



**Planning Committee**  
**Monday, 11th May, 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 - 87)**

The Committee is asked to consider and determine the attached Schedules of Planning Applications submitted by the Assistant Director.

**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

## 11 May 2026

Agenda Item 9

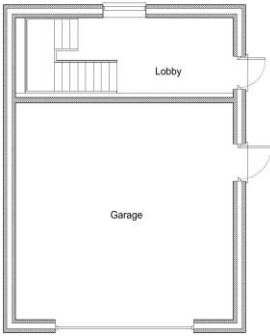
2



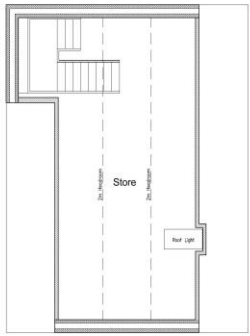
26/00414/F

3





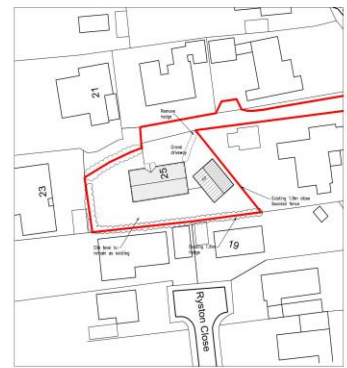
Proposed Ground Floor Plan Scale 1:50



Proposed First Floor Plan Scale 1:50



Proposed Roof Plan Scale 1:50



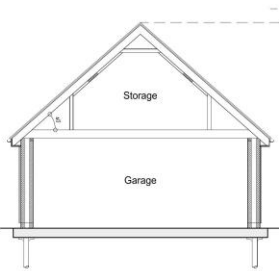
Approved and Proposed Site Plan Scale 1:500



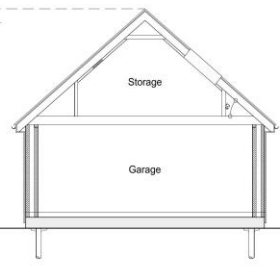
Location Plan Scale 1:1250



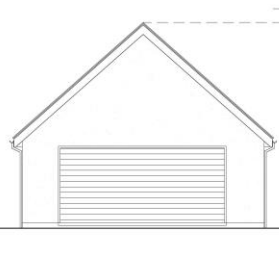
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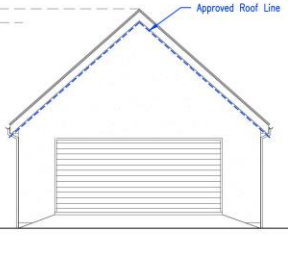
Approved Section Through Garage (Ref: 25/01624/F) Scale 1:50



Proposed Section Through Garage Scale 1:50



Approved Garage Elevation (Ref: 25/01624/F) Scale 1:50



Proposed Garage Elevation Scale 1:50

NO. 4  
PROPOSED

**PETER HUMPHREY ASSOCIATES**  
ARCHITECTS

TELEPHONE 01204 49399  
EMAIL: PHA@PETERHUMPHREY.CO.UK  
WEB: www.peterhumphrey.co.uk

PROJECT  
MR D CAVILL

PROPOSED GARAGE

25  
RYSTON END  
DOWNHAM MARKET  
NORFOLK  
PE38 5AX PLANNING DRAWING(S)

PROPOSED DRAWING 1

SCALE	DATE	DATE
7251/PL/01A	A1	DEC 2025

Notes:  
1. Referencing to the current Planning Permission (Ref: 25/01624/F) and any other relevant planning consent.  
2. All drawings are subject to change without notice and the client agrees to indemnify the architect against any loss or damage caused by the client's failure to provide accurate information or to provide a complete set of drawings.  
3. The architect shall not be responsible for any errors or omissions in the drawings or for any loss or damage caused by the client's failure to provide accurate information or to provide a complete set of drawings.  
4. The architect shall not be responsible for any errors or omissions in the drawings or for any loss or damage caused by the client's failure to provide accurate information or to provide a complete set of drawings.  
5. The architect shall not be responsible for any errors or omissions in the drawings or for any loss or damage caused by the client's failure to provide accurate information or to provide a complete set of drawings.

5



View at the front (north)

9



View at the front (north)



