

KLAC Planning Sub Group

17th December 2025

Planning application ref: 25/01802/FM

J & I Motor Engineers, South Lynn Plain, King's Lynn PE30 5HF

Erection of 19 dwellings and associated infrastructure including the
demolition of all existing buildings





















Block Plan / Aerial Photograph



Development Mix



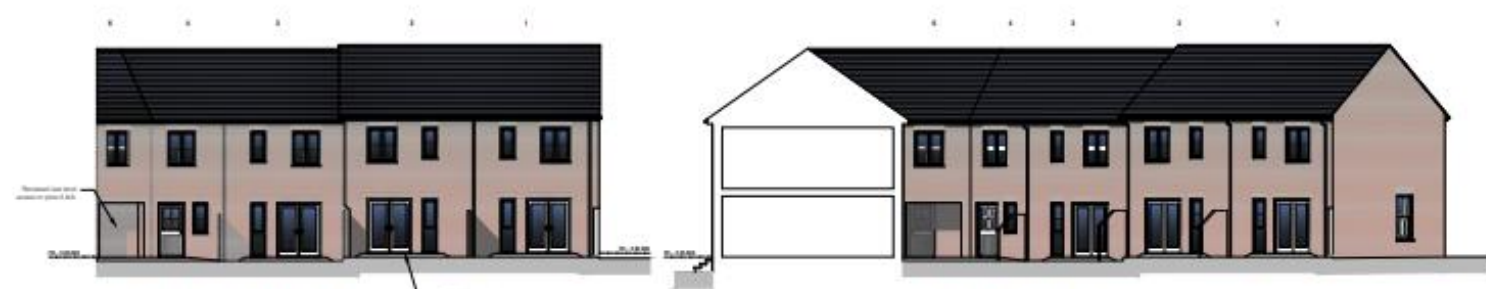
Storey Heights

Key:

- | | | | | |
|-----|--|-----------------------------------|--|--------------|
| 2x | | 10 (pp) - Mainstone / PDS M2(T) | | 1 storey |
| 14x | | 20 (2p) - House / Mainstone M2(T) | | 2 storey |
| 3x | | 20 (2p) - House M2(T) | | 2 1/2 storey |



Revision			
Rev	Date	Description	
1	10/01/20	Initial submission for planning	
Status			
Planning Submission			
<p>Redevelopment of J & I Motor Engineers Valingers Road, Kings Lynn, PE30 5HD for Freebridge Community Housing</p>			
Drawing Title			
Planning Submission Block Plan / Development Mix			
Date	Scale	Drawn By	Check By
Mar 2020	1:250 (A1)	PD	FB-1543 - P50



Revision		
No.	Date	Description
1	May 20	Planning Submission

Planning Submission

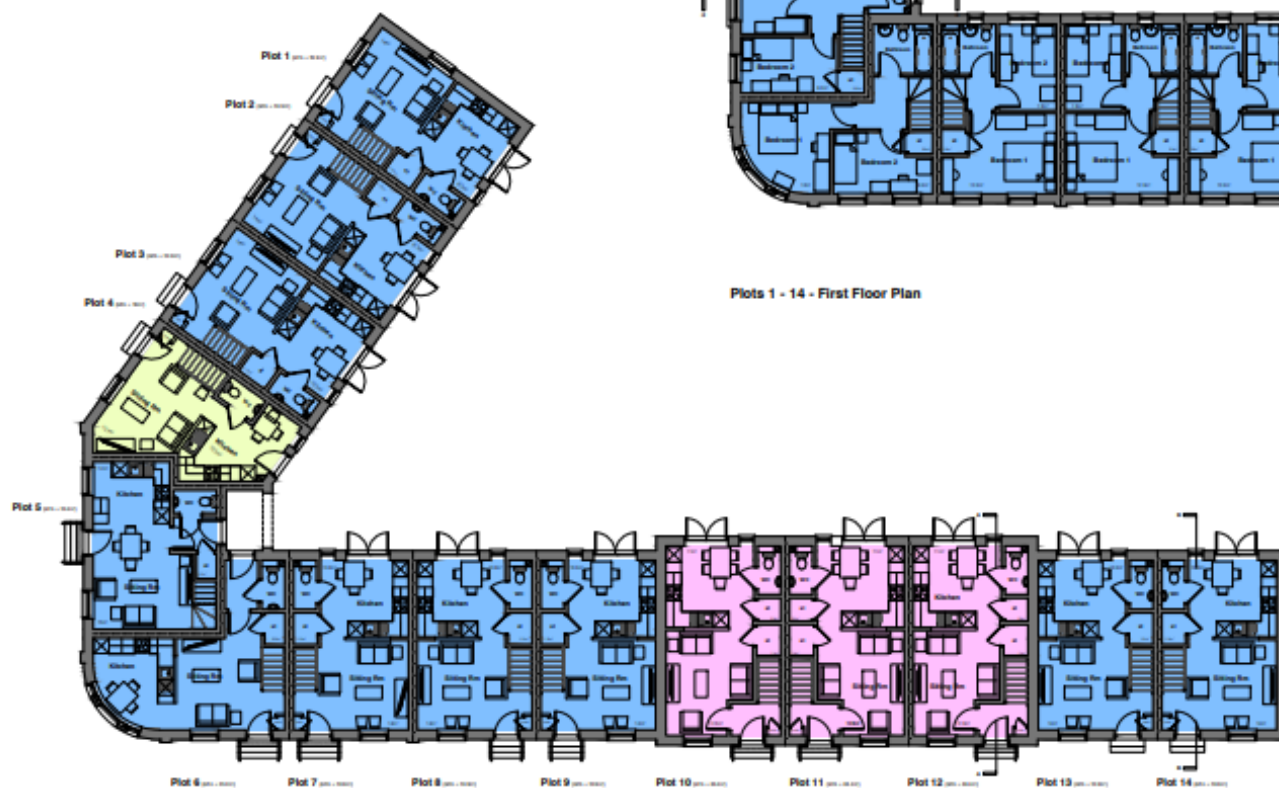
The Design Partnership
The Design Partnership (TDP)
Consulting Engineers
11 Station Road
Chesham
Chesham Bucks HP8 4JL
Tel: 01494 600111

