited

Project No: 2020658	Scale @ A3: As shown	Drawn By: CWJ
Title: Garages		
Drawing Number: 2020658 - 12		
Purpose of Issue: Planning	Revision: -	

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16



View north along Sandy Lane access to right/centre



17



18



19



20



21





22



**25/00590/O**  
**WITHDRAWN**

23



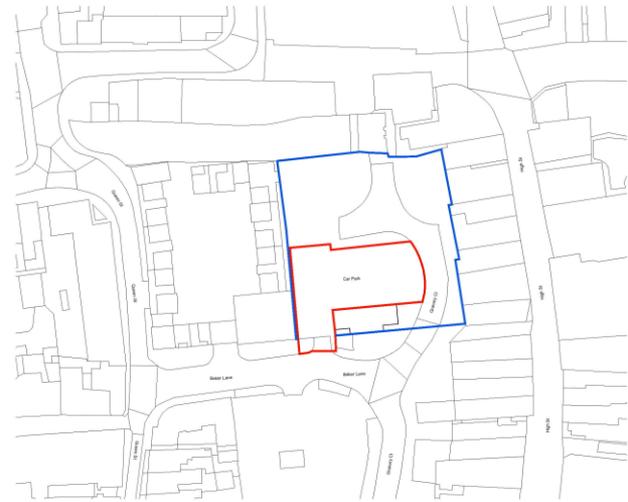
**25/01782/F**

24





Site Location Plan  
1:1250



Block Plan  
1:500



REV	DATE	CHK	AMENDMENTS
01	20/01/2025	JM	Issue Planning Report
02	07/06/2025	JD	Final Site Update
03	07/06/2025	JD	Final Site Update

NOTES  
XXXX  
XXXX  
XXXX

REP HEALTH AND SAFETY INFORMATION  
XXX

**KEY**  
— Site Boundary - 0.07 Hectares.  
— Other land owned by Applicant.

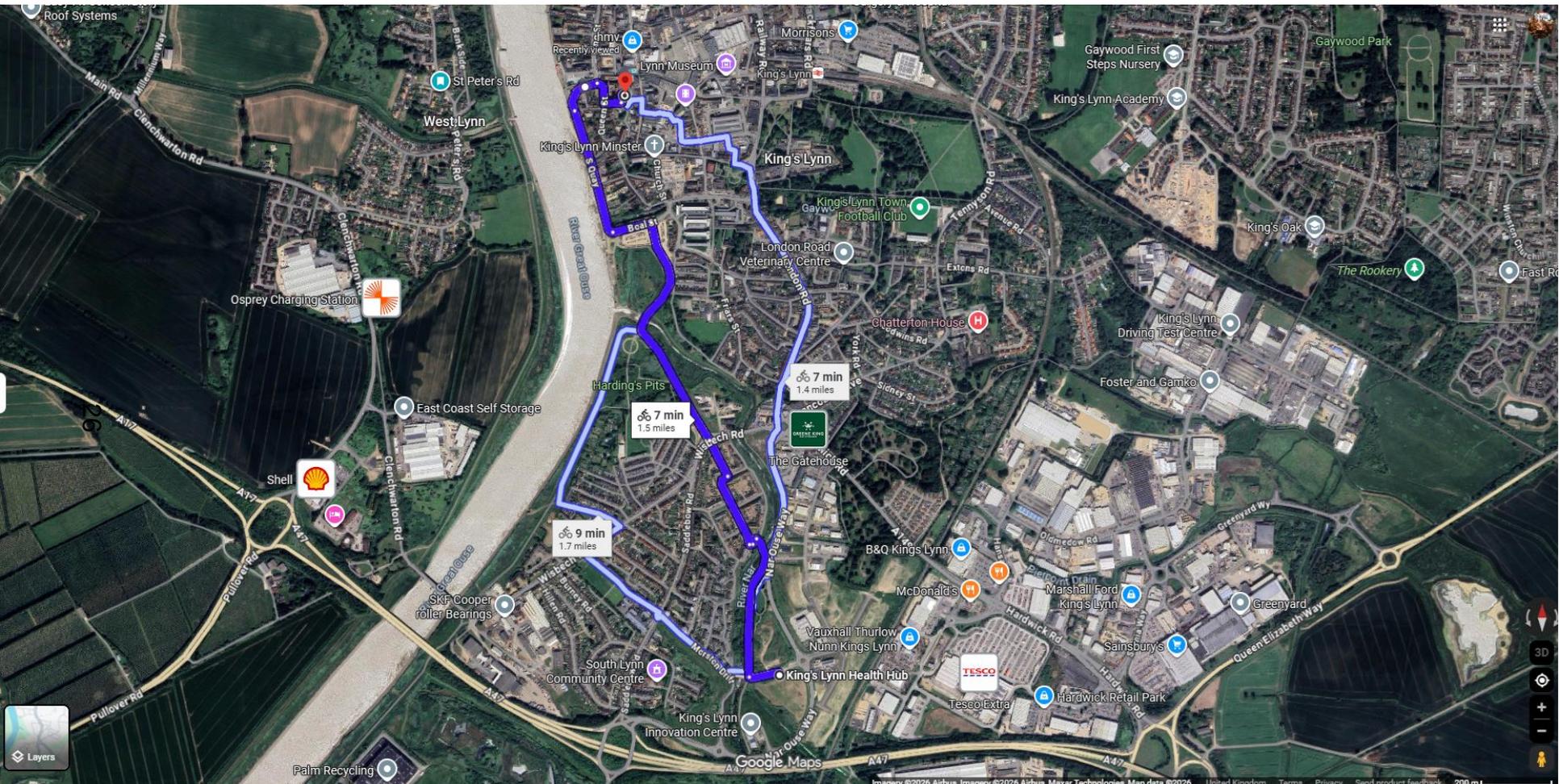
**Feilden + mawson**

25, Colchester Road, Colchester, Essex, CO1 1BB  
 1 Funnell Road, Norwich, Norfolk, NR1 3JL  
 60000 The Quadrant, Colchester, Essex, CO1 1BB  
 www.feildenco.com

CLIENT  
Morgan Sindall  
JOB  
Cycle Parking Hub - Baker Lane

DESCRIPTION  
Site Location Plan and Block Plan

RIBA STAGE 3			
JOB	ISSUE	PAPER	Scale to Information
			A1   SCALE: As Indicated
DRAWING NUMBER SNC2 - FM - XX - XX - D - A - 150 - P01.03			







- Key**
- Planting application boundary
  - Planting Bed Mix - Ornamental with 70mm depth bark mulch to specification
  - Reduced Planting Bed Mix - Ornamental with 70mm depth bark mulch to specification
  - Standard Kerb to match existing standard kerb on site.
  - Block Kerb to match existing block kerb on site.
- External Reference**
- This drawing is to demonstrate **SOFTWARE ONLY**. Any additional information demonstrated on this drawing is based on the following references and is used inductively only. Refer to other consultants drawings for further information.
- Arch:** 1925/FM-XX-00-D-A-151\_Proposed Site Layout