7



View at the front looking toward the east



8



View at the front looking to the east



6



View at the front looking to the west



10



View from the western side looking east



11



View of the western elevation



12



View of the rear (south) elevation



13



View from the road junction to the east



14



View from Ryston Close looking north



15



View from the garden of 19 Ryston Close

16



17



View from bedroom of 19 Ryston Close

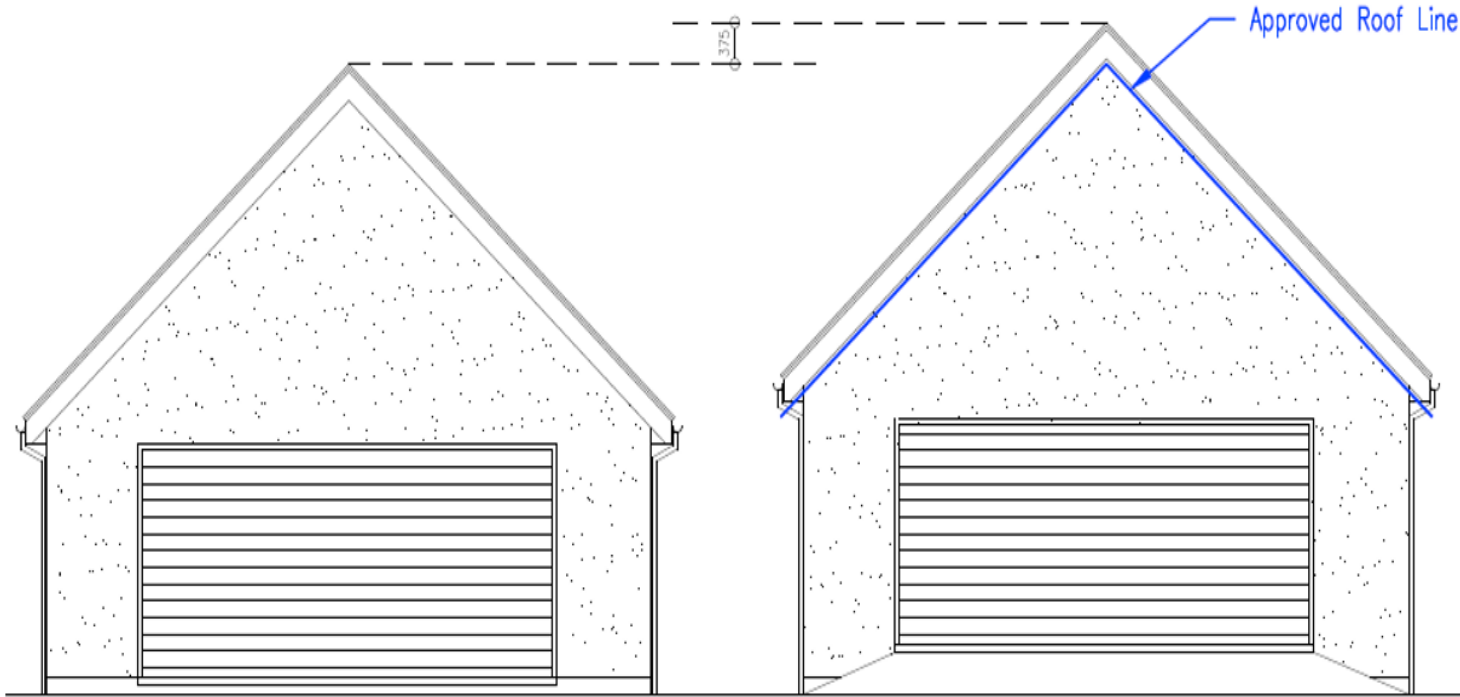


# Speaker Chris Walford

18



19



**26/00370/F**

20



PLANNING

\*\*\*DRAWING FOR PLANNING PURPOSES ONLY  
DRAWING SHOULD NOT BE USED FOR CONSTRUCTION\*\*\*



LOCATION PLAN  
SCALE: 1:1250

- NOTES**
- ALL PROPOSED FLOOR LEVELS AND SITE LEVELS TO MATCH EXISTING LEVELS (HEIGHTS) UNLESS STATED OTHERWISE. ALL LEVELS 0 ABOVE THE GROUND LEVEL WILL MATCH EXISTING
  - IF ANY DISCREPANCIES ARE NOTICED ON SITE BY ANY PERSONS PLEASE ALERT MESSRS J KNIGHT DESIGN IMMEDIATELY



**NOTES**

- THIS PLAN IS A PART OF A LARGER SET OF PLANS AND SHOULD BE READ IN CONJUNCTION WITH THE OTHER PLANS IN THE SET
- THE PROPOSED FLOOR LEVELS AND SITE LEVELS TO MATCH EXISTING LEVELS (HEIGHTS) UNLESS STATED OTHERWISE
- ALL LEVELS 0 ABOVE THE GROUND LEVEL WILL MATCH EXISTING
- IF ANY DISCREPANCIES ARE NOTICED ON SITE BY ANY PERSONS PLEASE ALERT MESSRS J KNIGHT DESIGN IMMEDIATELY



PLANNING

**J KNIGHT DESIGN**  
ARCHITECTURAL SERVICES

MR & MRS COUSINS  
MEL VUE, CHURCH ROAD,  
TERRINGTON ST JOHN,  
WORSWICK, NORFOLK,  
PE14 4PW

PROJ: 26/00370/F  
INCORPORATED IN A SELF-BUILD DEVELOPMENT ON CLASS Q APPROVED LAND

SITE LOCATION PLAN

DATE: 26/03/2024  
AS STATED (SAS) 14/03/2024 12:00

**24003-PL501**

PLANNING

- NOTES**
- ALL PROPOSED FLOOR LEVELS AND SITE LEVELS TO MATCH EXISTING LEVELS (HEIGHTS) UNLESS STATED OTHERWISE. ALL LEVELS 0 ABOVE THE GROUND LEVEL WILL MATCH EXISTING
  - IF ANY DISCREPANCIES ARE NOTICED ON SITE BY ANY PERSONS PLEASE ALERT MESSRS J KNIGHT DESIGN IMMEDIATELY



EXISTING TOPOGRAPHICAL SITE PLAN  
SCALE: 1:500

REFERENCE	EXTERNAL BUILDING FOOTPRINT	PERCENT OF AREA OF BUILDING	AREA OF COVERED GROUND
1	108.8		
2	81.6		
3	12.4		
4	87.2		
5	86.8		
6	87.2		
7		88.7	88.7
8		108.4	108.4
9			86.8
<b>TOTAL</b>	<b>618.2</b>	<b>88.1</b>	<b>481.7</b>

PLANNING

**J KNIGHT DESIGN**  
ARCHITECTURAL SERVICES

MR & MRS COUSINS  
MEL VUE, CHURCH ROAD,  
TERRINGTON ST JOHN,  
WORSWICK, NORFOLK,  
PE14 4PW

PROJ: 26/00370/F  
INCORPORATED IN A SELF-BUILD DEVELOPMENT ON CLASS Q APPROVED LAND

EXISTING TOPOGRAPHICAL SITE PLAN

DATE: 26/03/2024  
AS STATED (SAS) 14/03/2024 12:00

**24003-PL505**



PLANNING  
PLOT 1, 2 & 3

- NOTES**
- ALL PROPOSED FLOOR LEVELS AND SITE LEVELS TO MATCH EXISTING LEVELS UNLESS STATED OTHERWISE. ALL LEVELS ABOVE THE GROUND LEVEL WILL MATCH EXISTING.
  - IF ANY DISCREPANCIES ARE NOTICED ON SITE BY ANY PERSONS PLEASE ALERT MISSRS J KNIGHT DESIGN IMMEDIATELY.



PROPOSED EAST ELEVATION  
SCALE: 1:500



PROPOSED WEST ELEVATION  
SCALE: 1:500



PROPOSED NORTH ELEVATION (HIDDEN)  
SCALE: 1:500



PROPOSED NORTH ELEVATION (HIDDEN)  
SCALE: 1:500



PROPOSED SOUTH ELEVATION (HIDDEN)  
SCALE: 1:500



PROPOSED SOUTH ELEVATION (HIDDEN)  
SCALE: 1:500

**FINISHED LEGEND**

- Dark Grey: Flat Finished Roof Structure
- Dark Red: Flat Roof Asphalt
- Dark Blue: Flat Roof Green Roof Structure
- Light Brown: Flat Roof Membrane
- Dark Blue: Flat Roof Green Roof Structure
- Dark Blue: Flat Roof Green Roof Structure
- Dark Blue: Flat Roof Green Roof Structure
- Dark Blue: Flat Roof Green Roof Structure
- Dark Blue: Flat Roof Green Roof Structure
- Dark Blue: Flat Roof Green Roof Structure

IT IS RECOMMENDED THAT APPROXIMATE LEVELS OF THE DRAINAGE ALL OVERLAND AND OVERLAND DRAINAGE ARE PROVIDED FOR THE PROPOSED DEVELOPMENT.