Job Title
Redevelopment of J & I Motor Engineers
Valingers Road, Kings Lynn, PE30 5HD
for Friedridge Community Housing

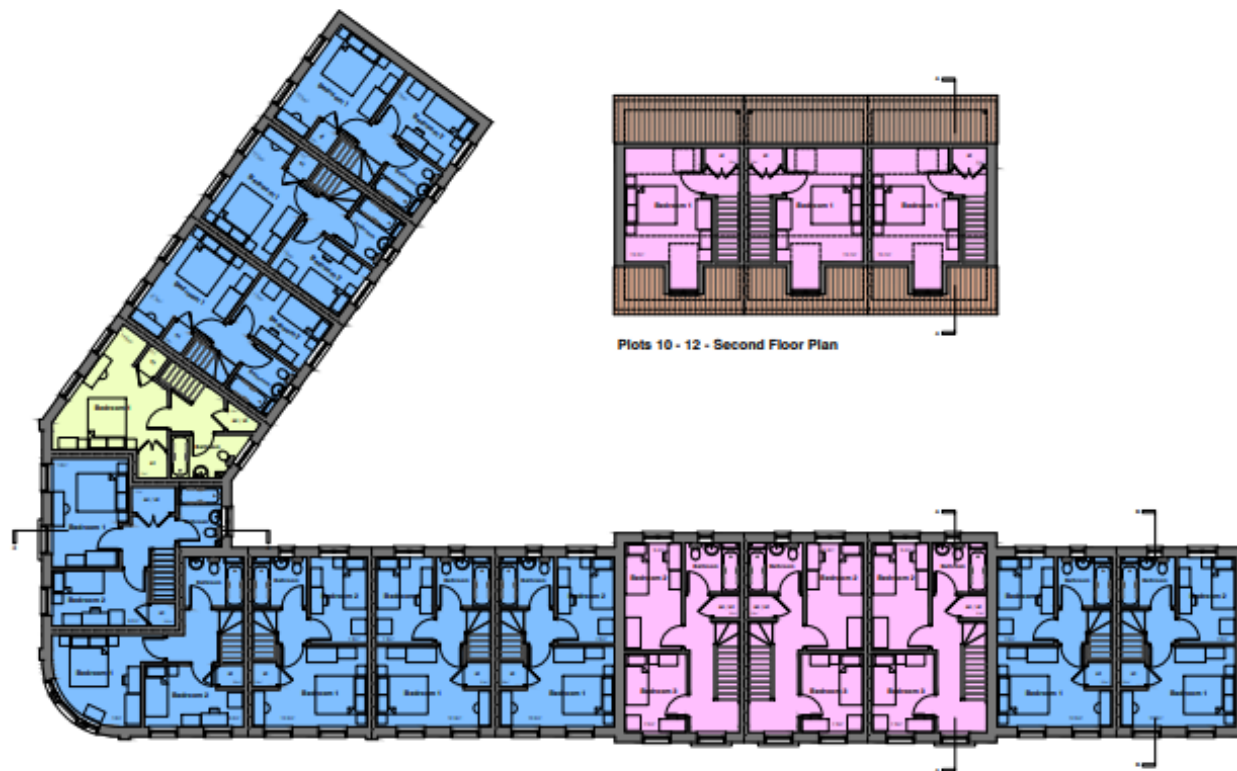
Drawing Title
Planning Submission
Plots 1-14 Plans & Elevations