- Outline Specification Notes**
1. Landscaping Specification to take precedence over these notes if available.
    - Settling out:
      - Check that all settling out conforms to the plan before cultivation and planting works are carried out. With narrow beds between walls, fences and path edging, ensure that the bed has space free from concrete footings before planting. If the bed is sealed with concrete, then the landscaper/contractor will contact the site manager or the contractor to remove the concrete. The arrangement of all beds will be checked by the inspecting landscaper/architect and where it is not drawn, the works will be planned and the contractor shall re-cultivate them to the specified arrangement of the contractor's preference.
    - Notice:
      - Give one weeks notice before settling out, applying herbicide, applying fertilizer, delivery of plants/beds, planting standards and trees into previously dug pits; watering, staking site during maintenance period.
  2. Imported topsoil:
    - Must be of high quality, conforming to BS 3882:2015 for planting beds. Soil texture class: sandy loam, loam (minimum 20% clay). Do not firm, consolidate or compact topsoil when laying. Preserve a hedge texture of separate viable crumbs wherever possible.
    - Topsoil will be laid to the following minimum depths:
      - 150mm below new grass areas;
      - 300mm beneath new shrub areas.
  3. Subsoil surface preparation for ornamental planting beds:
    - Excavate and/or place fill to required level. When ground conditions are sufficiently dry to allow breaking up of soil, loosen thoroughly to a depth of 400mm. Remove from site stores larger than 50mm and any clumps, contamination and debris. Do not use mechanical tools within 1000 mm of tree and plant stems.
  4. Soil amelioration:
    - A 50mm layer of PAS100 certified compost should be worked into the top 100mm of topsoil within areas of ornamental planting beds.
  5. Ensure soil of all planting beds is graded to a level of at least 85mm below adjacent paved surfaces to ensure bark or wood chip mulches are retained. Following planting apply and spread evenly over entire bed mix to a minimum of 50mm. The surface of all beds should be to a depth of 75mm, even over all planted areas. Finished levels shall be no higher than 15mm below pavement or grass levels to avoid any splashage onto pavements or roads.
  6. General plant and tree condition:
    - All plants and trees should be in good condition: materials undamaged, sturdy, healthy and vigorous.
    - Appearance: Of good shape and without elongated stems. All shrubs/ trees free of significant leaf lesions or abnormal discoloration. Tree crowns should be free of dieback. Foliar density and size should be typical of species and/or cultivar. The main trunk/stem of the tree should be free of ornamental excessive adventitious shoot development. Main trunks of trees should be free from any significant orthostichus fluting with no indication of stragulation from the bark. There should be no epicormic growth emerging from the rootstock of the tree.
    - All lateral branches should be clearly defined and well developed. All lateral branches should be attached to the leader and should never be less than 25% of the diameter of the main stem of the branch/union. All formative pruning wounds should exhibit healthy and continuous bark on inward growth with all pruning cuts made leaving the branch collar clearly visible and intact on the main stem. All branches which are poorly attached, are cracked through the stem and/or other branches should be removed and substituted to the correct stem.
    - Hardness: Grown in a suitable environment and hardened off.
    - Healthy: free from pests, diseases, discoloration, weeds and physiological disorders.
    - Budset or grafted plants: Growth between stock and scion wood should be equitable with no disproportionate growth apparent between the two.
    - At no time during the production process should the best specimen have been below soil level.
    - Root system and condition: Balanced with branch system.
  10. Containerized Plants and Trees:
    - Growing medium: With adequate nutrients for plants to thrive until fully planted.
    - Plants: Certified in containers, firm and well watered.
    - Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting. Should be free of root circling or root girdling. Root free should be clearly visible on the surface of the container.
    - Containers: With holes suitable for drainage when placed into suitable containers used in irrigation systems.
  11. All plants shall be true to name, forms, dimensions, provenance and other criteria specified in the schedule of plants and adhere to the minimum number of breaks as determined in the plant schedule and/or HFA National Plant Specification. Any stock falling below this standard, in the site option if the respective landscape specified, shall be lifted and replaced at the contractor's expense.
  12. Substitutions:
    - Substitutes alternatives where plants/ trees are unavailable or known to be likely to be unavailable at time of ordering. Approval must be obtained before making any substitutions.
    - All plants must be grown in the United Kingdom for at least one growing season (or as required for biologically persistent) unless otherwise approved.
    - Biocyclic and plant care, on delivery to site must be clearly labelled with their full botanical name, supplier's name, employee's name and project reference, country of origin and plant specification. In accordance with scheduled National Plant Specific categories.
    - Plant passports must be supplied and retained as required by the APHA and for all plants on the EU (Landscape) List.
    - Source: From known suppliers or visit suppliers to view their processes, procedures, bio-security arrangements and the plants they grow and provide evidence.
    - Make sure that imported plants both originate from and are sourced from disease free areas.
  14. Time of sale and conditions acceptable for planting:
    - All reasonable care should be taken to ensure that planting takes place in the best conditions to ensure that plants establish well and thrive.
    - Soil should be moist, and not waterlogged or frozen.
    - The best time to plant most containerized plants is in mid-autumn or early/mid spring although with careful watering and aftercare planting of containerized plants can take place year round in good conditions.
    - Rooted trees and bare-root plants (in the dormant season from late October to March in good conditions). When the programme requires planting to be carried out outside of these times, all rootstock and bare-root plants must be substituted for equivalent container grown plants. Plant buds, stems and tubers must be collected in late September/early October unless otherwise recommended by source horticultural advice.
  15. Planting PB:
    - Plants and shrubs to be planted in pits 75mm wider and deeper than root system. Break up the bottom of the pit to a depth of 150mm. Incorporate soil conditioner to topsoil backfill. Apply 1.5kg/m<sup>2</sup> of growing media 'TerraCem Arbor' and 'Roadgrade Macromix Professional' granules (50% for STD trees, 100% for HFA and 100% for HFA). Available from Greenleaf or similar and approved to topsoil backfill. Where soils are compacted, they should be decomposed through excavating a wide, shallow hole of a minimum 1.2m wide and 4cm in size by 200-400mm deep, and loosening/breaking the subsoil layer on the base of the hole for a further 300-400mm. Lightly firm soil around plants.
  16. Plant handling, transport & storage:
    - Protect from frost.
    - Minimize storage of plants on site by arranging delivery immediately prior to planting. If storage on site is required, ensure the area is fenced off and protected from all other operations and storage. Adequate space should be provided for canopies to be kept clear. Trees should be well supported in upright position to ensure no subding is caused to stems or damage to the crown. Firms and trees should be regularly watered and checked twice daily.
  17. Willow/over crops:
    - Willow/over crops bed in areas of low soil fertility. Do not add imported topsoil, ameliorants or fertilizer to areas prepared for willow/over. Soil fertility may be improved by the use of a nitrogen fertilizer. Cut grass and remove any existing vegetation or other turf. Remove debris and large stones. Cultivate ground, sieve for 3-4 weeks and remove germinated weeds. If significant potential weed growth is present 2-3 applications of herbicide may be required to produce a suitable weed-free seedbed. Where annual weed growth is significant cultivate 1-2 more times at 3-4 week intervals before sowing/throwing to produce a medium firm and roll to produce a firm surface. In autumn surface sow seed evenly and roll. Do not cover seed. First cut areas the following early October. Remove irrigation and maintain to a height of 50mm until the following March. Dig or result perennial weeds; weeds to be removed. A biological or chemical weed control recommendation measures for exclusion of problematic species prior to cultivation.
  18. Watering:
    - For the first two years after planting proposed trees, mulch ornamental planting and amenity grass will require regular watering as required by establishment.
    - Application: Even and without damaging or displacing plants or soil.
    - Period & Frequency: Water during the growing season (mid March/early October) once per fortnight or more regularly as required by climatic conditions, such as hot, dry weather, wind and lack of rainfall. Water evenings twice in winter.
    - Volume: When watering should be sufficient to produce a medium firm and roll to produce a firm surface. In autumn surface sow seed evenly and roll. Do not cover seed. First cut areas the following early October. Remove irrigation and maintain to a height of 50mm until the following March. Dig or result perennial weeds; weeds to be removed. A biological or chemical weed control recommendation measures for exclusion of problematic species prior to cultivation.
  19. Standards:
    - Contractor works to be carried out in accordance with the relevant current British Standards (including current revisions of 4038, 3934 & 5637); National Planting Specification Guidelines; Horticultural Trades Association Standards (including 'Handling and establishing landscape plants' part 1, 2 & 3); CPRE 'Plant Handling' Standards & CCSEH Regulations.

- Planting Out Out**
1. Large shrubs and ornamental trees (1.8-3.0m) are to be positioned off the back of the planting bed and to blank faces.
  2. Large trees / ornamental grasses to be set out in staggered groups of 3-7 plants.
  3. Evergreen groundcover should also be positioned where there is a risk of trampling such as at the corners of beds.
  4. Perennial planting and smaller ornamental grasses (2.0m) should be planted to the front of the bed.
  5. Perennial planting and smaller ornamental grasses are to be set out in staggered groups of 2-4 plants.
  6. Feature plants (100+) are to be positioned in the back of the bed or in the middle of larger beds (8 sqm+).
  7. Stock sizes implemented on premium homes and show homes should be increased proportionally (ie. Small Grasses 3.5L, Perennials 3.5L).
  8. Large, spike, toxic plants should always be avoided adjacent to doorways and footpaths.
  9. Large shrubs should not be used in front of windows, a small species / grasses should be used as an alternative.
  10. A 0.5m clear offset should be retained around meters should within planting beds.

**General Notes**

Contractor must verify all dimensions, levels and existing service alignments on site before commencing any work or site drainage. Any discrepancy concerning the measurements shall be reported to the Landscape Architect immediately. Only drawings shall be taken from this drawing. Do not scale off any drawing. All landscape specifications shall be in accordance with the landscape specification and all relevant engineers and architect's drawings/locations.

Contractor shall verify all dimensions and levels on site individually only and not represent paving laying pattern.

Drawings should not be used to tender without confirmation from the Landscape Architect.