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23



NO. DATE DESCRIPTION

REVISIONS

PLANNING

**JKD**  
J KNIGHT DESIGN  
ARCHITECTURAL SERVICES

1 MR & MRS COUSINS  
MEL VUE, CHURCH ROAD,  
TERRINGTON ST JOHN,  
WISBECH, NORFOLK,  
PE14 4RY

PROPOSED 3 X SELF BUILD DWELLINGS  
ON CLASS 12 APPROVED LAND

PLOT 1, 2 & 3  
PROPOSED ELEVATIONS

AS STATED @A1 JAN 26 9 AM

**24003-PL520**

**PLANNING**  
PLOT 1, 2 & 3

**NOTES**

- ALL PROPOSED ROOMS, WALLS AND FLOOR LEVELS TO BE SHOWN ARE TO BE CONSIDERED AS BEST SHOWN ON DRAWING. ALL LEVELS ABOVE THE FINISHED FLOOR LEVEL ARE TO BE SHOWN AS PROPOSED UNLESS OTHERWISE STATED.
- ALL PROPOSED ROOMS, WALLS AND FLOOR LEVELS TO BE SHOWN ARE TO BE CONSIDERED AS BEST SHOWN ON DRAWING. ALL LEVELS ABOVE THE FINISHED FLOOR LEVEL ARE TO BE SHOWN AS PROPOSED UNLESS OTHERWISE STATED.

**PROPOSED HOUSE FLOOR PLAN**

**PLANNING**  
**JK**  
**J KNIGHT DESIGN**  
ARCHITECTURAL SERVICES

MR & MRS COUSINS  
MEL VUE, CHURCH ROAD,  
TERRINGTON CLAY,  
NORFOLK  
NR14 6PP

PROPOSED 3 SELF-BUILD DWELLINGS  
ON CLASS 2 APPROVED LAND

PLOTS 1, 2 & 3  
PROPOSED GROUND FLOOR PLANS

ALL DIMENSIONS IN METRES

24003-PL510

\*\*\*DRAWING FOR PLANNING PURPOSES ONLY.  
DRAWING SHOULD NOT BE USED FOR CONSTRUCTION\*\*\*



25

PLANNING  
PLOT 1, 2 & 3

**NOTES**

- ALL PROPOSED DWELLINGS AND USE LEVELS TO BE SHOWN ARE TO BE CONSIDERED AS BEST STATED OTHERWISE ALL LEVELS ABOVE THE FINISHED FLOOR LEVEL UNLESS OTHERWISE STATED.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

PROPOSED PROPOSED FLOOR SLAY  
ELEVATION

\*\*\*DRAWING FOR PLANNING PURPOSES ONLY.  
DRAWING SHOULD NOT BE USED FOR CONSTRUCTION!\*\*\*

PLANNING

**JK**  
J KNIGHT DESIGN  
ARCHITECTURAL SERVICES

100, THE GARDENS, WIMBORNE, DORSET, BH20 9JG  
TEL: 01202 881111  
WWW.JKNIGHTDESIGN.CO.UK

MR & MRS COUSINS  
MEL VUE, CHURCH ROAD,  
WIMBORNE, DORSET,  
BH20 9JG

PROPOSED 3 X SELF-BUILD DWELLINGS  
ON CLASS 2A APPROVED LAND

PL01E 1, 2 & 3  
PROPOSED FIRST FLOOR PLAN

ALL DIMENSIONS IN METERS

24003-PL511



PLANNING

PLOT 1, 2 & 3



PROPOSED TYPICAL SECTION  
SCALE: 1:100

- NOTES
- ALL PROPOSED FLOOR LEVELS AND SITE LEVELS TO MATCH EXISTING LEVELS/HEIGHTS UNLESS STATED OTHERWISE. ALL LEVELS ABOVE THE GROUND LEVEL WILL MATCH EXISTING
  - IF ANY DISCREPANCIES ARE NOTICED ON SITE BY ANY PERSONS PLEASE ALERT MESSRS J KNIGHT DESIGN IMMEDIATELY

NOTES

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IT IS RECOMMENDED THAT INFORMATION IS NOT BOULDED OFF THIS DRAWING. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT INFORMATION, SPECIFICATIONS & SCHEDULES

IF THIS DRAWING IS REPRODUCED ELECTRONICALLY IT IS THE REPRODUCER'S RESPONSIBILITY TO PRINT THE DOCUMENT AT THE CORRECT SCALE