Development Schedule

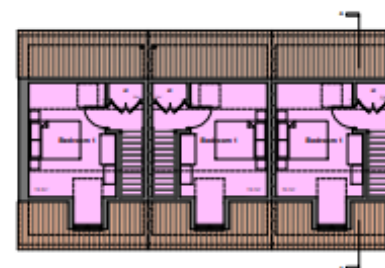
Plot	Type	Beds	GFA, m ²	NDSS (m ²)	% NDSS
1	House	25(2P)	55.9	75 (m ²)	85.8%
2	House	25(2P)	55.9	75 (m ²)	85.8%
3	House	25(2P)	55.9	75 (m ²)	85.8%
4	House	18(2P)	55.0	58 (m ²)	90.8%
5	House	25(2P)	53.7	75 (m ²)	97%
6	House	25(2P)	55.2	75 (m ²)	95.1%
7	House	25(2P)	55.9	75 (m ²)	85.8%
8	House	25(2P)	55.9	75 (m ²)	85.8%
9	House	25(2P)	55.9	75 (m ²)	85.8%
10	House	25(2P)	55.4	50 (m ²)	90.2%
11	House	25(2P)	55.4	50 (m ²)	90.2%
12	House	25(2P)	55.4	50 (m ²)	90.2%
13	House	25(2P)	55.9	75 (m ²)	85.8%
14	House	25(2P)	55.9	75 (m ²)	85.8%
15	Maisonette	25(2P)	64.0	75 (m ²)	91.4%
16	House	25(2P)	70.1	75 (m ²)	100%
17	House	25(2P)	70.1	75 (m ²)	100%
18	Maisonette	25(2P)	64.0	75 (m ²)	91.2%
19	FOG	18(2P)	62.3	58 (m ²)	107.2%



Plots 1 - 14 - Ground Floor Plan



Plots 1 - 14 - First Floor Plan



Plots 10 - 12 - Second Floor Plan

- 15 (2p) - House / Maisonette / FOG M2(1)
- 25 (2p) - House / Maisonette M2(1)
- 25 (2p) - House M2(1)

Revision	Date	Description
1	May 04	Planning Submission (100% of the building, 100% of the building)

Planning Submission



Redevelopment of J & I Motor Engineers
Valingens Road, Kings Lynn, PE30 5HD
for Freebridge Community Housing

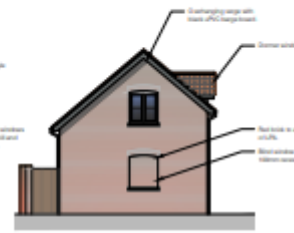
Planning Submission
Plots 1-14 Plans & Elevations



Plots 15 to 18 - North West Elevation - Courtyard



Plots 15 to 18 - South West Elevation - Section



Plot 19 - NW Elevation



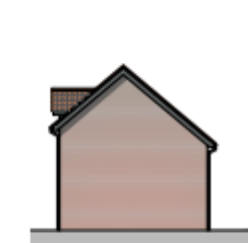
Plot 19 - SW Elevation - Front



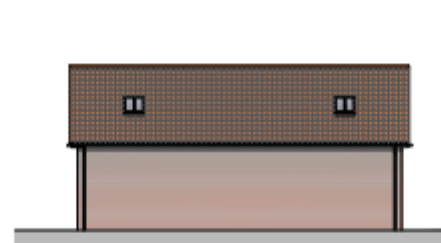
Plots 15 to 18 - North East Elevation - Rear



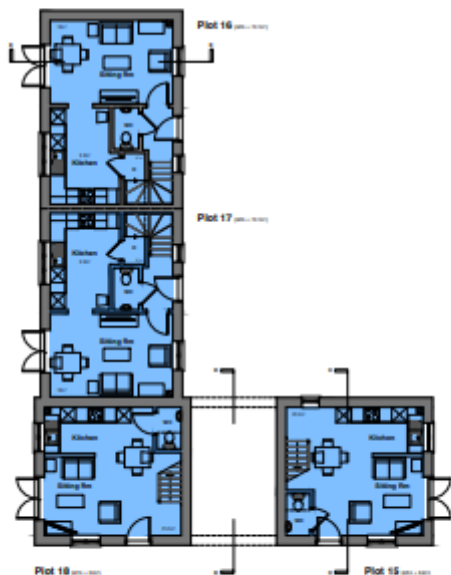
Plots 15 to 18 - South East Elevation - Rear



