

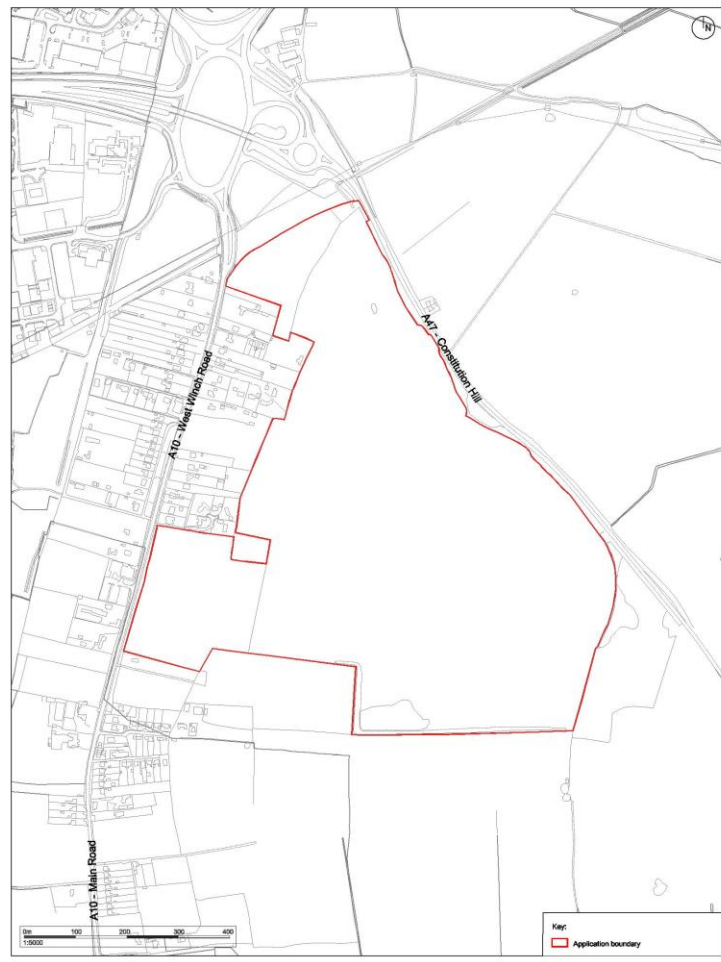
# Planning Committee

## 28 August 2024



13/01615/OM

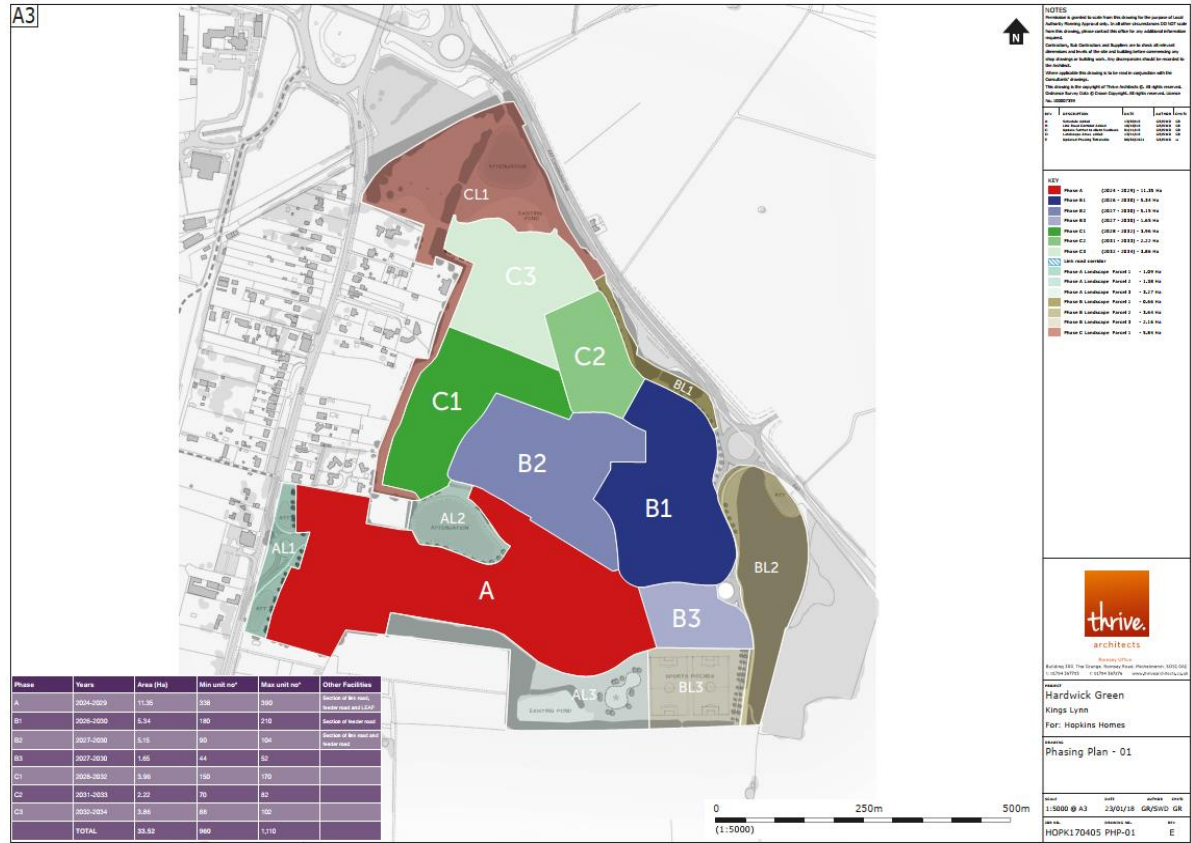




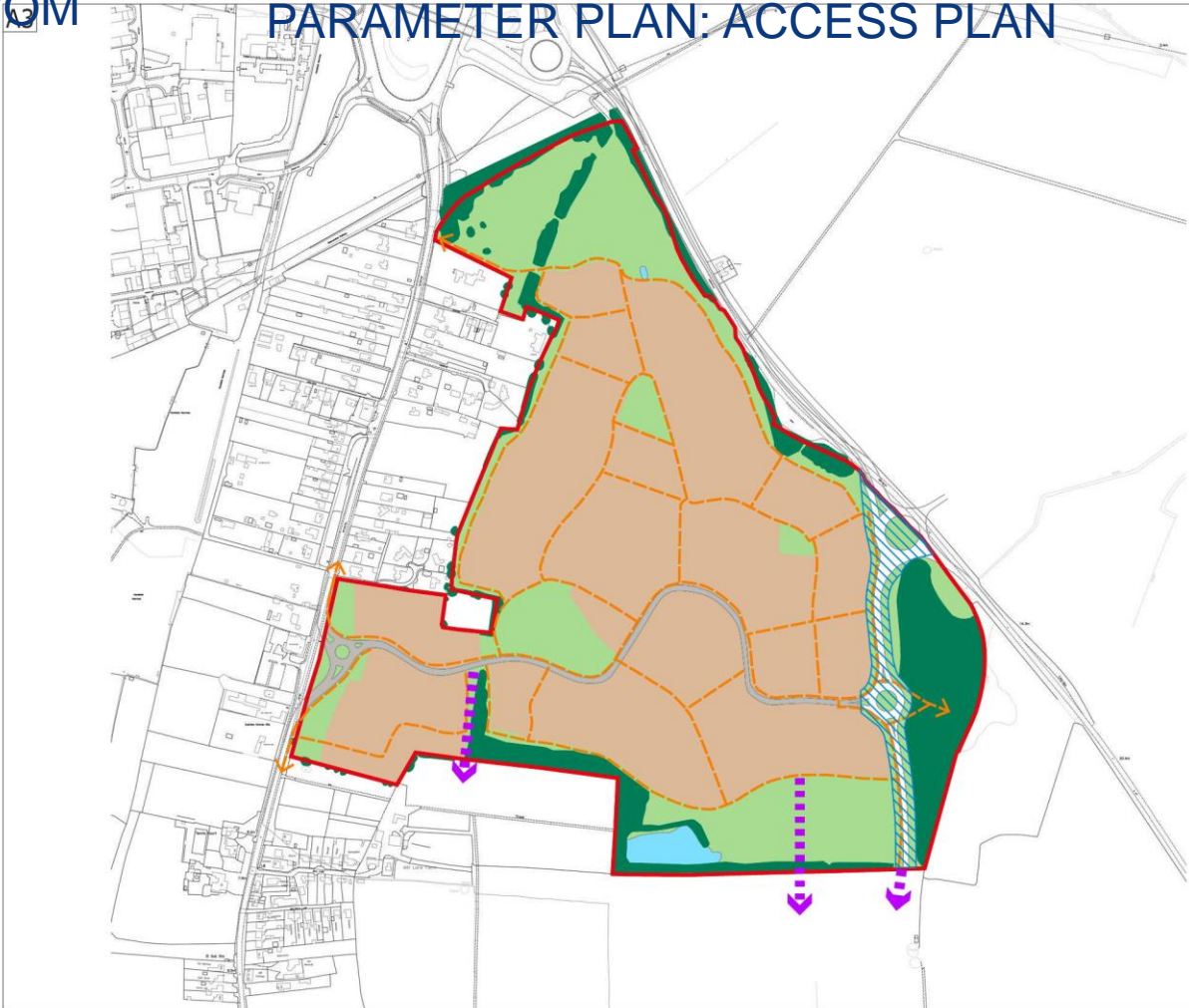
Project:	Herbick Green, South West King's Lynn	Job No:	HCP/2001
Title:	Site location plan	Date:	October 2013
Client:	Hopkins Homes Ltd	Site No:	1321
Author:	Paul	Scale:	1:6000@A1
		Revision:	-
		Author:	PK

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# PARAMETER PLAN: ACCESS PLAN