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK. ANY AND ALL DISCREPANCIES TO BE ADVISED IMMEDIATELY

26



\*\*DRAWING FOR PLANNING PURPOSES ONLY. DRAWING SHOULD NOT BE USED FOR CONSTRUCTION\*\*

REV	DATE	DESCRIPTION

REVISIONS AS ABOVE

PLANNING

**J KNIGHT DESIGN**  
ARCHITECTURAL SERVICES

1: 25 WALK AINETS  
2: 25 OLD CHURCH ROAD  
3: 25 OLD CHURCH ROAD  
4: 25 OLD CHURCH ROAD  
5: 25 OLD CHURCH ROAD

1: OLD CHURCH ROAD  
2: 25 OLD CHURCH ROAD  
3: 25 OLD CHURCH ROAD  
4: 25 OLD CHURCH ROAD  
5: 25 OLD CHURCH ROAD

MR & MRS COUSINS  
MEL VUE, CHURCH ROAD,  
TERRINGTON ST JOHN,  
WISBECH, NORFOLK,  
PE14 4RY

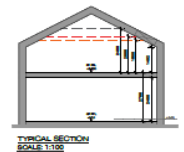
PROJECT FILE:  
PROPOSED 3 X SELF BUILD DWELLINGS  
ON CLASS C APPROVED LAND

PROPOSED TYPICAL SECTION

SCALE	DATE	DRAWN BY
AS STATED @A2	MARCH 26	SL
<b>24003-PL525</b>		
CHECKED	ISSUED BY	DATE

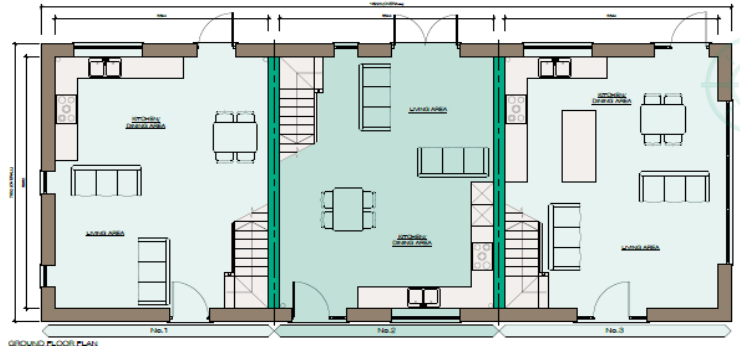
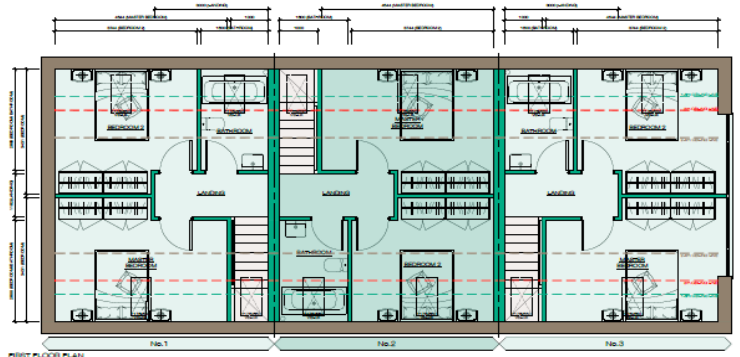
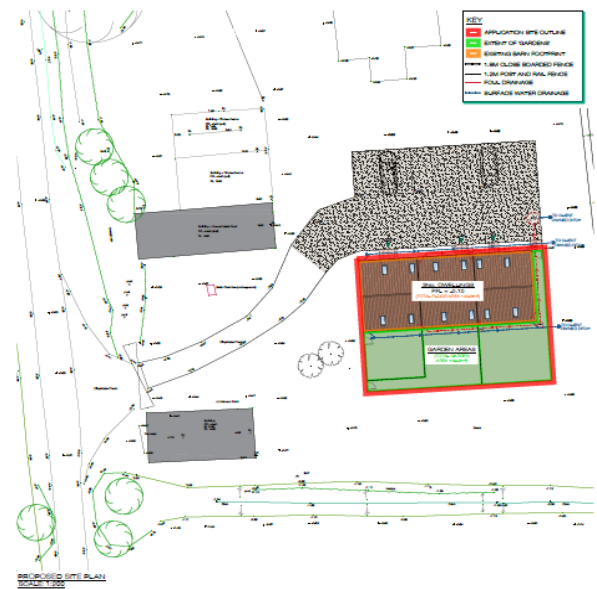


- ELEVATION LEGEND**
- EXTERIOR BRICKWORK
  - NEW WEATHERED/PAINTED TIMBER
  - BLACK OUTSIDING AND DOWNPIPES
  - DARK GREY WINDOWS AND DOORS



23/01765/PACU3 -  
CLASS Q  
APPROVAL,  
EXPIRES 16  
NOVEMBER 2026

27



- NOTES**
- ALL PROPOSED FLOOR LEVELS AND SITE LEVELS TO MATCH EXISTING LEVELS UNLESS STATED OTHERWISE. ALL LEVELS ABOVE THE GROUND LEVELS WILL MATCH EXISTING.
  - IF ANY DISCREPANCIES ARE NOTICED ON SITE BY ANY PERSONS PLEASE ALERT US IMMEDIATELY.



**PLANNING**

**JKD**  
J KNIGHT DESIGN  
ARCHITECTURAL SERVICES

MR & MRS COUBIN  
MEL VUE, CHURCH ROAD,  
TERRINGTON ST JOHN,  
WISBECH, NORFOLK  
PE14 6PH

PROPOSED CLASS Q BARN CONVERSION AT  
BLACK CROFT, ST JOHN'S PARISH END, PE14 6AL

PROPOSED FLOOR PLANS, ELEVATIONS,  
SITE PLAN AND TYPICAL SECTION

DATE: 12.09.2023  
AS STATED: GA1 12.09.2023 SAW

**23028-PL002A**

28



View east to application site at approximate location of the access



29



View southeast to application site



30



Looking south, down Black Drove



31



Looking northeast to application site



32



Looking north up Black Drove



33



View of the barn where Class Q consent was granted (looking east)



34



View to the northeast of the barn where Class Q consent was granted



35



View to the southeast of the barn where Class Q consent was granted



36



Looking south, down Black Drove





Looking southwest from the application site





Looking west from the application site





Looking northwest from the application site



40



Looking north up Black Drove to the application site





Long range view, north up Black Drove to the application site



42



Looking south up Black Drove to the application site



43



Wider view south up Black Drove to the application site



# Speaker Sarah-Jane Knight

44



45



25/01749/0

46





General Notes  
 1. All dimensions are shown in 'feet' unless otherwise stated.  
 2. The site is to be developed in accordance with the above.  
 3. The drawings are to be read in conjunction with all relevant regulations and standards.  
 4. Any discrepancies are to be brought to the designer's attention.

SITE PLAN KEY

- Indicates trees and hedges as shown (their positions are approximate)
- Indicates trees and hedges to be planted
- Indicates landscaping proposed from another or similar location plan
- Indicates site boundary
- Indicates Proposed New Driveway
- Indicates New Site Access Point to be agreed by NCC Surveyors
- Indicates 2.443m vehicular vision splay
- Indicates Land to be offered to the Council for adoption (subject to a successful planning application)