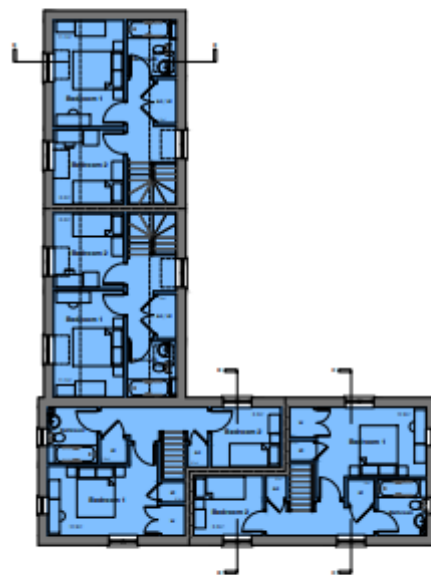
Plot 19 - SE Elevation



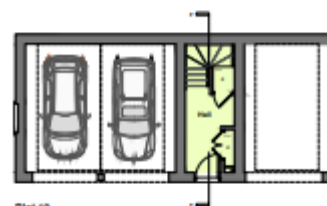
Plot 19 - NE Elevation - Rear



Plots 15 - 18 - Ground Floor Plan



Plots 15 - 18 - First Floor Plan



Plot 19 - Ground Floor Plan

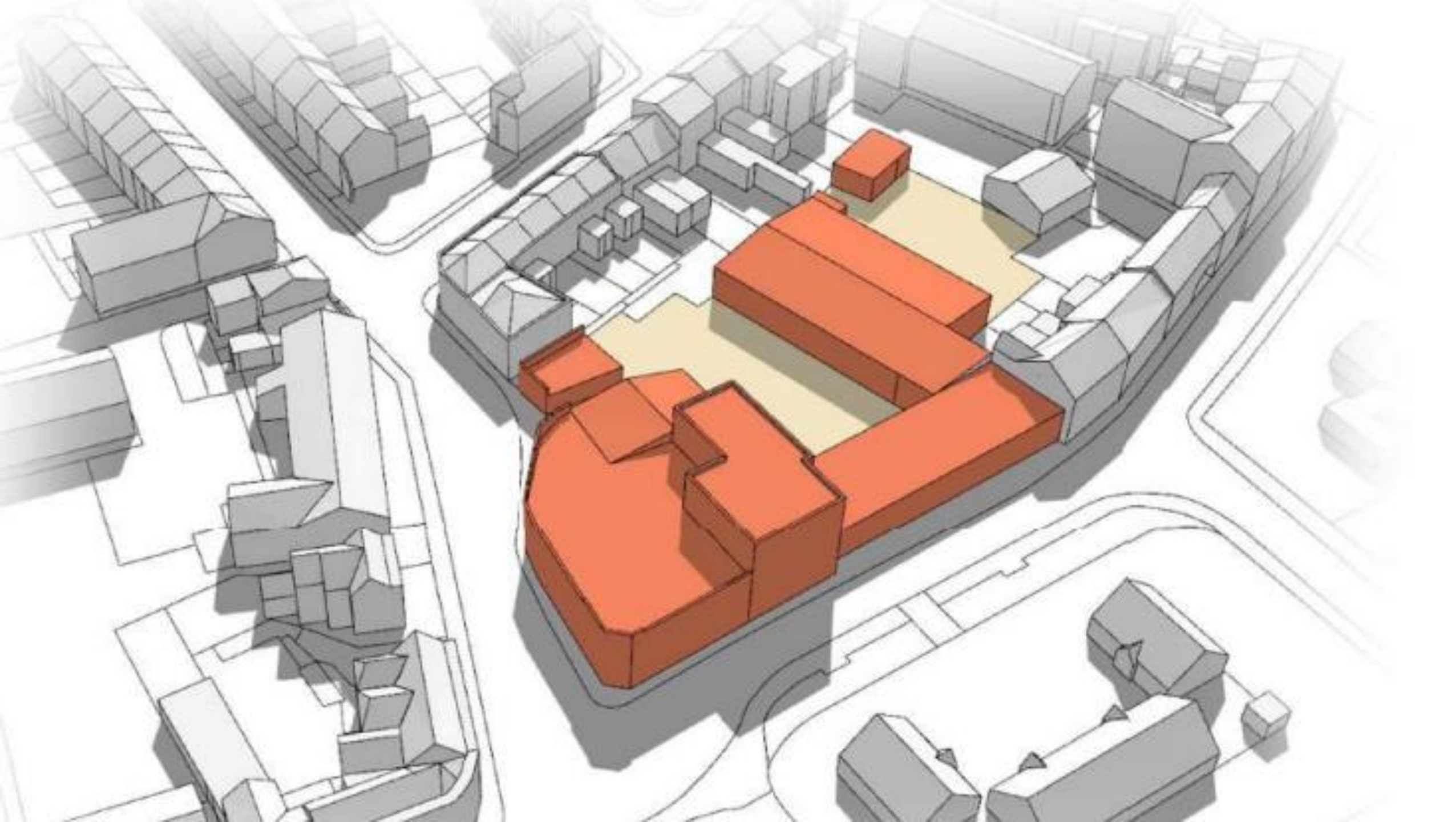


Plot 19 - First Floor Plan



Plots 15 to 18 - South West Elevation

Revisions	Date	Comments
A	May 20	Final design submitted for planning
B	20.11.20	Minor amendments to plan
Planning Submission		
 The Design Partnership The Design Partnership (Digital) Commercial House 10 Station Road Chalfont Chalfont St Giles HP8 5QD Tel: 01296 800111		
Job Title Redevelopment of J & I Motor Engineers Valingers Road, Kings Lynn, PE30 5HD for Freebridge Community Housing		
Drawing Title Planning Submission Plots 15-18 Plans & Elevations		
Date	Scale	Drawn By
Jan 2025	1:1000(A1)	PD
		FB-1943-P06