**NOTES**

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REV	DESCRIPTION	DATE	BY	CHECKED
1	Link Road Corridor	02/02/18	GR/SWD	GR
2	Link Road Corridor	02/02/18	GR/SWD	GR

- KEY**
- Application boundary
  - Link road
  - Feeder road
  - Indicative route of pedestrian links with cycle paths integrated in road network
  - Indicative location of access links to land to the south
  - Link road corridor

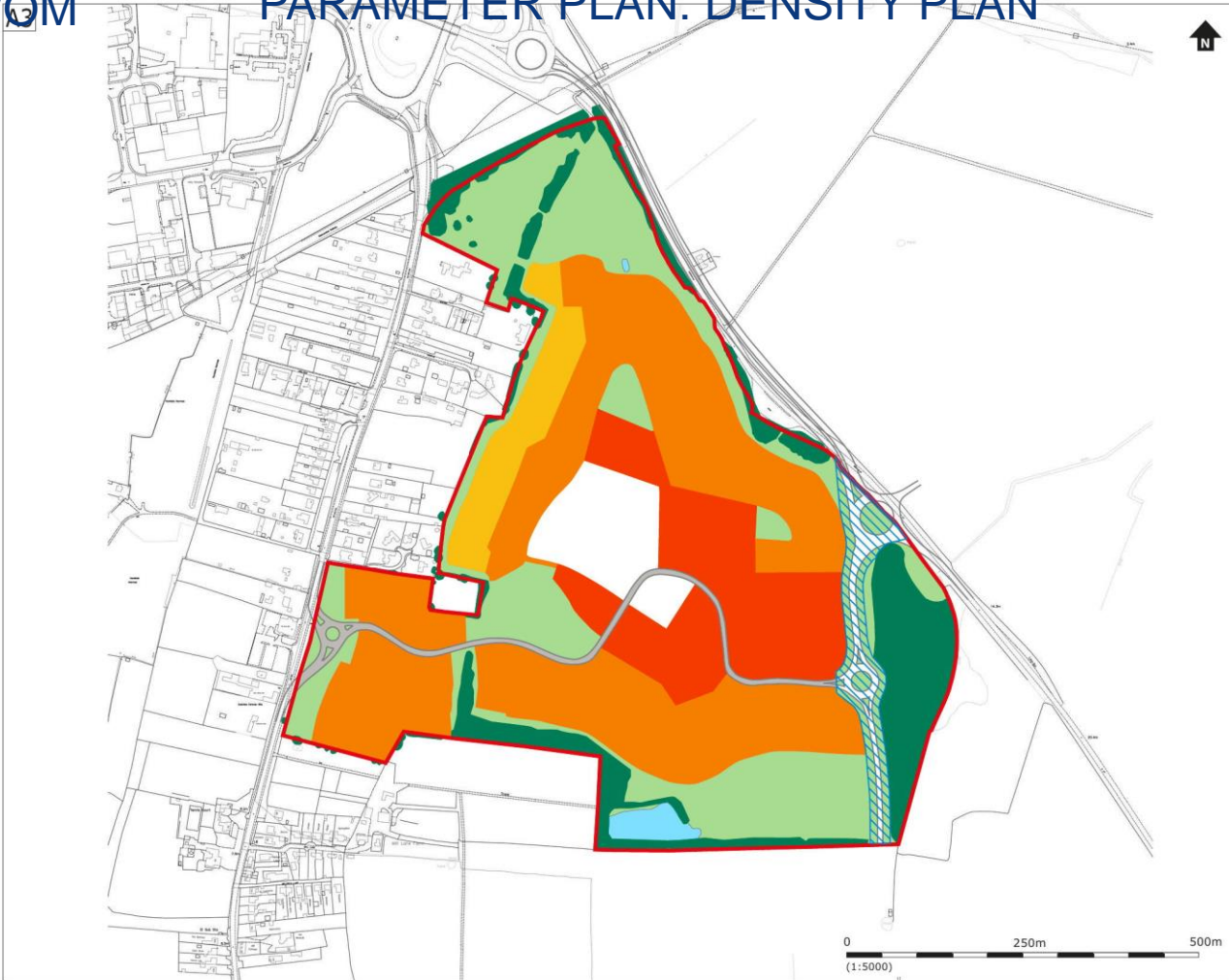


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t: 01264 367700 f: 01264 367076 www.thrivearchitects.co.uk

**PROJECT**  
**Hardwick Green**  
 Kings Lynn  
 For: Hopkins Homes

**DRAWING**  
 Parameter plans:  
 Access Plan

SCALE	DATE	AUTHOR	DWG NO
1:5000 @ A3	19/01/18	GR/SWD	GR
<small>PROJECT NO:</small>		<small>REV:</small>	
HOPK170405 PP-AP-01		B	



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REV	DESCRIPTION	DATE	AUTHOR	CHECKED
1	Link Road Corridor added	03/03/18	GR/SWD	GR
2	Link Road Corridor updated	03/03/18	GR/SWD	GR