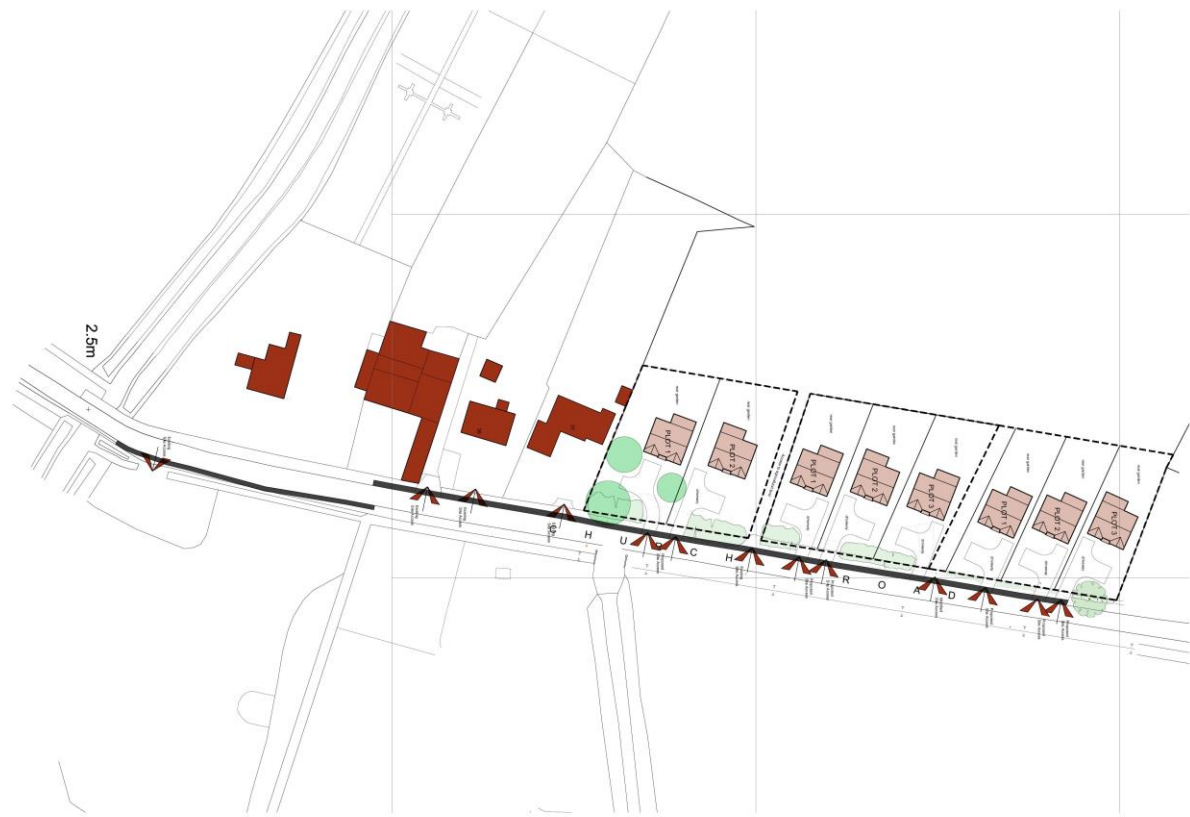
PLANNING

**SWANN EDWARDS ARCHITECTURE**  
 PART OF **collective**  
an architectural practice

Swann Edwards Architecture Limited, Black Swan, First Floor, Quays, Walsden, Central, W.G. 10 10 10  
 01900 910000 • info@swannedwards.co.uk • www.swannedwards.co.uk

Prepared Self-Build Drawings Clutch Road, Tilney St Lawrence, Norfolk for Mrs Laska	Date JUNE 2025	Drawn By JG	Check By JG
Drawing Title Planning Drawing Site & Location Plan	SE No. SE-2319	Plot No. A1	Sheet No. 1/1

Source: Ordnance Survey, 2024



Footpath Plan  
Scale: 1:500

General Notes  
1. All dimensions are shown in feet unless otherwise stated.  
2. The drawings are shown in their original orientation.  
3. The drawings are shown in their original orientation.  
4. The drawings are shown in their original orientation.  
5. The drawings are shown in their original orientation.  
6. The drawings are shown in their original orientation.  
7. The drawings are shown in their original orientation.  
8. The drawings are shown in their original orientation.  
9. The drawings are shown in their original orientation.  
10. The drawings are shown in their original orientation.

**SITE PLAN KEY**

- Includes trees and hedges as shown (their positions are approximate)
- Includes trees and hedges as shown
- Includes neighbouring properties from which a view is to be taken
- Includes site boundary
- Includes Proposed New Overlap
- Includes New Site Access Point to be agreed by NCC
- Includes proposed footpath to be agreed by NCC

PLANNING

**SWANN EDWARDS ARCHITECTURE**  
PART OF **collective**

Swann Edwards Architecture Limited, Black Swan, First Floor, Quays, Wokingham, Central, RG40 3AA, 01180 450000 • info@swannedwards.co.uk • www.swannedwards.co.uk

Proposed Self-Build Dwellings	Plot No.	Plot No.
Clunch Road, Tisbury St	March 2026	SE-1958
Lambourn, Northants	for Mr J. Blyth	A1
Drawn by	SE-1958	Plot No.
Planning Drawing	Footpath Plan	20/1100



- All areas and coordinates relate to a GPS derived datum. Co-ordinates are referenced to the Ordnance Survey's datum (OSD 2011). The datum from a British Army GPS will be within 10cm of the OS datum. Co-ordinates may not be shown on this drawing.
- All areas shown on this drawing have been surveyed in accordance with current best practice.
- Not all existing features are represented. Those omitted are those that could not be located at the time of the survey. The location of any such features should be determined by other means. The location of any such features should be confirmed by the appropriate authority prior to any proposed construction.
- Land parcels boundaries and height values have not been identified in this survey. Parcels have been surveyed and identified as best practice. The location of any such parcels should be determined by other means. The location of any such parcels should be confirmed by the appropriate authority prior to any proposed construction.
- All areas have been surveyed. The location of any such areas should be confirmed by the appropriate authority prior to any proposed construction.
- The survey has been carried out in accordance with the current best practice. The location of any such features should be determined by other means. The location of any such features should be confirmed by the appropriate authority prior to any proposed construction.
- The survey has been carried out in accordance with the current best practice. The location of any such features should be determined by other means. The location of any such features should be confirmed by the appropriate authority prior to any proposed construction.
- All areas have been surveyed. The location of any such areas should be confirmed by the appropriate authority prior to any proposed construction.



Date	No.	Revisions

Land West of Church Road  
Taney St Lawrence

Topographical  
Survey

Scale	1:250 @ A0
Client	AC
Project	AC
Date	24.07.2023



Client	1530-0000-001
--------	---------------

50



Westwards along the north boundary, shared with No 53.



51



Looking west to application site



52



Southwards long the eastern boundary and Church Road.



53



SE corner existing point of access to the field from Church Road



54



Looking north to application site



55



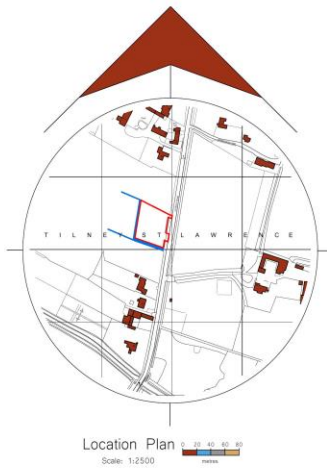
Looking north across the application site



25/01775/0

56





General Notes  
1. All dimensions are shown in 'net' unless otherwise stated.  
2. The contractor shall confirm and guarantee that all work is completed on the day to the commencement of any work.  
3. The drawings to be used in conjunction with all relevant agreements and specialist sub-contractor drawings and specifications.  
4. Any discrepancies are to be brought to the designers attention.

SITE PLAN KEY

- Indicates trees and hedgerow arrangements (tree positions are approximate)
- Indicates trees and hedgerow samples
- Indicates landscaping proposals (from landscape-architect's landscape plan)
- Indicates site boundary
- Indicates Potential New Development
- Indicates New Site Access (Not to be expanded to MCC boundaries)
- Indicates 2.4m/3m vehicular access only
- Indicates Land or off-road amenity, existing Plans, unless separate parking application

PLANNING

**SWANN EDWARDS ARCHITECTURE**  
PART OF **collective**

Swann Edwards Architecture Limited, Sixth Storey,  
First Floor, Capenhurst, Wilton, Cardiff, CF2 1 1SL  
T: 01904 610084 & info@swannedwards.co.uk or www.swannedwards.co.uk