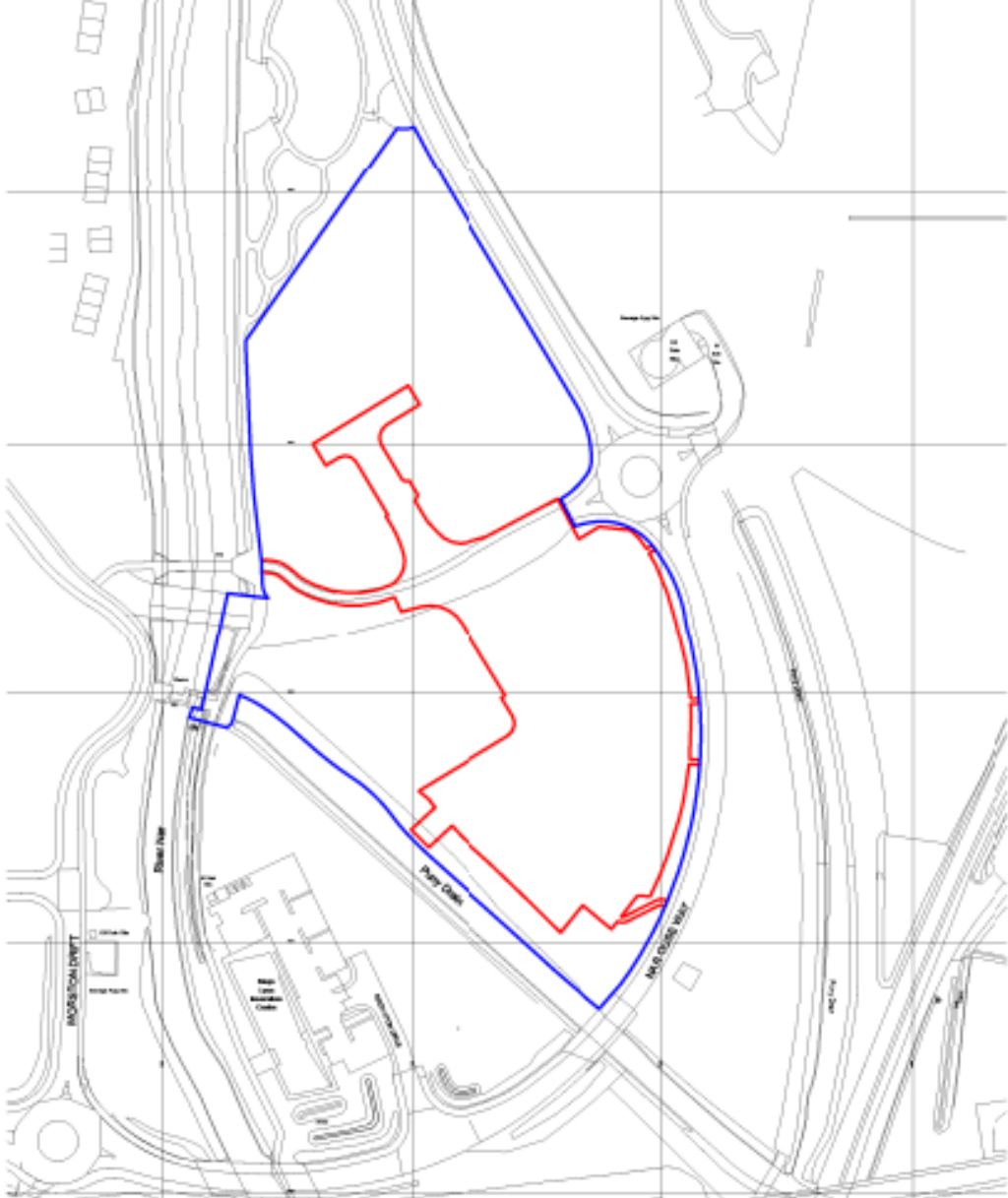




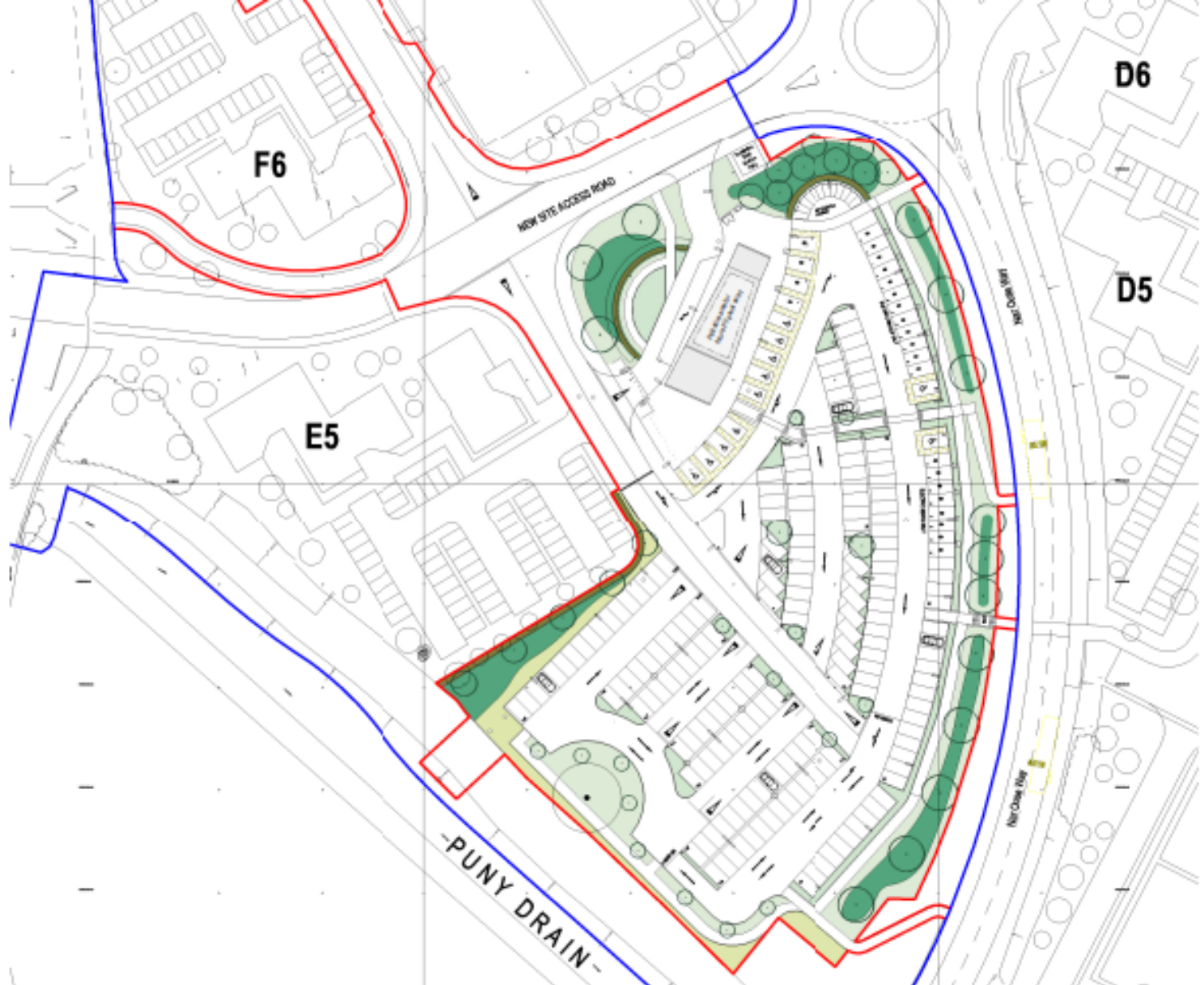


KLAC Planning Sub Group 17th December 2025

- Planning application ref: 25/01783/FM
- Development Site W of Nar Ouse Way, King's Lynn
- Application for the phased development comprising the change of use of the land to an Active Travel Hub, alongside the construction of a single storey hub building, surface car park, pedestrian infrastructure, access, landscaping and ancillary works



Site Location Plan
1 : 1250



Proposed Site Plan
1 : 500

Rev	Date	Chg	Rev	Revision Description
PS 1.0	15.07.2021	AM	01	Final layout for submission
PS 1.1	15.07.2021	AM	02	Site boundary updated following Client comments
PS 1.2	15.07.2021	AM	03	Final Planning layout
PS 1.3	15.07.2021	AM	04	Final layout updated
PS 1.4	15.07.2021	AM	05	General updates following Client comments