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**Works within the Roof Protection Area of existing beds:**

Levels are not to be exceeded within roof protection areas of existing beds to be retained and to grading (increasing or decreasing of level) is to be carried out. The only exception to this is where existing hand standing is required for removal/replacement, in which case careful hand standing will be required to take up surfaces and sub-base so the above/underneath method is not used. No-dig construction method are allowed for all situations within the roof protection areas of these. These protection and construction methods are to be carried out as per the Arboriculture/contractors' Rules of Practice. Risk for required monitoring and reporting measures.

Rev.	Date	Comments	DK	DL
PO1	15/08/20	Site layout / Red line boundary	DK	
PO2	25/07/20	Final Report attached	DK	
Rev.	Date	Comments	DK	DL



Client: **Morgan Sindall**

Project: **Active Travel Hub, Kings Lynn - Boker Lane**

Drawing No: **Outline Softworks Plan - Site Plan**

Scale	Issue
1:200 @ A1	Issue 1
25/02/20	25/02/20
DK	EM
DK	EM

25/02/20  
25/02/20  
DK  
EM  
25/02/20

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**Mulched Areas Schedule**

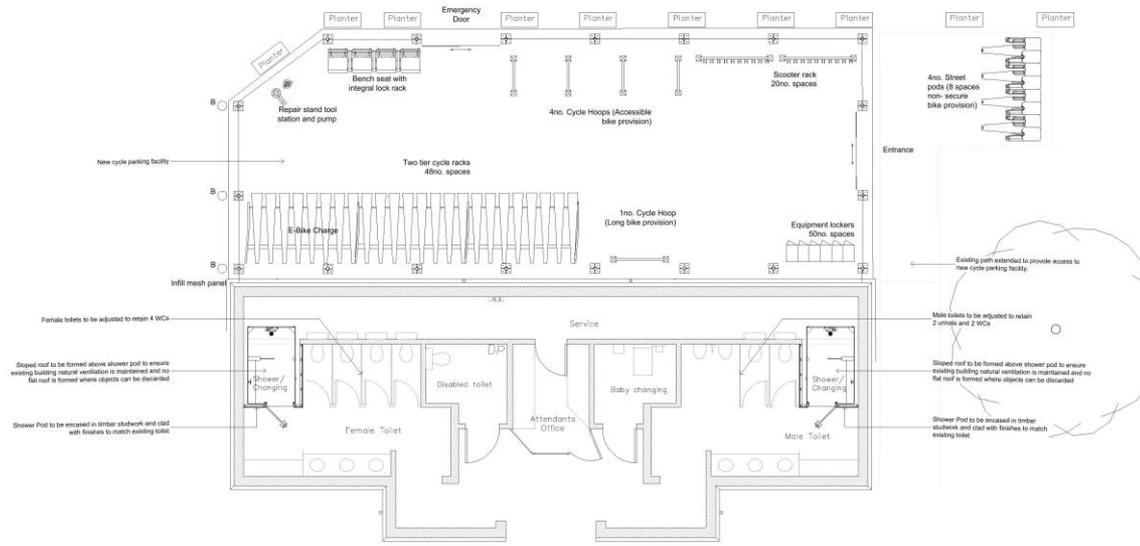
Areas to be mulched to receive planting (not included in plant mix schedule)

Area	Area	Specification/Notes	Rate
Mulched areas - ornamental planting bed	34.94m <sup>2</sup>	To receive ornamental planting beds in planting proposals for details and plant schedule for specifications and ornamental bark mulch.	Bark mulch 75mm depth

**Plant Mix Schedule**

Planting Bed Mix - Ornamental	Area	%	Qty	Latin Name	Common Name	Container (litres)	Height (cm)	Rate/ Spacing
Planting Bed Mix - Ornamental	30.93 sq m	10	12	Dryopteris affinis	Golden Scales Fern	3L		4 Plants/m <sup>2</sup>
		15	23	Asplenium adnigrum	Redfin Fern	3L		4 Plants/m <sup>2</sup>
		20	28	Polystichum formosum	Island Fern	3L		4 Plants/m <sup>2</sup>
		10	12	Polystichum formosum	Island Fern	3L	40-60	4 Plants/m <sup>2</sup>
		15	18	Polystichum formosum	Island Fern	3L		4 Plants/m <sup>2</sup>
		15	18	Polystichum formosum	Island Fern	3L		4 Plants/m <sup>2</sup>
		10	12	Polystichum formosum	Island Fern	3L	20-30	4 Plants/m <sup>2</sup>
		10	12	Polystichum formosum	Island Fern	3L		4 Plants/m <sup>2</sup>
		10	12	Polystichum formosum	Island Fern	3L		4 Plants/m <sup>2</sup>
		10	12	Polystichum formosum	Island Fern	3L		4 Plants/m <sup>2</sup>
Reduced Planting Bed Mix - Ornamental	4.16 m <sup>2</sup>	35	20	Asplenium adnigrum	Redfin Fern	3L		14 Plants/m <sup>2</sup>
		35	20	Begonia beringiana	Begonia Fern	3L		14 Plants/m <sup>2</sup>
		30	20	Polystichum formosum	Island Fern	3L		14 Plants/m <sup>2</sup>

29



PROPOSED FLOOR PLAN



REV	DATE	CHK	AMENDMENTS	NOTES
P01.01	12-01-2025	JM	Start Planning Issue	XXXX
P01.02	12-08-2025	JM	Planners added. Storage lockers included.	XXXX
				XXXX

REF HEALTH AND SAFETY INFORMATION  
 XXX

Borough Council of  
 King's Lynn &  
 West Norfolk

DO NOT SCALE FROM THIS DRAWING ALL DIMENSIONS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION

P:\CONTRACTS\2025\King Lynn\Borough Council\Design\A-Mech\A-Proposed\25-01782-F\01-04-25\A1782501-0002-01.rvt



**Feilden+mawson**

12-13 South Colindale Avenue, London, NW9 1NS  
 020 7616 1000  
 020 7616 1001  
 www.feildensmawson.com

Morgan Sindall  
 XXX  
 Cycle Parking Hub - Baker Lane

PROPOSED  
 Proposed Floor Plan

JOB		SCALE	
52	PAWER	AT	1:50

8825 - FM - XX - 00 - D - A - 550 - P01.02

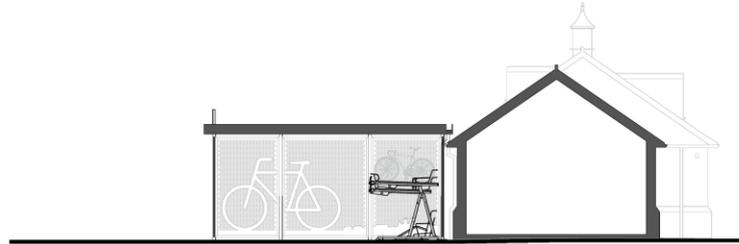




32



Long Section Through Cycle Hub



Section Through Cycle Hub and Shower Facility

REV	DATE	CHK	AMENDMENTS	NOTES
PREL1	20-07-2023	SA	Staff Planning Issue	XXXX XXXX XXXX

REF	HEALTH AND SAFETY INFORMATION
▲	XXX

DO NOT SCALE FROM THIS DRAWING ALL DIMENSIONS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION



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 25 Colville Road, London, SE10 5NL  
 020 7461 1800  
 www.feildenmawson.com

Morgan Sindall  
 XXX  
 Job  
 Cycle Parking Hub - Baker Lane

ISSUES

NO	ISSUE	STATUS	DATE
01			

PROPOSED SECTIONS

JOB	NO	PAPER	AT SCALE	1:100
8825 - FM - XX - ZZ - D - A - 650 - P01.01				

33



Front (south) Elevation of existing toilet building



Rear (north) Elevation of existing toilet building – location of proposed extension

35



View westwards within car park towards The Granaries (flats)

36



View eastwards within car-park towards the rear of High Street

37



View eastwards of vehicular access into car park (front of toilet building)



View westwards along Baker Lane towards Queen Street (The Granaries (flats) to the right of photo)

