

Planning Committee

2 March 2026

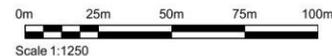


25/01391/FM



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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

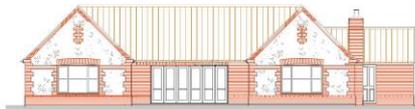
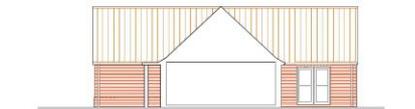
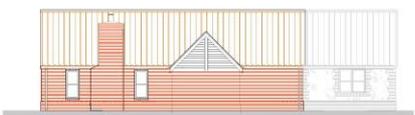
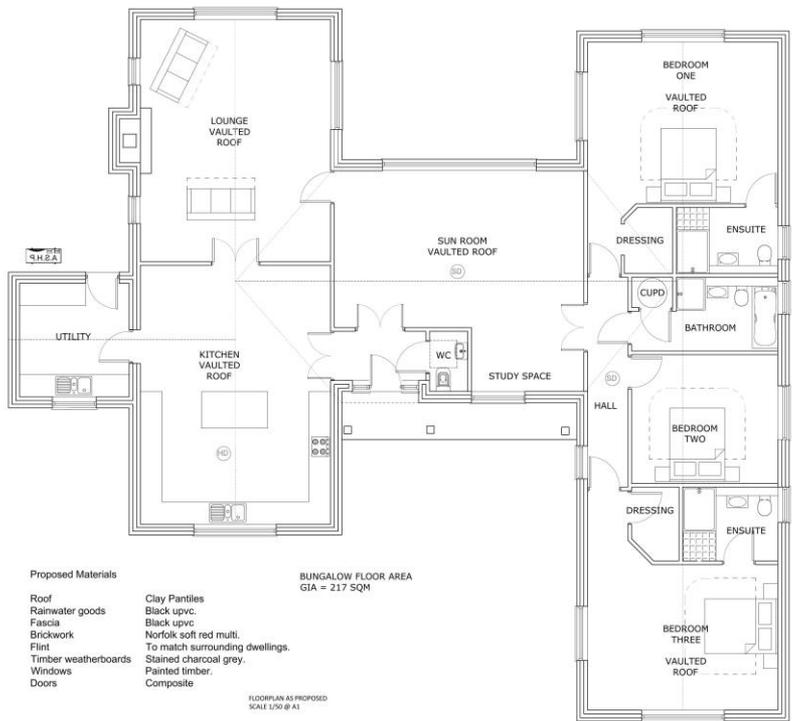
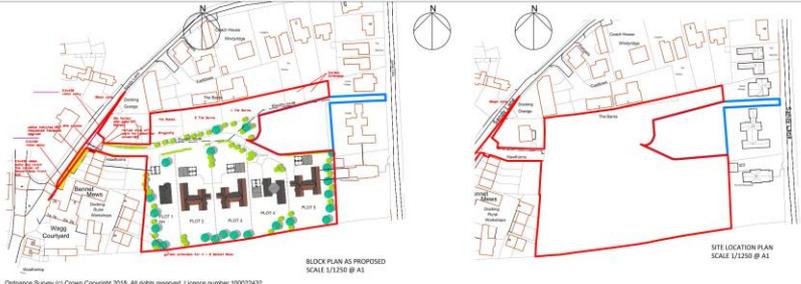
Project No:	2020658	Scale @ A3:	1/1250	Drawn By:	CWJ
Title:	Location Plan				
Drawing Number:	2020658 - 09				
Purpose of Issue:	Planning Application			Revision:	B

CW JOHNSON
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Building Surveying | Architectural Design | Building Consultancy

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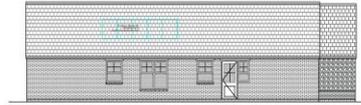
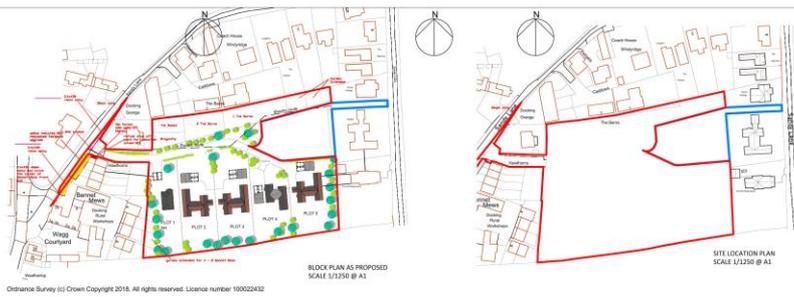
Scale bars for 1:500 and 1:1250 scales.