- KEY**
- Application boundary
  - Residential between 25 - 30 dwellings per hectare
  - Residential between 30 - 35 dwellings per hectare
  - Residential between 35 - 40 dwellings per hectare
  - Residential between 40 - 45 dwellings per hectare
  - Link road corridor



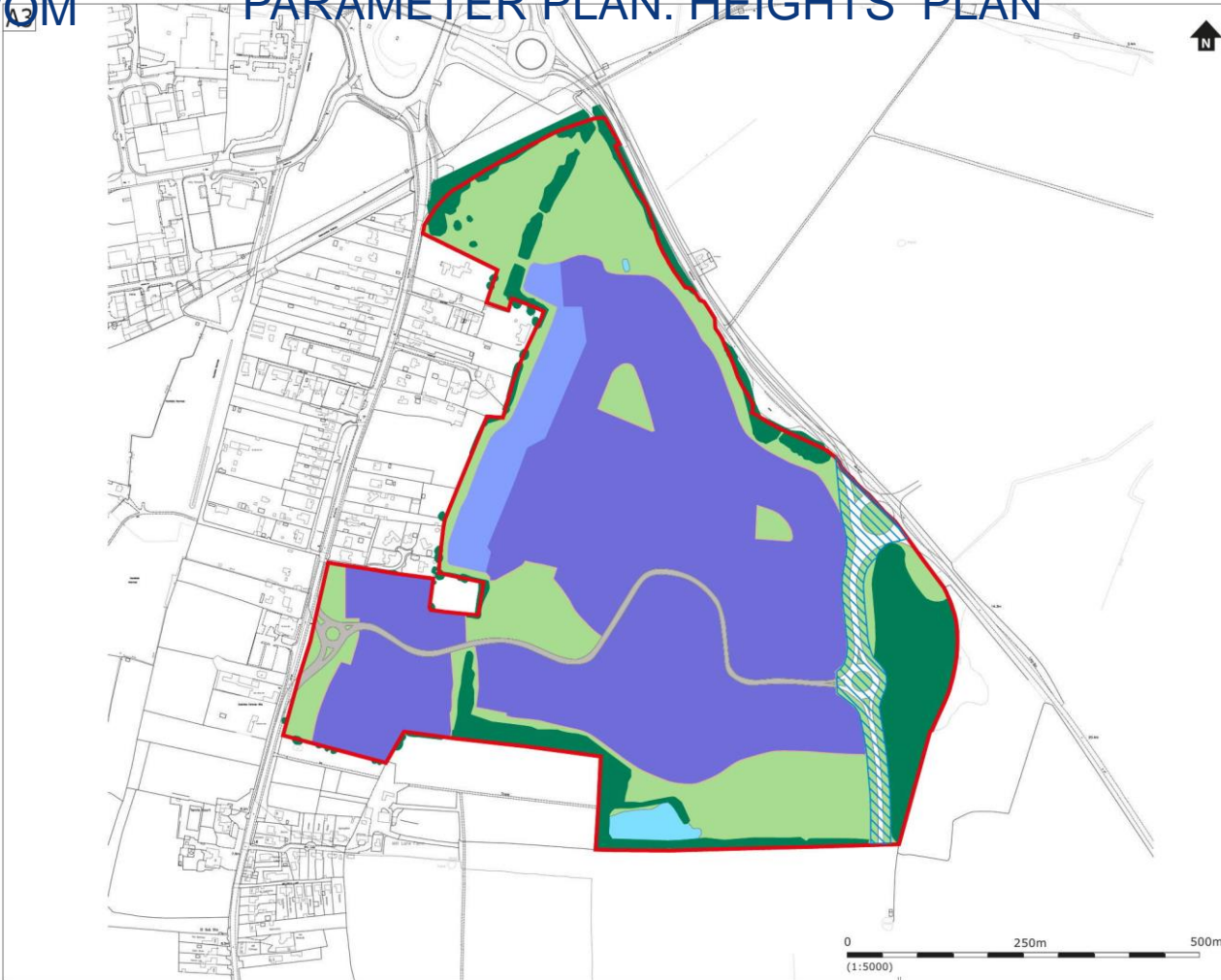
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PROJECT  
**Hardwick Green**  
 Kings Lynn  
 For: Hopkins Homes

DRAWING  
**Parameter plans:**  
**Density Plan**

SCALE  
 1:5000 @ A3 23/01/18 GR/SWD GR  
 REV  
 HOPK170405 PP-DP-01 B





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REV	DESCRIPTION	DATE	AUTHOR	CHECKED
1	Link Road Corridor	03/01/18	GR/SWD	GR
2	Link Road Corridor	03/01/18	GR/SWD	GR

- KEY**
- Application Boundary
  - Up to two storeys (max. 10m from ground level)
  - Up to two and a half storeys (max. 12.5m from ground level)
  - Up to 30% of the area shown in dark purple to comprise of buildings of up to two and a half storeys (12.5 metres from ground level) in height.
  - Link road corridor