39

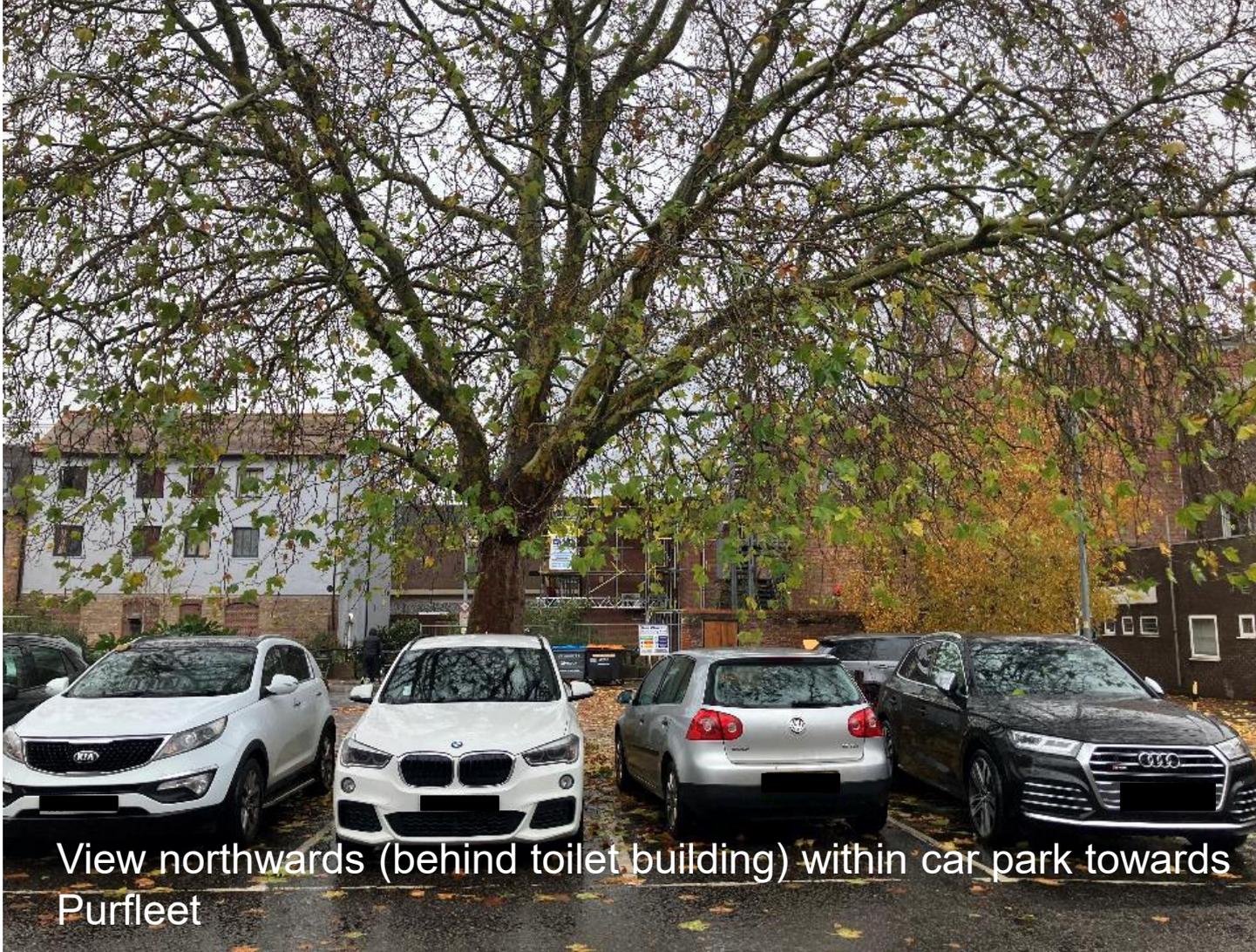


View southwards towards Baker Lane car park south

40



View northwards from front of toilet building showing pedestrian access



View northwards (behind toilet building) within car park towards Purfleet



View northeast within car park

# SPEAKER M J RAY



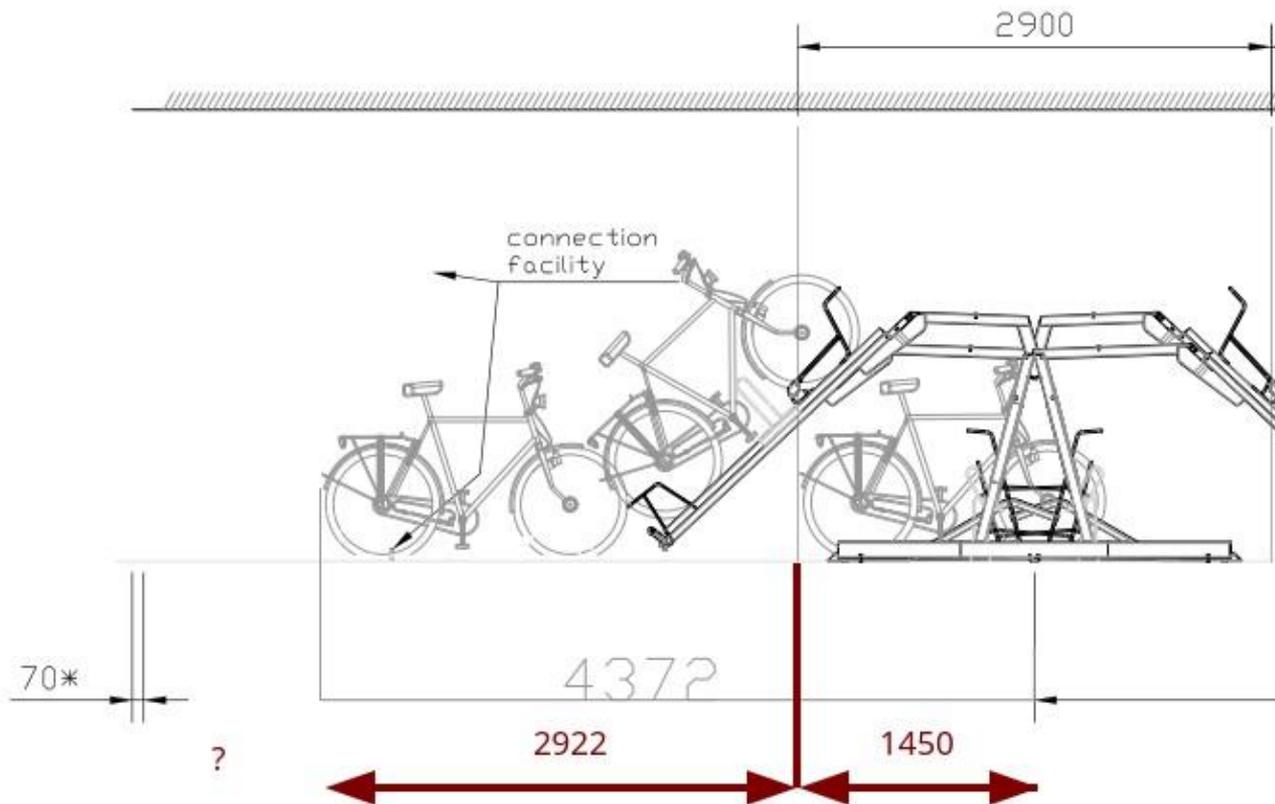


25/01782/F

44



45



Excerpt from VeloPa CapaCITY 400 drawing for the purpose of commentary



Table 5-1: Size and minimum turning circles of cycles

Type of Cycle	Typical length (m)	Typical width (m)	Minimum turning circle (m)	
			Outer radius	Inner radius
Cycle design vehicle	2.8 (max)	1.2 (max)	3.4 (max)	0.1 (min)* 2.5m (3 and 4 wheel cycles)
Solo upright cycle	1.8	0.65	1.65	0.85
Cycle plus 850mm wide trailer	2.7	0.85	2.65	1.5
Tandem	2.4	0.65	3.15	2.25

\*applies only to some cycles that can pivot at very low speeds

From Department for Transport LTN 1/20 Cycle Infrastructure Design



**Table 11-2: Recommended and minimum dimensions for banks of Sheffield stands**

	Recommended	Minimum
Bay length (length of cycle parked on a stand)	2m	2m
Bay length (tandems, trailers and accessible cycles)	3.0m	2.5m
Access aisle width (if larger cycles use the end bay only)	3m	1.8m
Access aisle width (if large cycles use internal bays)	4m	3m
Edge access aisle + one bay to the side	5m-6m	3.8m-5m
Central access aisle + one bay to each side	7m-8m	5.8m-7m
Spacing between stands	1.2m	1.0m
Gap between stand and wall (part of bay width)	700mm (typical wheel diameter)	500mm

From Department for Transport LTN 1/20 Cycle Infrastructure Design



## Cycle hubs

**11.4.12** A cycle hub is any location where cycle parking is provided in great numbers, generally within a building, and often co-located with maintenance facilities, cycle hire, changing rooms, lockers, showers or retail units (see Figures 11.5 to 11.9). Cycle hubs may be restricted to key or pass holders, or general access. Restricted use facilities that charge a fee may be more economically viable, but the social impact of fly-parking by those unwilling or unable to pay may have to be borne in mind. Cycle hubs may also include pumps and repair tools required for quick on-the-go cycle maintenance. It is important that cycle hubs are regularly maintained to ensure that all equipment is working correctly. Robust tool stations (see Figure 11.9) designed for public installations are readily available.