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Building Surveying, Architectural Design, Building Construction

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Client:	Vellis Limited
Title:	Plot 2 As Proposed
Drawing Number:	20201802 - 06
Project Name:	Residential Development Land at Sandy Lane Clonk
Planning:	A



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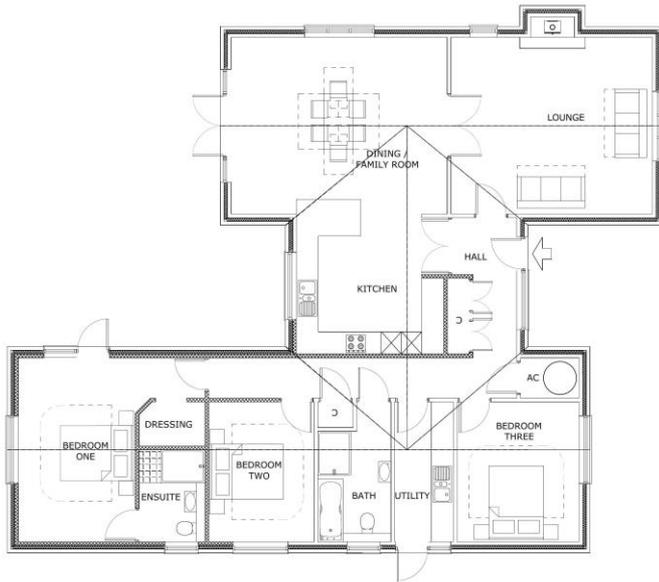
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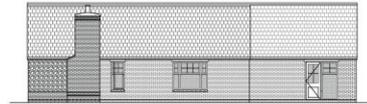
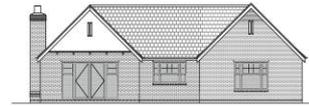
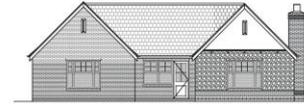
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Scale bar:
Scale 1:500
0m 20m 40m 60m 80m
Scale 1:1000
0m 25m 50m 75m 100m
Scale 1:2500



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]

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Building Planning Architectural Design Building Construction
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Established 1913

Plot: Residential Development
Land at Sandy Lane
Docking

Client: Vellis Limited

Site: Plot 4 As Proposed

Drawing Number: 20201802_08
Proposed Use: Planning



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Scale Bar: 0m, 10m, 20m, 30m
Scale 1:500

A. Proposed site plan		1:500	1:500
Project No.	20201391	Scale	As detailed
Client	Vello Limited	Drawn By	AL

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Approved by BLS

Project: Residential Development
Land at Sandy Lane
Docking

Client: Vello Limited

Title: Block Plan As Existing

Drawing Number: 20201391_10

Project Name: Planning

Revision: A



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Scale Bar
0m 10m 20m 30m
Scale 1:500

1. Date printed and by collection sheet	11/02/24	24
2. Date of site visit	11/02/24	24
3. Date of plan	11/02/24	24
Project No.	2025032	11
Scale	As indicated	
Drawn by		

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Project:
Residential Development
Land at Sandy Lane
Docking

Client:
Vello Limited

Title:
Block Plan As Proposed

Drawing Number:
2025032_11

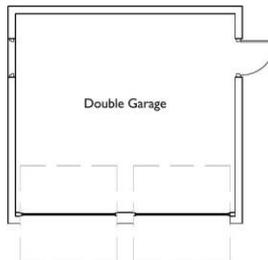
Project Phase:
Planning

Revision:
8

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Garages
33 sqM
GIA



Floor Plan

Proposed Materials

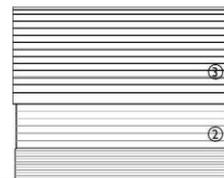
- | | |
|----------------------|-------------------------|
| Roof | Clay Pantiles |
| Rainwater goods | Black upvc. |
| Fascia | Black upvc |
| Brickwork | Norfolk soft red multi. |
| timber weatherboards | Stained charcoal grey. |
| Doors | Composite. |



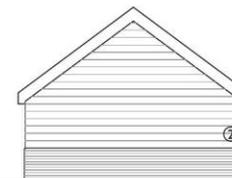
Front Elevation
Plot 2 - East
Plot 3 - West
Plot 4 - North
Plot 5 - West
Plot 6 - South



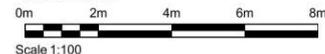
Side Elevation
Plot 2 - South (handed)
Plot 3 - South
Plot 4 - East
Plot 5 - South
Plot 6 - East



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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View north along Sandy Lane access to right/centre