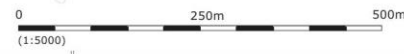


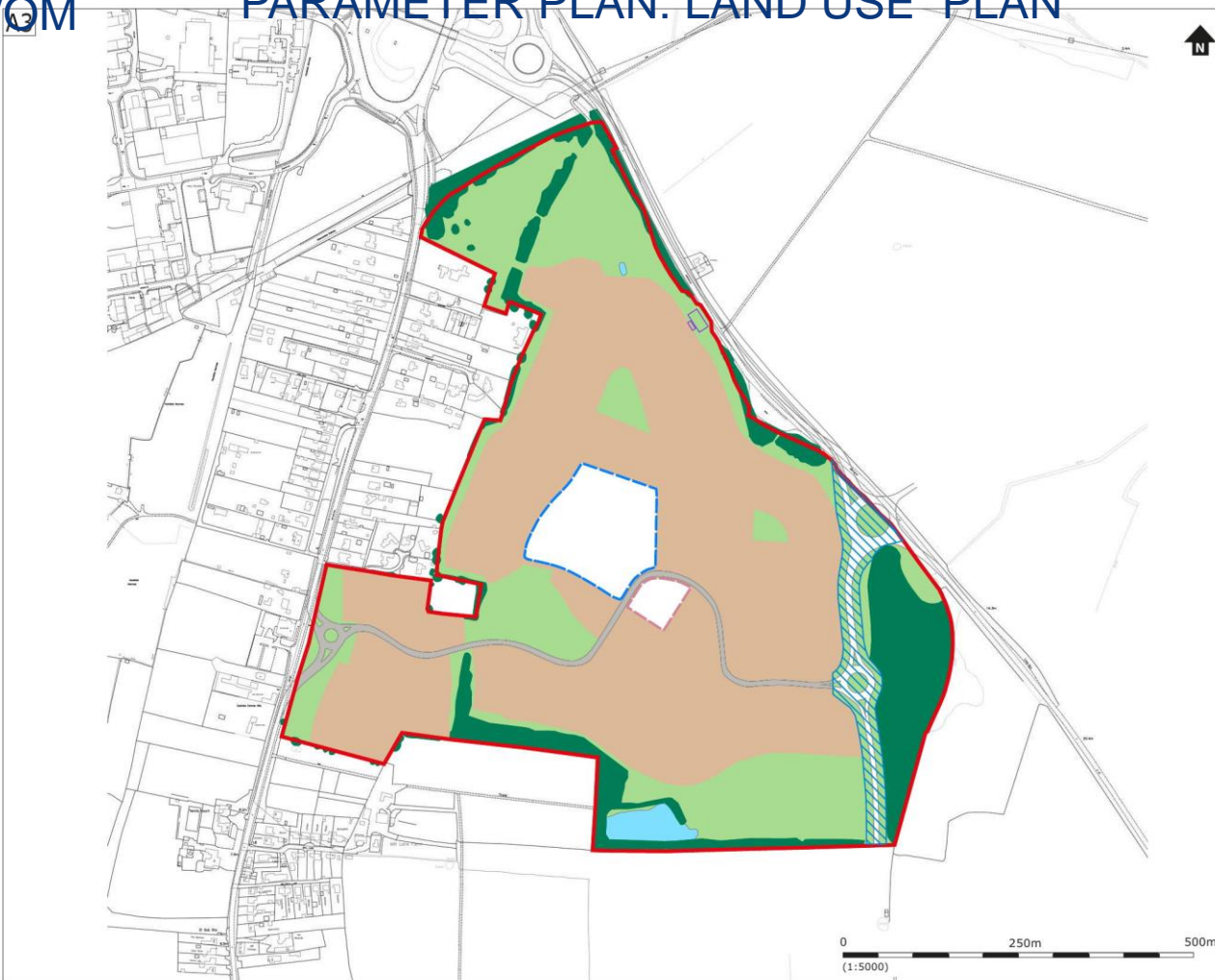
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**PROJECT**  
Hardwick Green  
Kings Lynn  
For: Hopkins Homes

**DRAWING**  
Parameter plans:  
Heights Plan

SCALE	DATE	AUTHOR	CHECKED
1:5000 @ A3	19/01/18	GR/SWD	GR
REV	DATE	BY	CHKD
HOPK170405 PP-HP-01			B





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REV	DESCRIPTION	DATE	BY	CHECKED
1	Link Road Corridor	03/03/18	GR/SWD	GR
2	Link Road Corridor	03/03/18	GR/SWD	GR

- KEY**
- Application boundary
  - Residential up to 1,100 units
  - Indicative location of Local Centre, which must include:
    - A neighbourhood shop (A1) up to 1900m<sup>2</sup> and/or
    - Community building
  - Indicative location of the primary school
  - Link road
  - Feeder road
  - Landscape
  - Buildings to be removed
  - Link road corridor



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**PROJECT**  
 Hardwick Green  
 Kings Lynn  
 For: Hopkins Homes