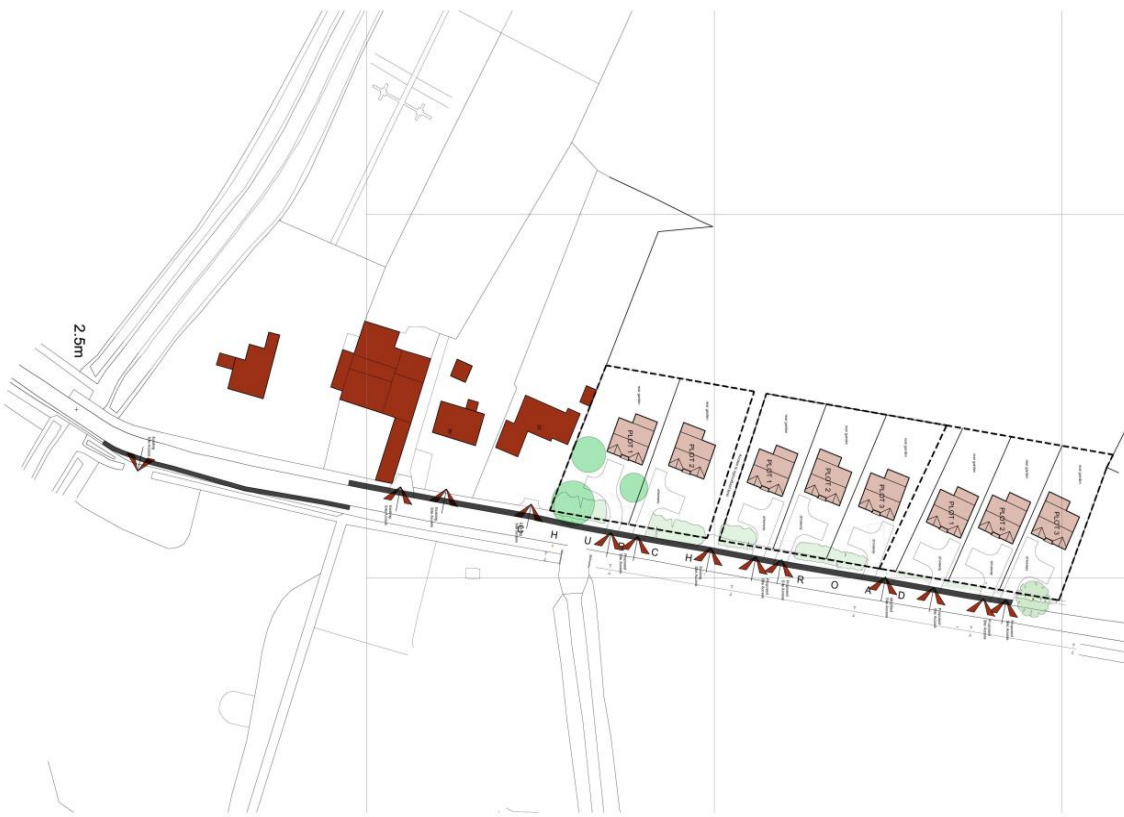
Proposed Self-Build Development Church Road, Tilney St Lewernick, Norfolk Site: M1 J 8/9th	DATE June 2025	PREP BY RIG CHECKED BY GE
Drawn by Planning Director S&L & Location Plan	DATE SE-78508	PREP CODE AT
	NO: RP1000	

Image Credits: iStockphoto.com, iStockphoto.com

**Contract Notes**  
 1. All dimensions are taken to 'top' unless otherwise stated.  
 2. The contractor shall be responsible for obtaining all necessary permissions and approvals from all relevant authorities in the prior to the commencement of any work.  
 3. The drawing is to be read in conjunction with all relevant regulations and applicable sub-contractor drawings and specifications.  
 4. Any discrepancies are to be brought to the designer's attention.

**SITE PLAN KEY**

- Indicates trees and hedges at maximum (tree positions are approximate).
- Indicates trees and hedges to be retained.
- Indicates high-priority planting (non-structural safety location plant).
- Indicates site boundary.
- Indicates Proposed New Buildings.
- Indicates New Site Access/Point to be approved by NCC.
- Indicates proposed footpath to be made Highways approved.



Footpath Plan  
 Scale: 1:500

**PLANNING**

**SWANN EDWARDS ARCHITECTURE**  
 PART OF **collective**  
 SWANN EDWARDS ARCHITECTURE LIMITED, 25th Floor,  
 One Bank Square, Norwich, Norfolk, NR1 1AA,  
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at The Proposed Self-Build Dwellings Church Road, Tingay St Lakenheath, Norfolk by Mr J Blyth	Drawn by March 2028	Drawn to G.E. Drawing No.
Drawn by Planning Drawing Footpath Plan	Drawn by SE-1955	Drawn to A1
Drawn by DP1-100	Drawn by	Drawn to