25/00590/O
WITHDRAWN

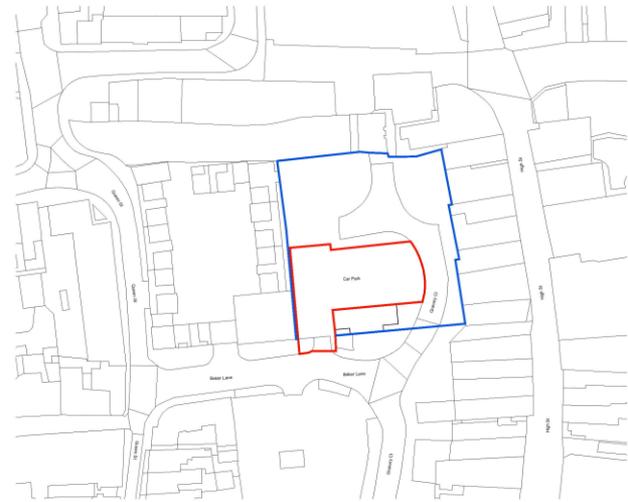


25/01782/F





Site Location Plan
1:1250



Block Plan
1:500



REV	DATE	CHK	AMENDMENTS
REV 01	27/06/2022	JMR	Issue Planning Report
REV 02	07/08/2022	JMR	Final Site Update
REV 03	07/08/2022	JMR	Final Site Update