KEY

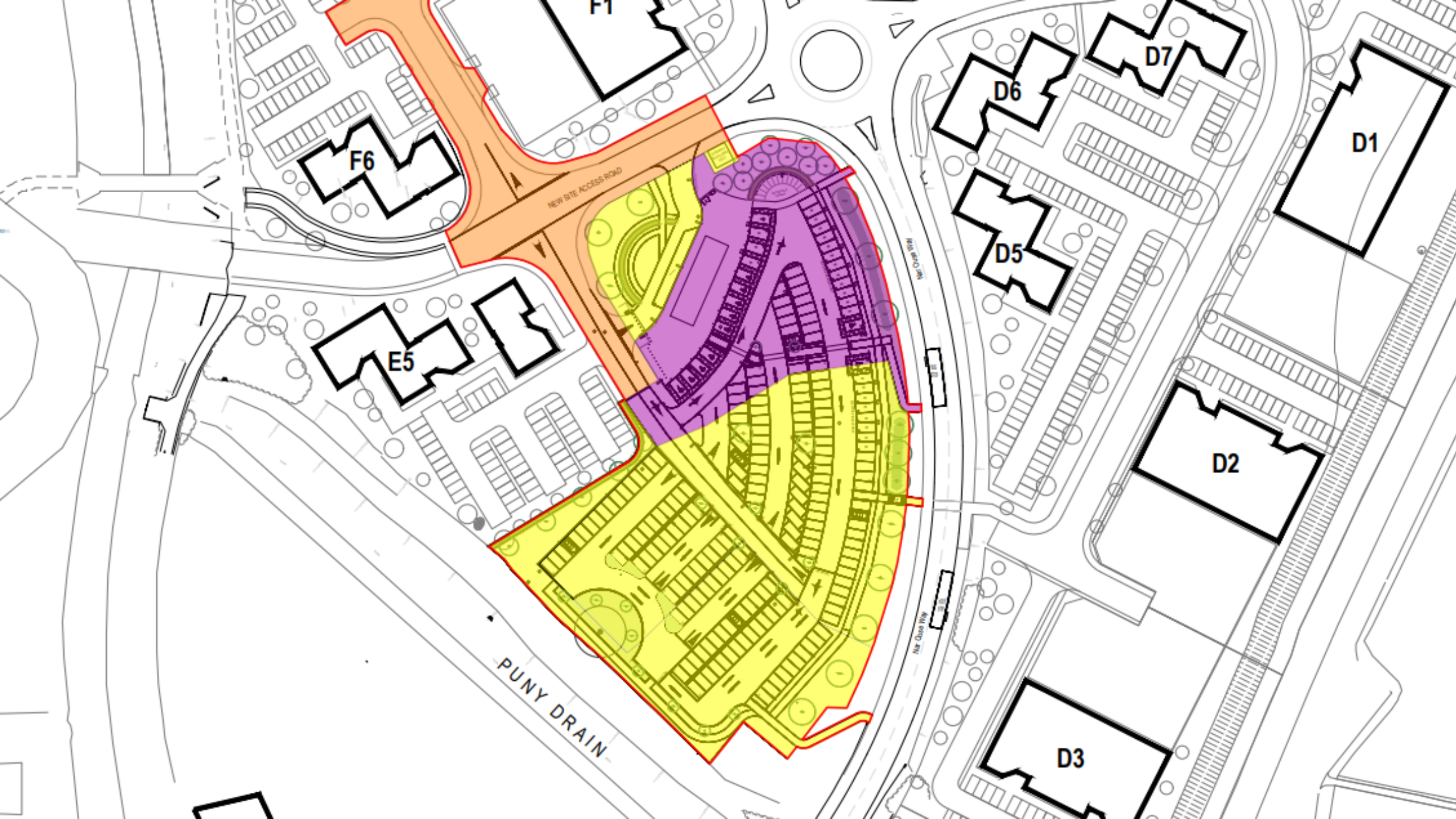
- Site Boundary - 1.45 Hectares
- Other land owned by Applicant