59



Looking east from application site



60



Looking southeast from application site



61



Looking south from application site





Looking southwest from application site





Looking west from application site



64



Looking northwest from application site



65



Looking north from application site



65



East side of Church Road



67



View south down Church Road



68



View west into application site



69



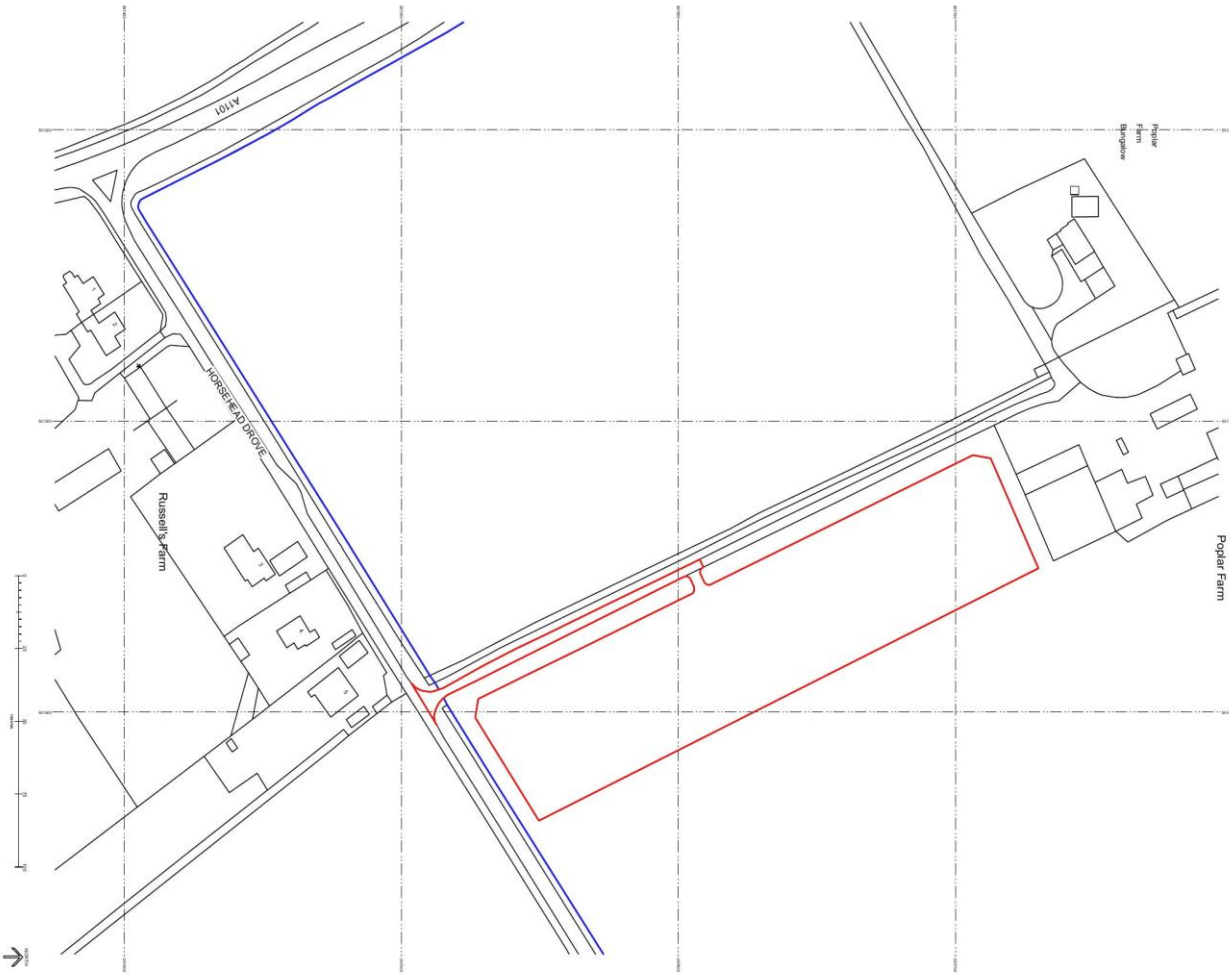
View northwards up Church Road



**26/00275/F**

70





**R F D**  
 RACHEL FURZE DESIGN  
 rachel@rachelfurzedesign.co.uk

---

Project  
**Dog Walking Field,**  
**Horsehead Drive, Wisbech**

---

Date  
**August 2025**

---

Status  
**Planning**

C	17-12-25
	Updated
B	12-09-25
	Blue line added: PLANNING
A	03-09-25
	Updated following comments
-	25-08-25
	Preliminary

Scale  
**1:1250 @ A3**

Description  
**Location Plan**

Project	Drawing
<b>2523-P20-E00</b>	
Revision	
	<b>D</b>

71

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Project  
 Dog Walking Field,  
 Horsehead Drove, Wisbech

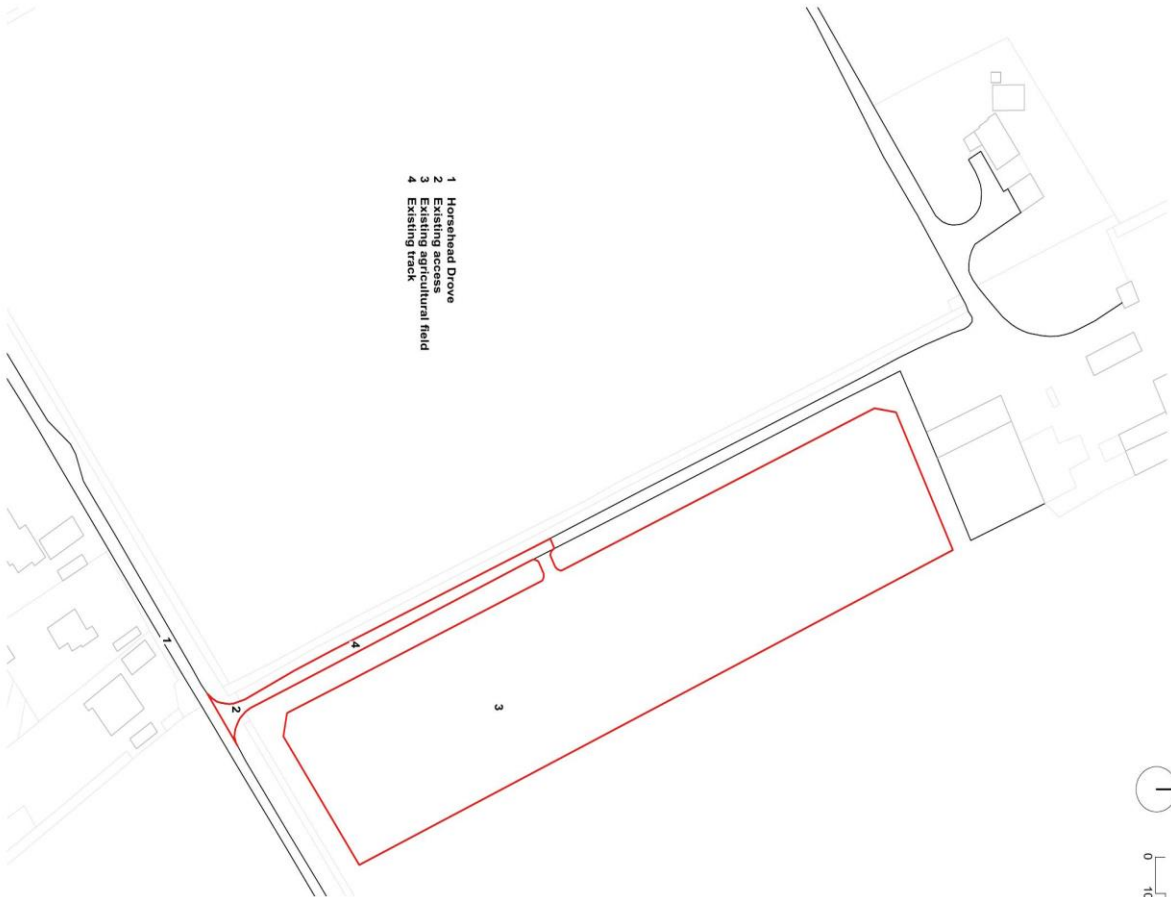
---

Date  
 August 2025

---

Status  
 Planning

- 1 Horsehead Drove
- 2 Existing access
- 3 Existing agricultural field
- 4 Existing track