**DRAWING**  
 Parameter plans:  
 Land Use Plan

**SCALE**  
 1:5000 @ A3

**DATE**  
 19/01/18

**AUTHOR**  
 GR/SWD

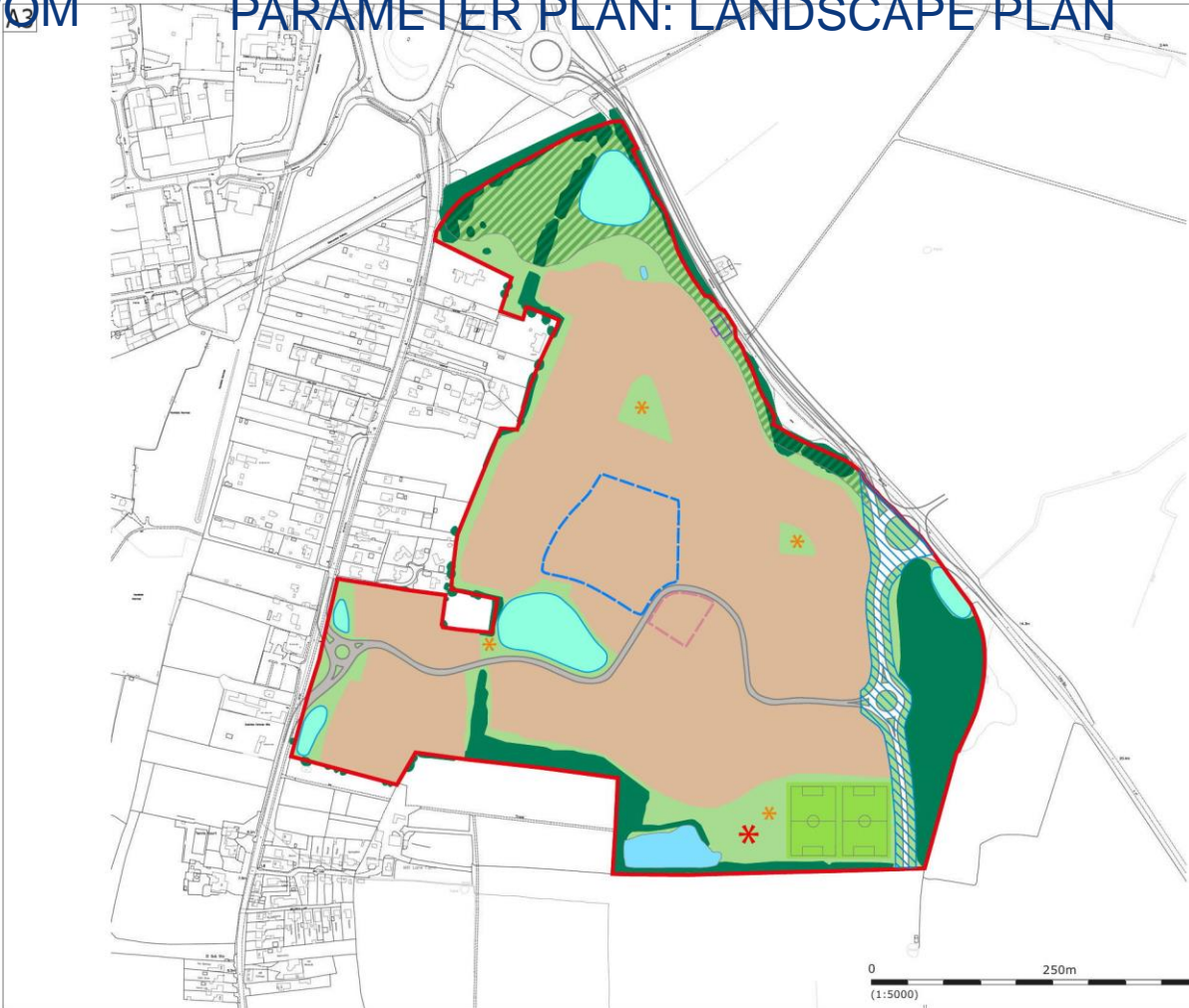
**CHKD**  
 GR

**REV**  
 B

**PROJECT NO.**  
 HOPK170405 PP LUP-01







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REV	DESCRIPTION	DATE	AUTHOR	CHECK
1	LINK Road Corridor added	03/03/18	GR/SWD	GR
2	LINK Road Corridor updated	03/03/18	GR/SWD	GR

- KEY**
- Application boundary
  - Development area
  - Landscape
  - Retained and enhanced vegetation
  - Areas of proposed landscape and ecology enhancement
  - Formal Sports Field Provision
  - Local Equipped Area of Play (LEAP)
  - Neighbourhood Equipped Area of Play (NEAP)
  - Including Multi-User Games Area
  - SUDS retention feature
  - Existing Ponds
  - Buildings to be removed
  - LINK road corridor