From Department for Transport LTN 1/20 Cycle Infrastructure Design



## 11.5 Cycle parking in town centres

**11.5.1** Cycle parking in town centres is most likely to cater for shoppers or those undertaking social or leisure activities. Short stay parking should be located on-street rather than in hubs or shelters. Unplanned or badly planned cycle parking of this type in town centres has the potential to distract from visual amenity at best, and present an obstruction at worst.

**11.5.2** Extra care should therefore be taken to position cycle parking in locations that do not impinge on key pedestrian desire lines, but are still sufficient in volume and convenience of location to be of use to cyclists. The position of other existing or proposed street furniture, such as bus shelters or benches, should be taken into account. Stands should not be placed where they obstruct the flow of pedestrian traffic or reduce available footway width for pedestrians beyond the recommended minimum. Bespoke or higher-quality designs may help minimise the visual impact of cycle parking.

From Department for Transport LTN 1/20 Cycle Infrastructure Design



## Travel Hub- What do we want to deliver?

The Norfolk Travel Hub Strategy defines travel hubs should include, but not limited to, the following components:

Transport Services	Transport Infrastructure	Traveller Facilities	Place-making Functions	Commercial Functions	Community Functions	Operational Resources
<ul style="list-style-type: none"> <li>• Bus</li> <li>• Conventional bike and e-Bike/e-scooter hire</li> <li>• EV + conventional Car club</li> <li>• On-demand buses</li> <li>• Taxi/ride-hailing</li> </ul>	<ul style="list-style-type: none"> <li>• Bus stops</li> <li>• Bike/e-scooter docking station</li> <li>• Cycle parking</li> <li>• Clear signage with network branded totem</li> <li>• Safe crossing points, pavement repairs</li> <li>• Disability access</li> <li>• Safe cycle routes</li> <li>• EV charging bays</li> <li>• Taxi/ride-hailing pick-up points</li> <li>• MaaS digital integration</li> </ul>	<ul style="list-style-type: none"> <li>• Digital column with wayfinding, real time departures and ticketing</li> <li>• Simple ticket purchase options</li> <li>• Information on the hub and community</li> <li>• Toilets</li> <li>• Wi-Fi</li> <li>• Bike repair facilities</li> <li>• Water Fountain</li> </ul>	<ul style="list-style-type: none"> <li>• Located in prominent, well-lit location</li> <li>• Modern clear infrastructure</li> <li>• Covered Seating</li> <li>• Street lighting</li> <li>• Visual place-making improvements such as greenery and art</li> <li>• Waste disposal facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Kiosk/Vending Machine</li> <li>• Package lockers</li> </ul>	<ul style="list-style-type: none"> <li>• Community noticeboard</li> <li>• Mini-library</li> <li>• Exercise equipment</li> </ul>	<ul style="list-style-type: none"> <li>• Intercom and CCTV</li> <li>• Operational maintenance plan</li> <li>• Community consultation</li> </ul>

Red = minimal standards

From Norfolk County Council Travel Hub Strategy



## Cycle hubs

---

Cycle hubs are generally the most appropriate form of cycle parking at public transport stations. A cycle hub provides cycle parking indoors alongside other facilities such as maintenance, cycle hire, lockers and changing facilities.

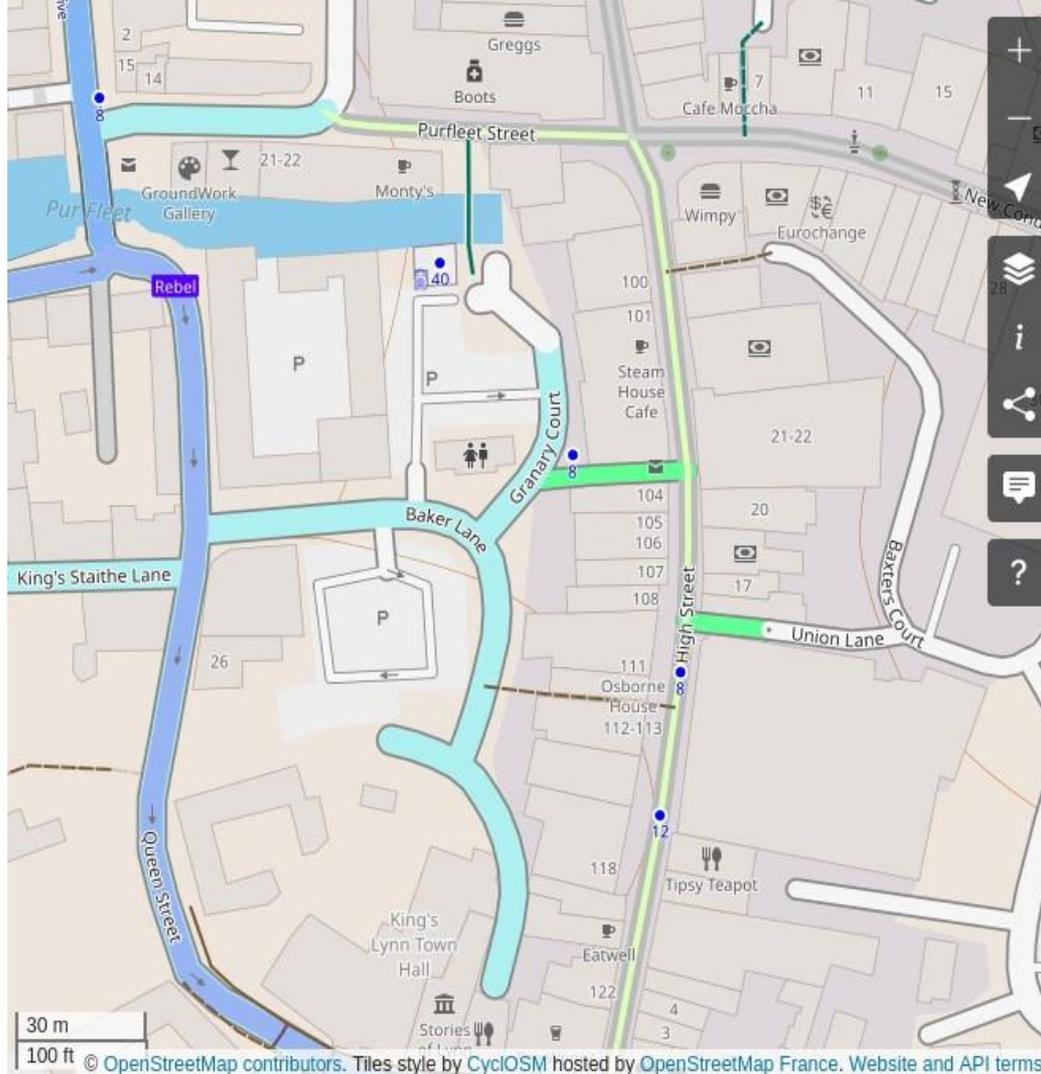
Cycle parking should be provided at smaller, unstaffed railway stations or tram stops. Bus stops in rural or urban fringe areas should offer cycle parking, where the bus route may be located further from homes or workplaces. In these locations, cycle parking should be located where there is a high level of natural surveillance but should also be covered by CCTV.

From the website of Active Travel England

51



52



From CycLOSM, used on local cycling and walking maps – light blue indicates 20mph order in force. Dark blue is NCC-supported Rebellion Way touring route, and top left corner is also an NCC primary cycle route yet to be signed. Grey edging indicates cycling prohibition order in force. Blue dots are current cycle parking. Grey P are current car parking.

## National Planning Policy Framework

**115.** In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- (a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
- (b) **safe and suitable access to the site** can be achieved for all users;



- (a) the design of streets, parking areas, other transport elements and the content of associated standards **reflects current national guidance**, including the National Design Guide and the National Model Design Code [48](#); and
  - (b) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.
116. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.



116. Within this context, applications for development should:
- (a) **give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas**; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
  - (b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
  - (c) create places that are safe, secure and attractive – which **minimise the scope for conflicts between pedestrians, cyclists and vehicles**, avoid unnecessary street clutter, and respond to local character and **design standards**; [...]