72



B	17-12-25
A	Updated
	12-09-25
	Planning
	25-08-25
	Preliminary

Scale  
1:1000 @ A3

Description  
Exg block plan

Project	Drawing
2523-P20-E01	
Revision	C

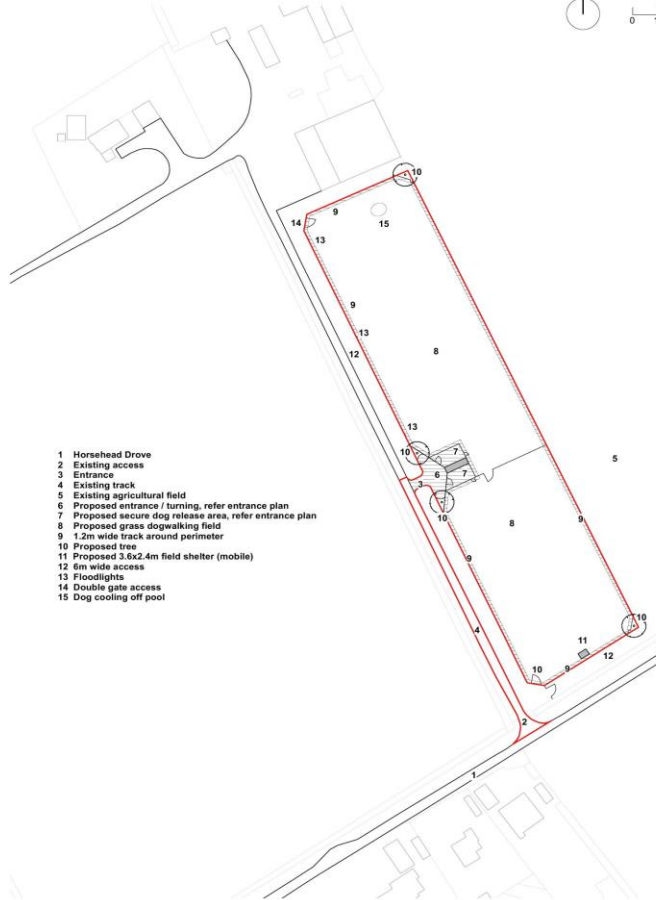


73

**RFD**  
 RACHEL FORDE DESIGN  
 14/23/25  
 Dog Walking Field  
 Dog Walking Field  
 Horsehead Drive, Wisbech  
 Date:  
 August 2025  
 Issue:  
 Planning

C 14/23/25  
 B 14/23/25  
 A 03/09/25  
 - 03/09/25  
 - 25/08/25  
 - 25/08/25  
 Scale:  
 1:1000 @ A3  
 Description:  
 Prop. block plan

Project:  
 2523-P20-P01  
 Drawing:  
 Reference:  
 D



- 1 Horsehead Drive
- 2 Existing access
- 3 Entrance
- 4 Existing track
- 5 Existing agricultural field
- 6 Proposed entrance / turning, refer entrance plan
- 7 Proposed secure dog release area, refer entrance plan
- 8 Proposed grass dogwalking field
- 9 1.2m wide track around perimeter
- 10 Proposed tree
- 11 Proposed 3.6x2.4m field shelter (mobile)
- 12 6m wide access
- 13 Floodlights
- 14 Double gate access
- 15 Dog cooling off pool



R F D

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Project  
Dog Walking Field,  
Horsehead Drive, Wisbech

Date  
August 2025

Status  
Planning

- 1 Existing track
- 2 Proposed entrance
- 3 Hardstanding area, compacted road planings
- 4 Existing drain / ditch retained
- 5 6m access retained
- 6 Secure dog unloading area
- 7 Vehicular gate
- 8 Pedestrian gate
- 9 1.2m wide track around perimeter
- 10 Proposed tree
- 11 Proposed container
- 12 Flood light (Xcite 80W LED slim floodlight black)
- 13 Dog waste bin
- 14 Fence and gate dividing field



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B	17-12-25
	PLANNING
A	12-09-25
	Planning
-	03-09-25
	Preliminary

Scale  
1:100 @ A3

Description  
Prop entrance

Project Drawing  
2523-P20-P02

Revision  
B

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**Project**  
 Dog Walking Field,  
 Horsehead Drive, Wisbech

**Date**  
 August 2025

**Drawn by**  
 RFD

**Planning**

**T1-225**  
 Location  
 Planning  
 Control  
 Priority

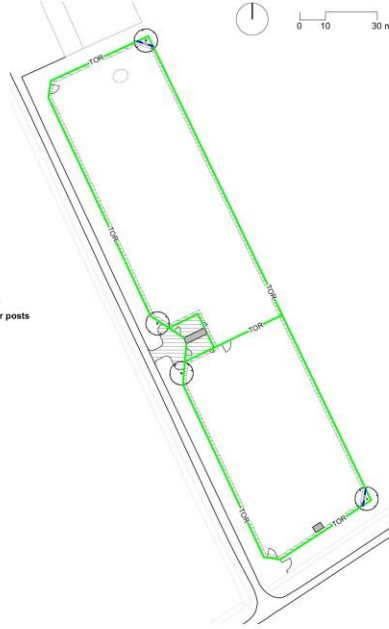
**Scale**  
 1:1000 @ A3

**Description**  
 Prop enclosure plan

**Project**  
 2523-P20-P03

**Revision**  
 C

—PR— 1.2m post and rail fence with 900mm access gate  
 —TOR— 1.8m tornado fence with 125-150mm round timber posts



1.8m high tornado wire fencing



Secure dog unloading area (gate closed)



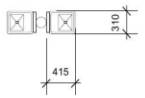
Secure dog unloading area (gate open)



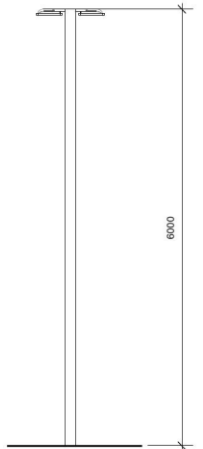
**Detail 01 - Proposed lighting**

1:50 @ A3

Plan

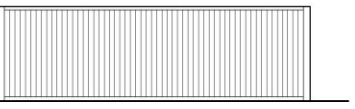


Elevation

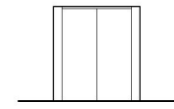


**Detail 02 - Container**

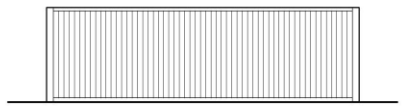
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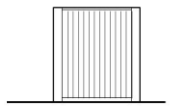
Side elevation



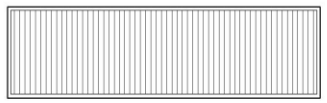
Front elevation



Side elevation



Rear elevation



Roof Plan



GF Plan

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Project  
 Dog Walking Field,  
 Horsehead Drove, Wisbech

Date  
 August 2025

Status  
 Planning

A 17-12-25  
 PLANNING  
 - 02-10-25  
 Planning

Scale  
 1:1000 @ A3

Description  
 Light and container

Project Drawing  
 2523-P20-P04

Revision  
 A

77



View from Horsehead Drove looking northeast





View from Horsehead Drove looking north



79



80



View from Horsehead Drove looking northwest



81



View from Horsehead Drove looking west



82





84



85



85



View from within the site looking southeast



# End of Presentation

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