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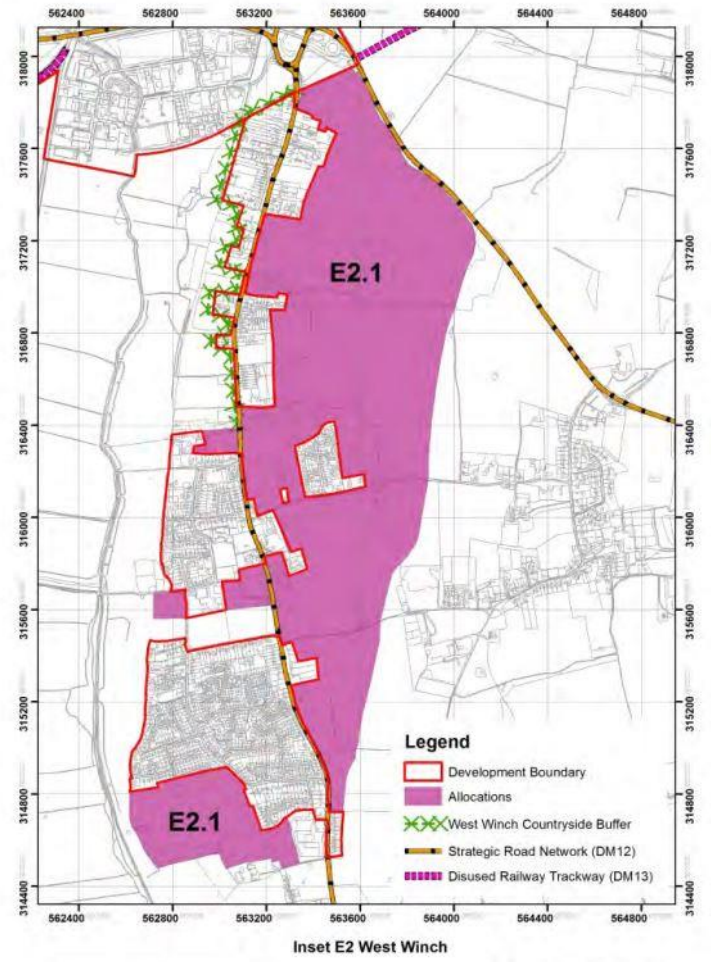
**PROJECT**  
**Hardwick Green**  
 Kings Lynn  
 For: Hopkins Homes

**DRAWING**  
 Parameter plans:  
 Landscape Plan

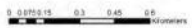
SCALE	DATE	AUTHOR	CHECK
1:5000 @ A3	19/01/18	GR/SWD	GR
REV	DESCRIPTION	REV	
HOPK170405 PP-LP-01		B	



# SADMPP Site Allocation - Policy E2.1



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# WWGA Framework Master Plan

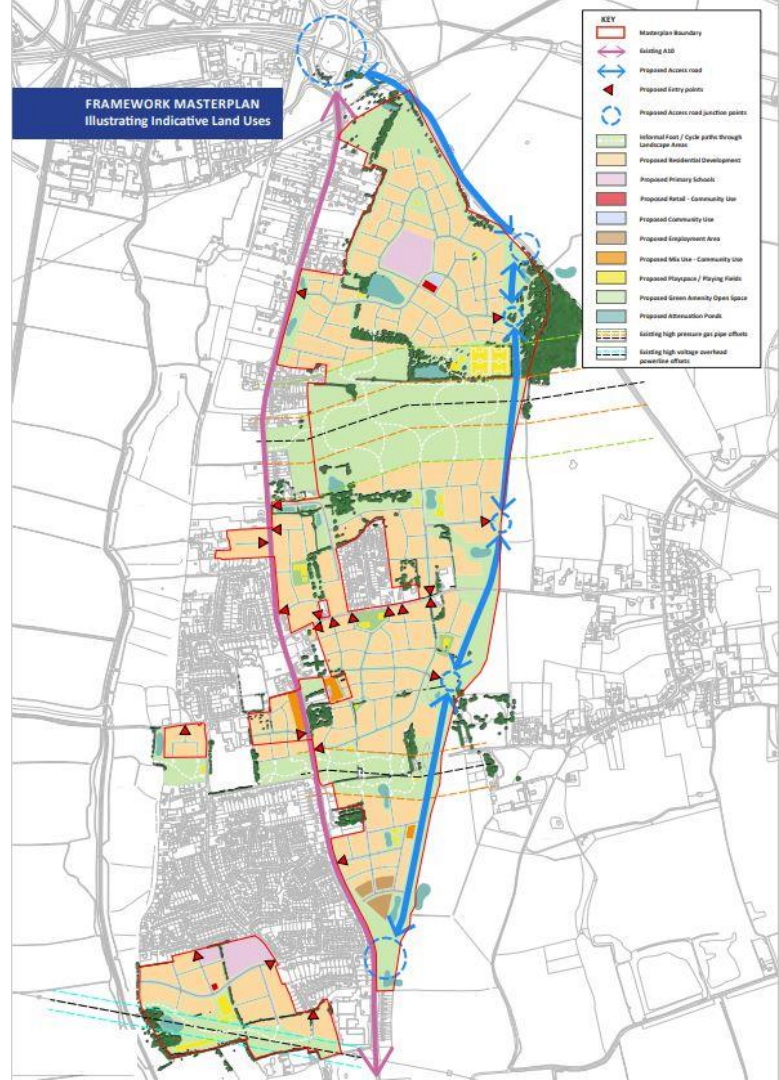




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# Ariel view of the site



13/01615/OM

Slide  
No. 13



View from A47 towards Kinds Lynn

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Slide No. 14



View northwest adj. Sheep's Course Wood



Looking North west towards former layby on A47

Boro  
Kin  
We

rt a problem



View from A47 from Hardwick Heading towards North Runcton



13/01615/OM

Slide  
No. 17



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View south east on Constitution Hill (towards North Runcton)