**139. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design<sup>54</sup>, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:**

- (a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or
- (b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

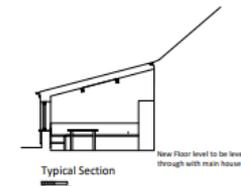
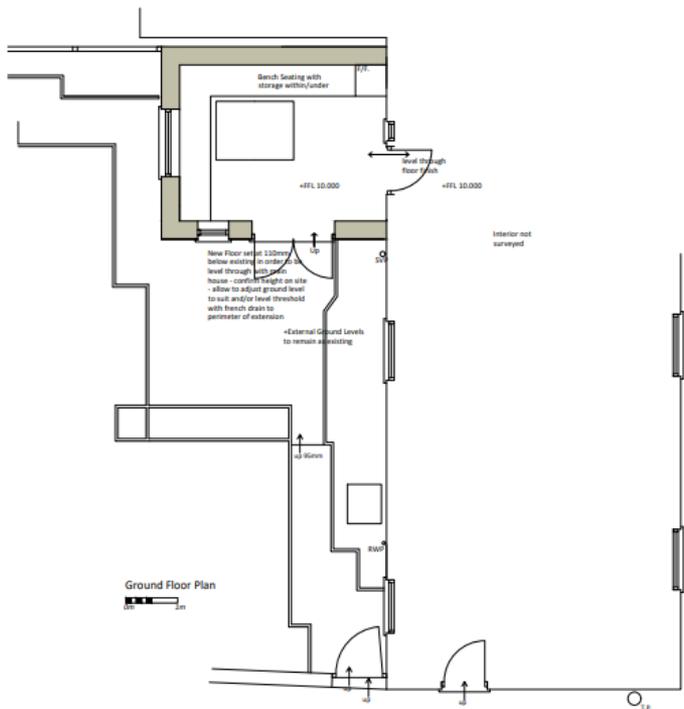
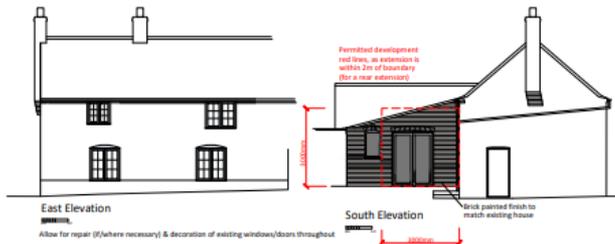
55



25/01678/F

57





Plans & Elevations produced from partial measurement and conjecture from photographs - all dimensions must be checked on site prior to commencement of any works.

59



Looking to the site from High Street (northwest)

69



Looking to the site from Chapel Lane  
(north)

61



Looking to the site from Chapel Lane (northeast)

62



Looking at the west boundary treatment of the site

Looking at the boundary treatment of the neighbouring dwelling to the west



On site looking north (towards the existing extension/porch)

On site looking east (towards the existing extension/porch)

64



On site looking south

65



On site looking west

65

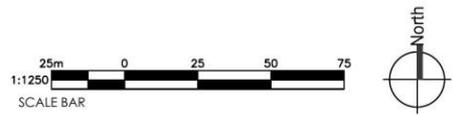


On site looking northwest

**25/02119/F**

67





68



Project	9, Burnham Road, Ringstead Norfolk	
Title	Location Plan	

Client	Mr and Mrs R Hutchinson	
Drawn	RF	Checked
Scale	1:200@A3	Approved
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LS839	-	PL07	-



South Elevation 1:100



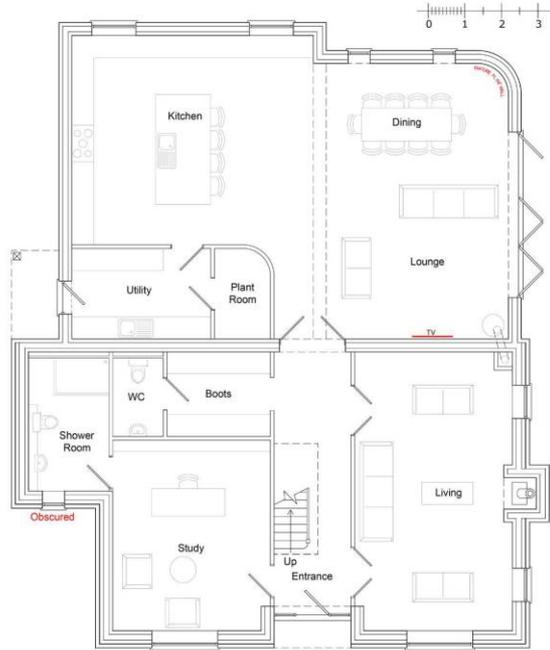
West Elevation



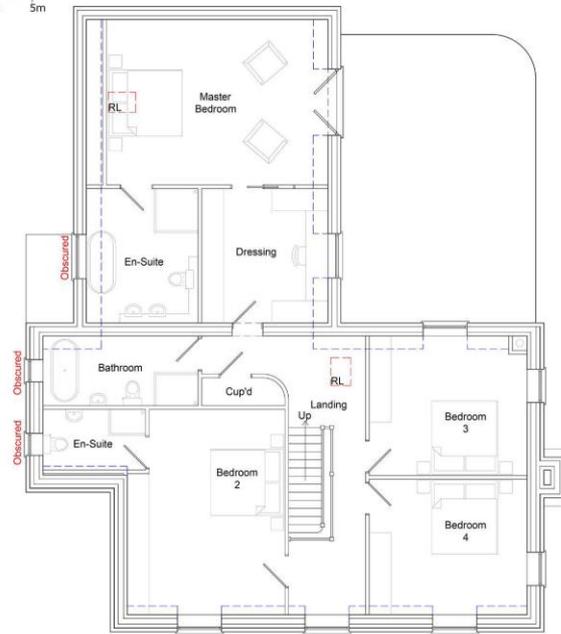
East Elevation



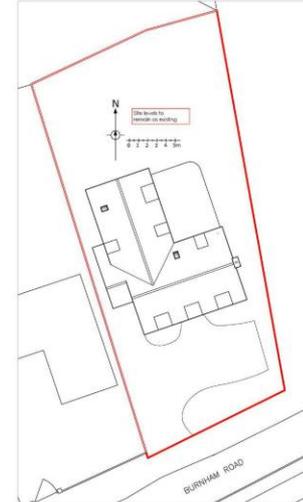
North Elevation



Ground Floor Plan 1:50



First Floor Plan



Proposed Site Plan 1:200

69

- Materials to be:
- Red facing brick
  - Flint cobble infill
  - Red clay pan tiles
  - Galvanised rainwater goods
  - Windows & doors TBC

**Vertex Architecture**  
 Planning · Architectural Design · Consultancy

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 01603 750000  
 www.vertex-arch.co.uk

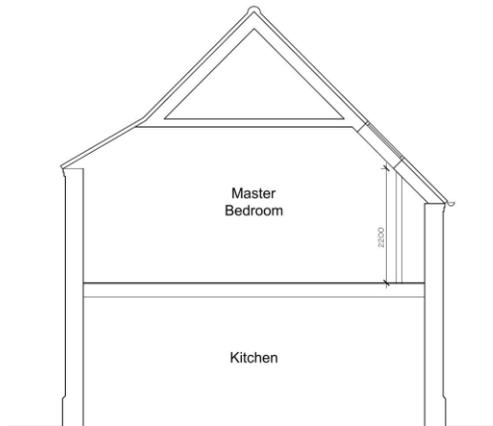
Mary-Lyn, 9 Burnham Road, Ringstead, Norfolk, PE36 5LB

Replacement Dwelling  
 Proposed Floorplans, Elevations & Site Plan

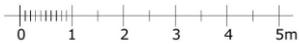
Date: January 2026 | Scale: 1:50, 1:100, 1:200 @ A1

Project No: 25110	Drawing No: 02	Revision: C
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70