MORGAN SINDALL

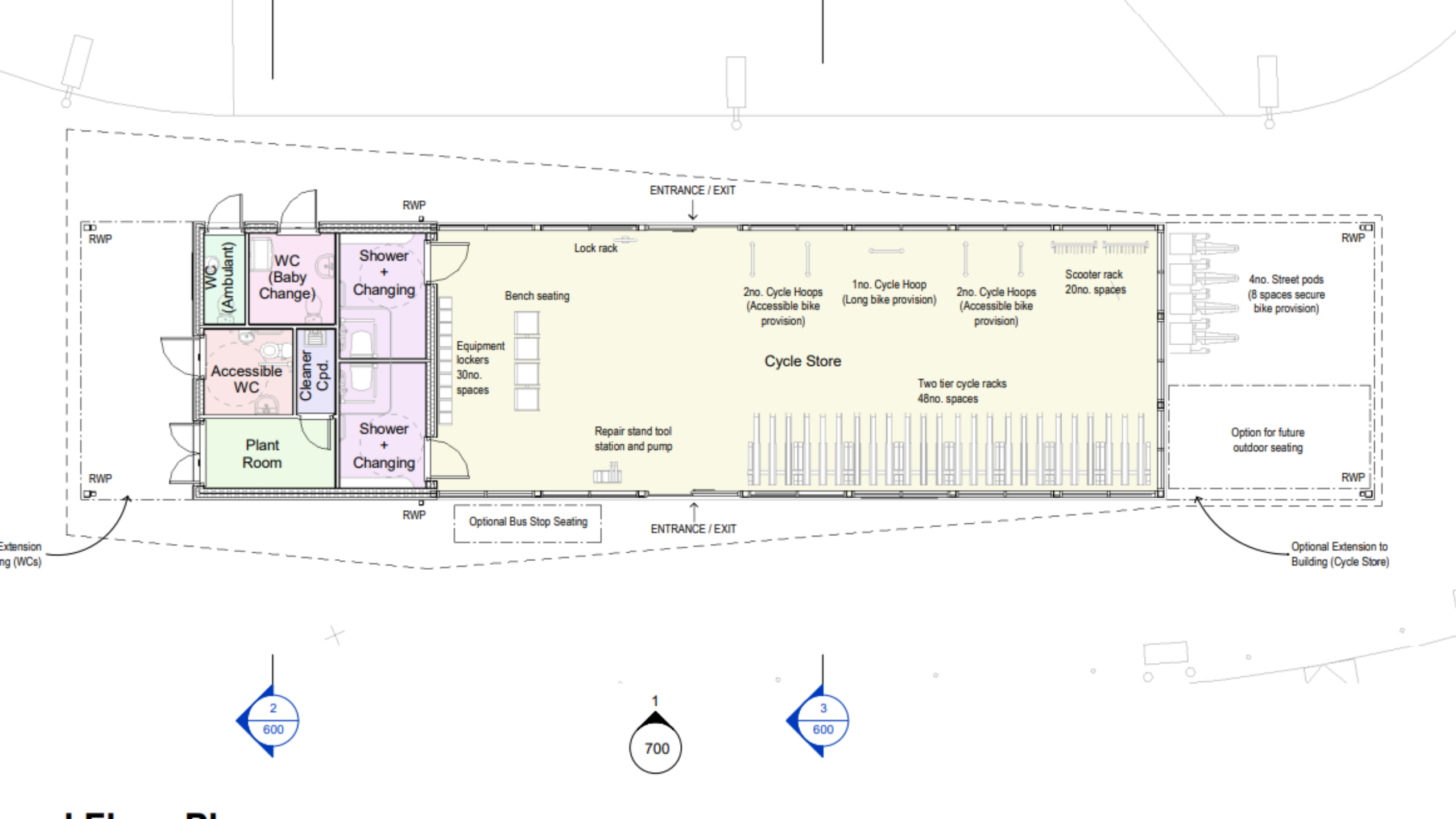
Fellden+Mawson

Client: Morgan Sindall

Job: Active Travel Hub - King's Lynn Enterprise Park

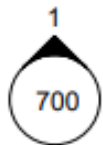
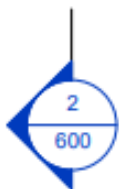






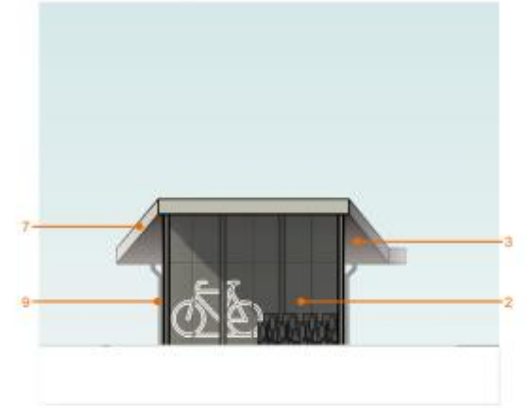
Extension
ing (WCs)

Optional Extension to
Building (Cycle Store)





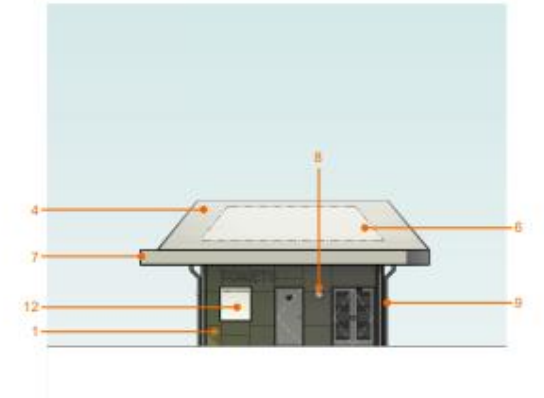
East Elevation



North Elevation



West Elevation



South Elevation







View eastwards from site access



View westwards into site access



View south-eastwards from site access across application site



View south-eastwards across application site towards KLIC building



View westwards – new access



View north from site access along Nar Ouse Way



View southwards (along the western site boundary)



View south-east from new footpath link towards application site



New footpath link



View eastwards back towards new access



View south-eastwards across application site



View from southern side of Puny Drain towards application site



View from southern side of Puny Drain towards application site - northwards