Bo  
K  
W



Lemuel Burt Way looking onto A10 (approx. location of roundabout)



Lemuel Burt Way looking North onto A10











A10 Looking North east towards the site (Near No29)







A10 Near Layby looking towards the Hardwick



Looking west towards West Winch Road



Looking North west (A47 to right of barn)



Looking Southwest from A47



Looking north west adjacent A47



North part of site looking Southwest



Northwest part of site looking south





Northwest part of site looking south (hedge line adj.  
properties on east of West Winch Road)

13/01/2014

Slide  
No. 34

Looking west towards A10





West part of site looking South



West towards Babingley Place

13/01615/OM

Slide  
No. 37



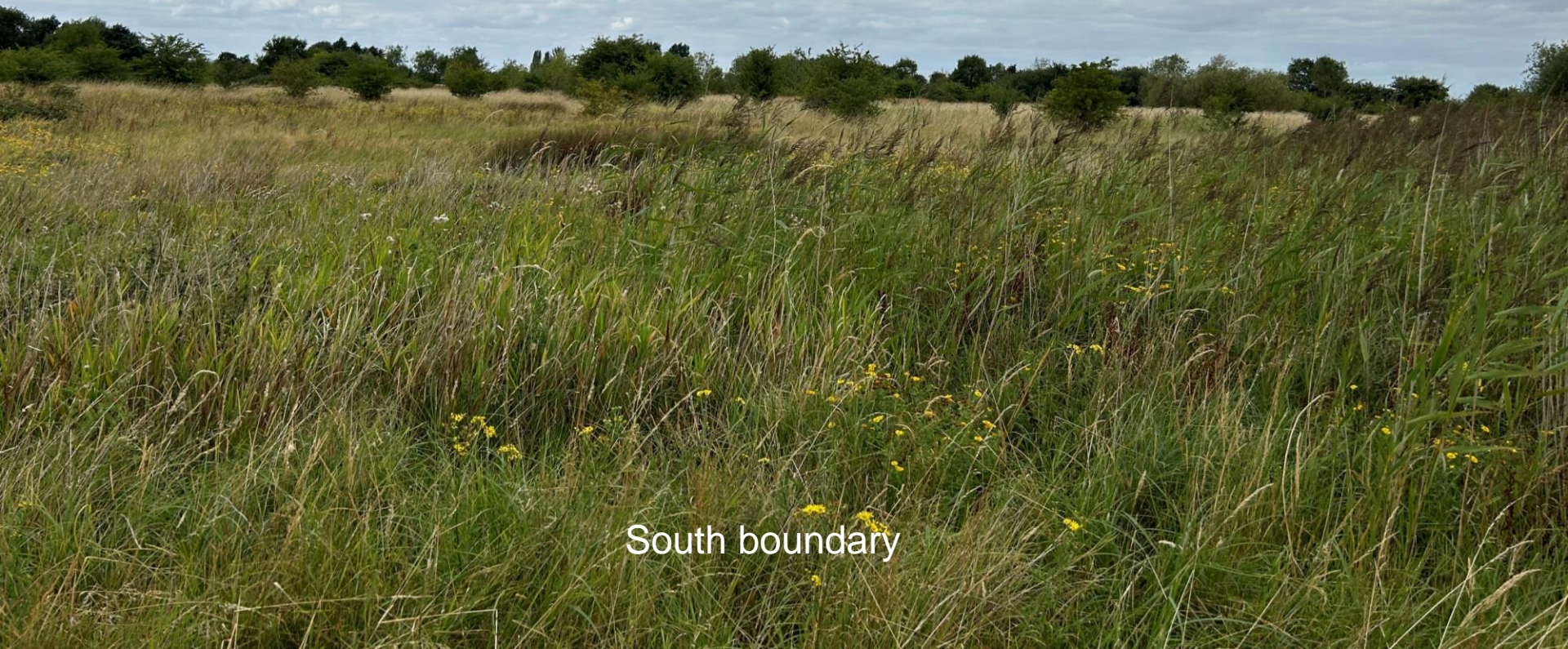
South of Babingley Place



West part of site looking Southeast



View across south of site looking towards  
Sheeps Course Wood



South boundary





Southeast part of the site and Sheeps Course Wood



Looking Northeast adj Sheeps Course  
Wood.



East part of site looking north towards A47

# END OF PRESENTATION