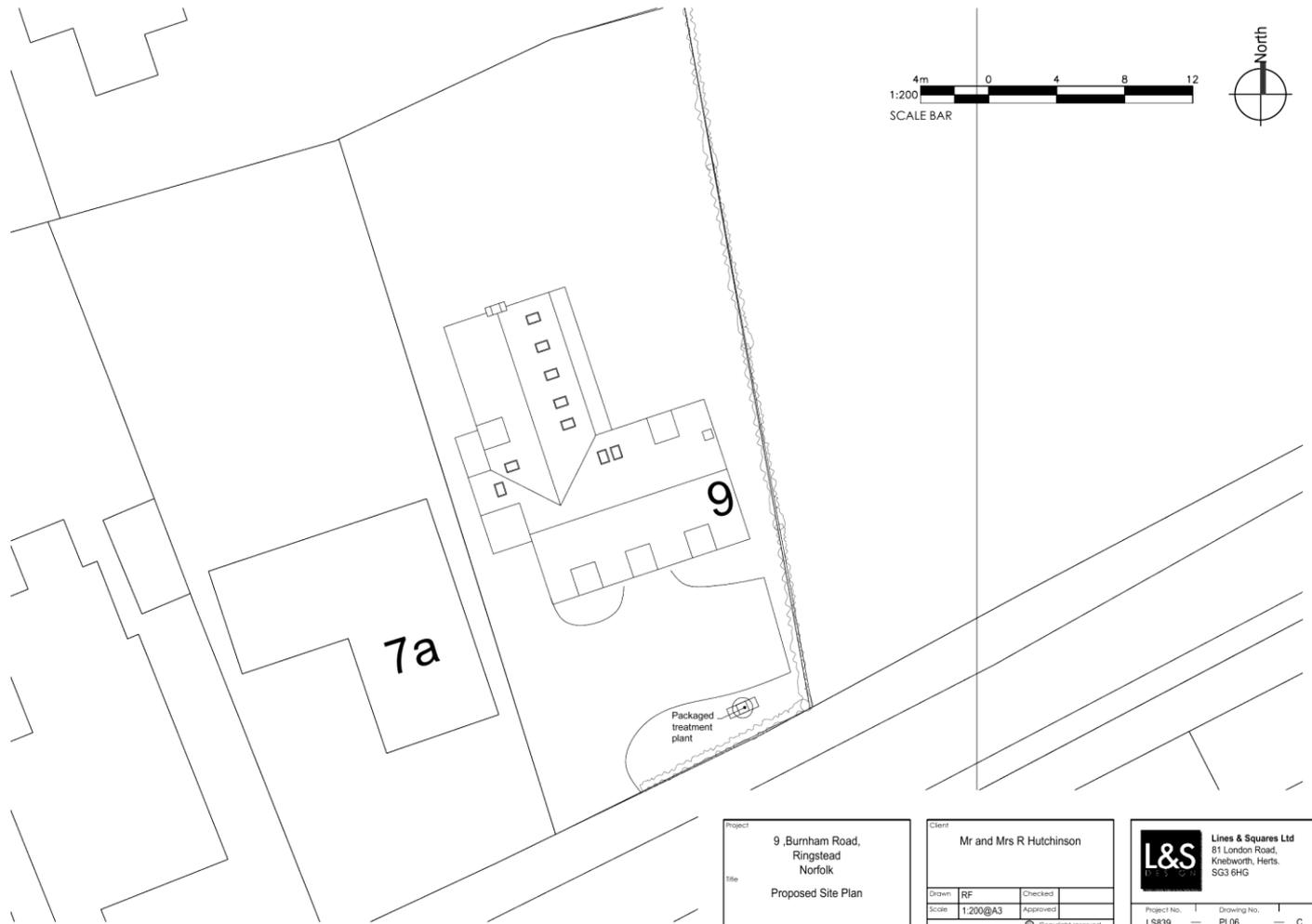
Section A-A 1:50 @A3



First Floor Plan 1:50 @A3



71



Project	9, Burnham Road, Ringstead Norfolk	
Title	Proposed Site Plan	

Client	Mr and Mrs R Hutchinson	
Drawn	RF	Checked
Scale	1:200@A3	Approved
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	PL06	C



Front Elevation



Side Elevation

72



Rear Elevation



Side Elevation

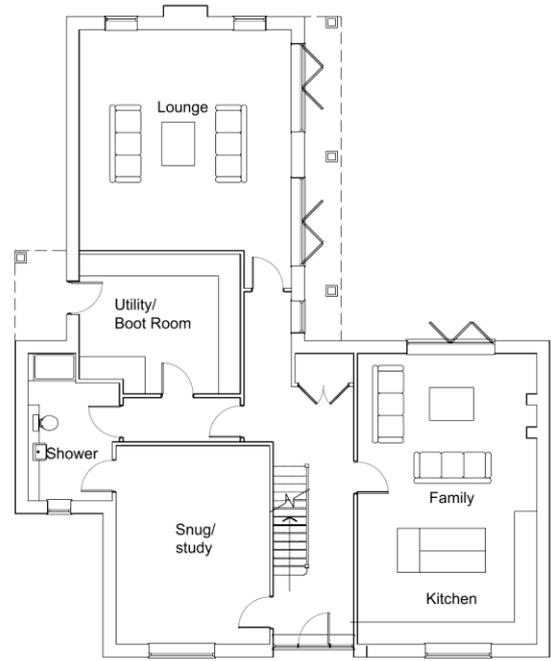


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Title	Proposed Elevations	

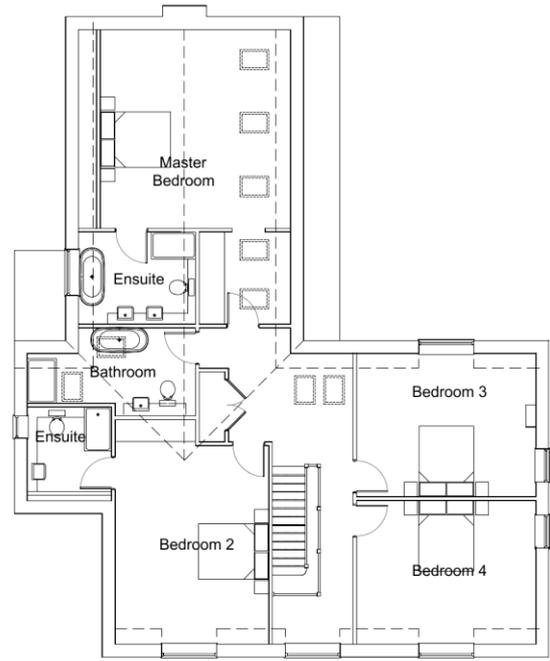
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Scale	1:100@A3	Approved
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73



Ground



First



Project	9, Burnham Road, Ringstead Norfolk	
Title	Proposed Floor Plans	

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Drawn	RF	Checked
Scale	1:100@A3	Approved
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Project No.	LS839	Drawing No.
	PL04	D

74



Application site



75



Application site with neighbours to the west



76



Eastern boundary with open countryside to the east

77



78



Opposite site

79



80



Development on opposite side of road looking east

81



Development at eastern edge of village



82

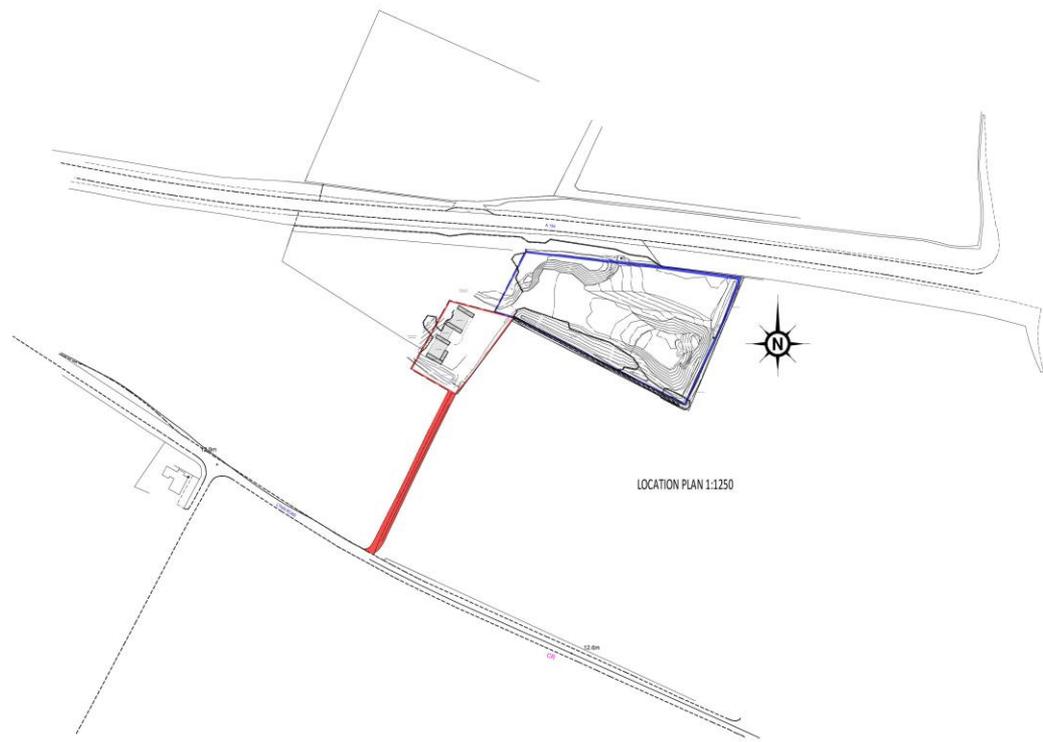


Looking west from application site towards conservation area

**25/01758/F**

83



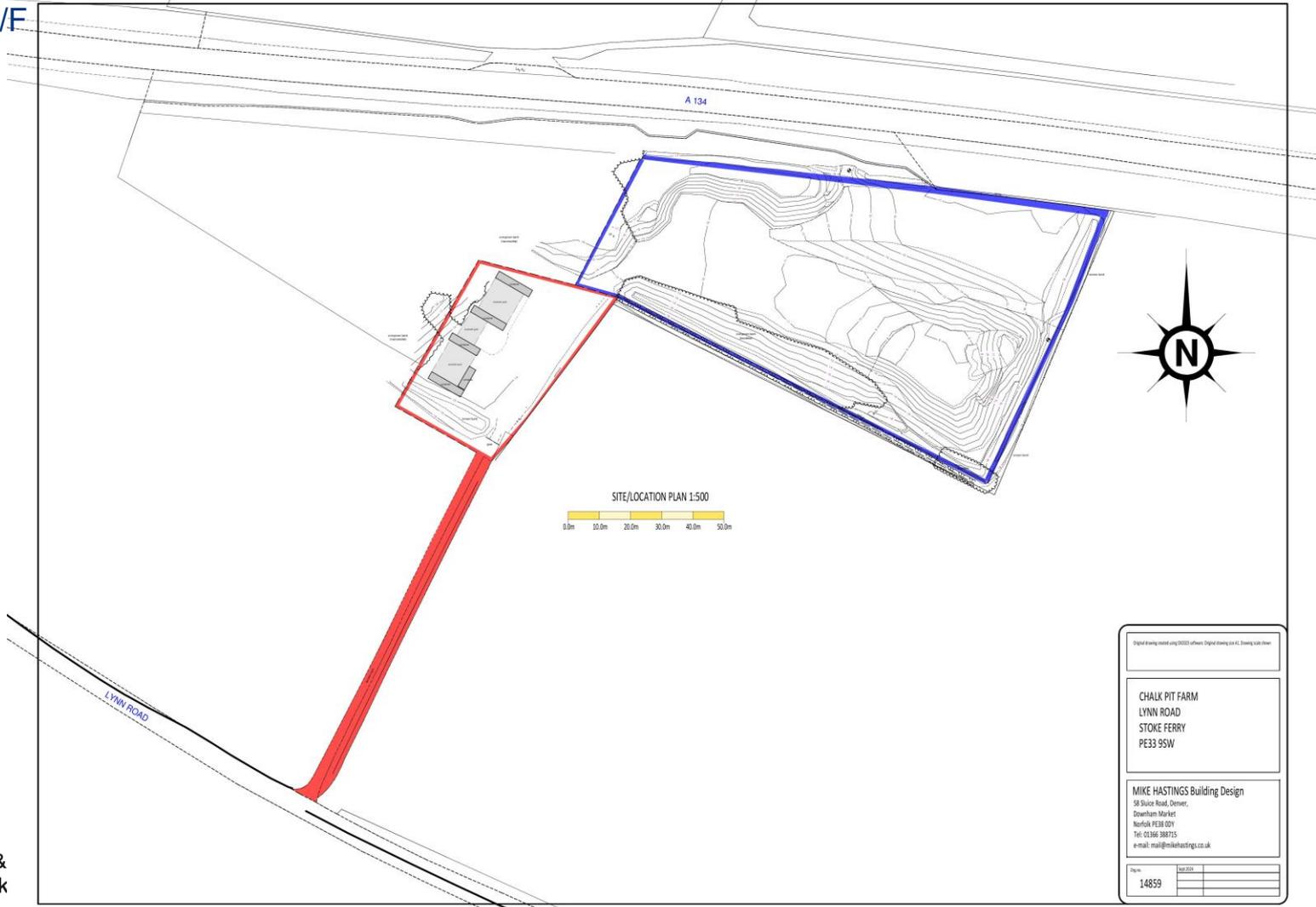


Original drawing issued on 26/03/2022 at 09:00. Original drawing: 25/01758/F. Drawing scale: 1:1250

**CHALK PIT FARM**  
 LYNN ROAD  
 STOKE FERRY  
 PE33 9SW

**MIKE HASTINGS Building Design**  
 58 Saize Road, Dersf.,  
 Downham Market  
 Norfolk PE38 0DY  
 Tel: 01365 380715  
 e-mail: mhd@mikehastings.co.uk

Drawn	Scale
14859(i)	



SITE/LOCATION PLAN 1:500

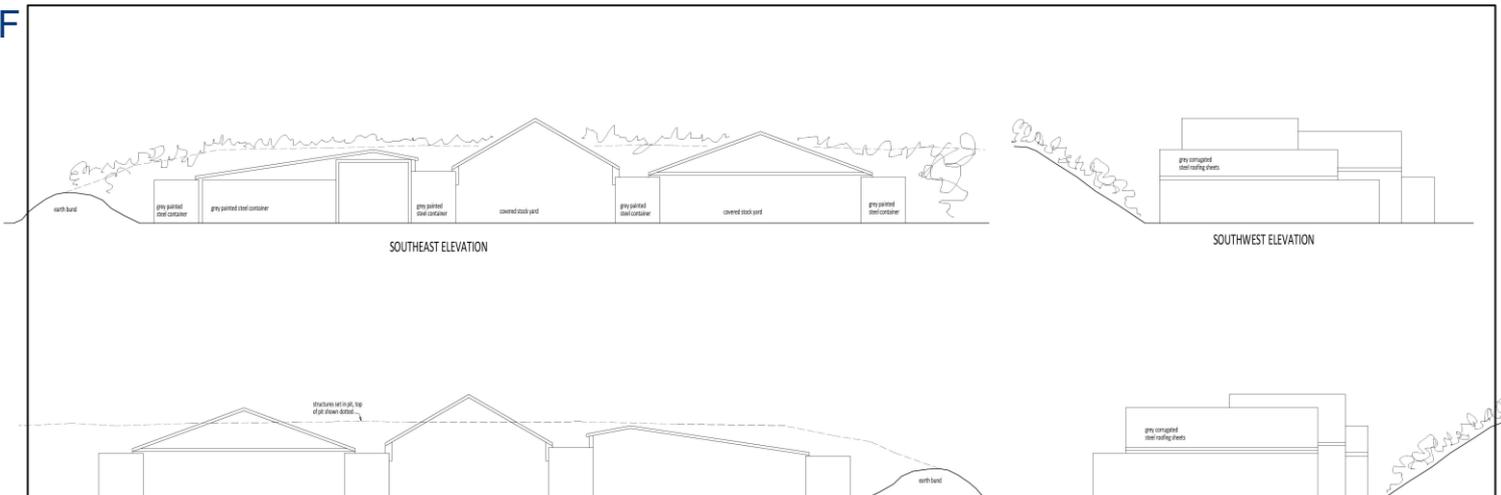
0.0m 10.0m 20.0m 30.0m 40.0m 50.0m

Digital planning model using 2007 software. Digital drawing on A1 Drawing scale sheet

**CHALK PIT FARM**  
 LYNN ROAD  
 STOKE FERRY  
 PE33 9SW

**MIKE HASTINGS Building Design**  
 58 Sluice Road, Dersham,  
 Dersham Market  
 Norfolk PE28 6DY  
 Tel: 01366 388715  
 e-mail: mail@mikehastings.co.uk

Drawn	June 2011
14859	



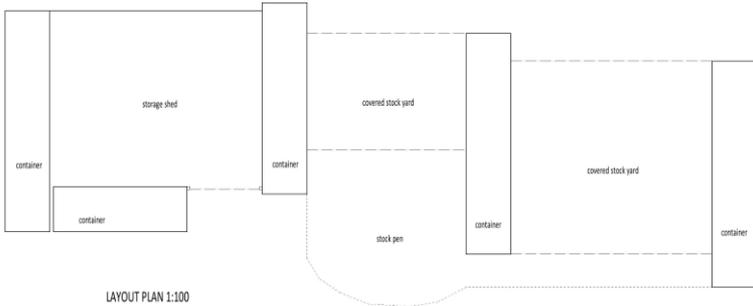
SOUTHEAST ELEVATION

SOUTHWEST ELEVATION

NORTHWEST ELEVATION

NORTHEAST ELEVATION

86



LAYOUT PLAN 1:100



Original drawing created using TRUSS software. Digital drawing size A1. Drawing scale 1:100

**CHALK PIT FARM**  
 LYNN ROAD  
 STOKE FERRY  
 PE33 9SW

**MIKE HASTINGS Building Design**  
 58 Sluice Road, Denver,  
 Downham Market  
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At entrance to site, with earth bund.



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Application site showing agricultural buildings, looking north.



Application site showing agricultural buildings and yard area, looking north

06



Looking north beyond application site to former quarry, looking north.

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Looking north east from Lynn Road across to access road and site entrance.

# End of Presentation

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