NOTES
XXXX
XXXX
XXXX

REP HEALTH AND SAFETY INFORMATION
XXX

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

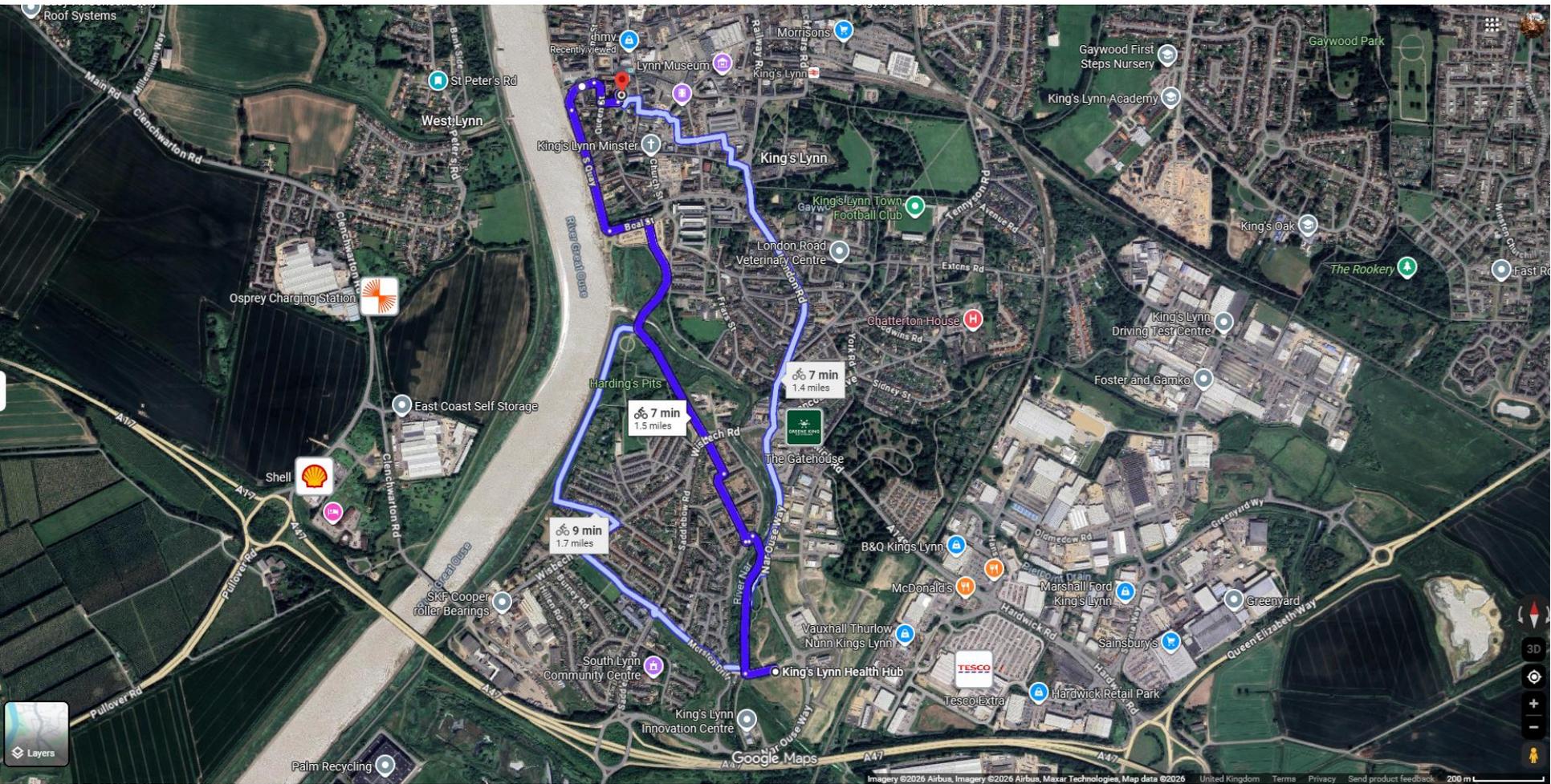
Feilden + mawson

25, Colchester Road, Colchester, Essex, CO1 1JH
 1 Funnell Road, Norwich, Norfolk, NR1 3JH
 60-62 South Street, Colchester, Essex, CO1 1JH
 www.feildencoast.com

CLIENT
Morgan Sindall
JOB
Cycle Parking Hub - Baker Lane

DESCRIPTION
Site Location Plan and Block Plan

RIBA STAGE			
JOB	SCALE	PAPER	Relevant to Information
	A1		As indicated







- 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:**
 9925-FM-XX-00-D-A-151_Proposed Site Layout

- Outline Specification Notes**
1. Landscaping Specification to take precedence over these notes if available.
 - 1.1. **Setting out**
 - Check that all setting 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 architect to discuss the correct course of action. The arrangement of all beds will be checked by the inspecting landscape 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 proposal.
 - 1.2. **Notice**
 - Give one weeks notice before:
 - Setting out, applying herbicide, applying fertilizer, delivery of topsoil/subsoil, delivery of plants/ tree planting starts and trees into previously dug pit; watering, visiting site during maintenance period.
 2. **Imported topsoil**
 - Shall 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 100mm depth of separate viable crumbs wherever possible.
 - Topsoil shall 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 prunings, contamination and debris. Do not use mechanical tools within 1000 mm of tree and plant stems.
 4. **Fill over/cover**
 - A 50mm layer of PAS100 certified compost should be worked into the top 100mm of topsoil within areas of ornamental planting beds.
 7. **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 mulch can be retained.**
 - Following planting apply and spread evenly over entire bark mulch surface from back mulch to front mulch and approved to a depth of 75mm over all planted areas. Finished mulch levels shall be no higher than 15mm below pavement or grass levels to avoid splash onto pavements or lawns.
 8. **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 large trees must be 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 vertical flaking 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 attached to the leader and should never be more than 25% of the diameter of the main stem of the branch, unless:
 - All formative pruning wounds should exhibit healthy and continuous bark on all wood with all pruning cuts made leaving the branch clearly visible and intact on the main stem. All branches which are poorly attached, are inward growing or cross and cut other branches should be removed and subcontracted to the contractor.
 - Hardness: Grown in a suitable environment and hardened off.
 - Healthy: free from pests, diseases, discoloration, weeds and physiological disorders.
 - Rooted 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 bud union have been below soil level.
 - Root system and condition: Rooted with branch system.
 10. **Containerized Plants and Trees**
 - Growing medium: with adequate nutrients for plants to thrive until permanently planted.
 - Plants: Certified in containers, firmed 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 cut 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 of the inspecting landscape architect, shall be lifted and replaced at the contractor's expense.**
 12. **Substitutions**
 - Substit 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.
 13. **Planting, labelling and documentation**
 - All plants must be grown in the United Kingdom for at least one growing season (or as required for biologically persistent) unless otherwise approved.
 - All plants and trees, 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 (United Kingdom) list.
 - Source: 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 year 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 well watered/soaked or treated.
 - 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 bales, corms and tubers (unless stated otherwise) are acceptable unless otherwise recommended by source horticultural advice.
 15. **Planting PB -**
 - Grass 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 150 mm. Incorporate soil conditioner to topsoil backfill. Apply 1.5kg/m² of growing media TerraCem Arbor and Roadlog Macorbatch Professional granules (50% for STD trees, 100% for 10 and 120mm for EBF), available from Greenleaf or similar and approved to topsoil backfill. Where soils are compacted, tree pits 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 pit 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 rubbing is caused to stems or damage to the crown. Firms and trees should be regularly watered and checked twice daily.
 17. **Wildflower areas**
 - Wildflower grass seed in areas of low soil fertility. Do not add imported topsoil, ameliorants or fertilizer to areas prepared for wildflower. Soil fertility may be improved under the stippled area by using seedbed preparation - Cultivate and remove any existing vegetation or old turf. Remove debris and large stones. Cultivate ground, sieve for 3-4 weeks and remove germinated weeds. If significant perennial 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/covering to produce a medium firm and soil 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 stinging and maintain to a height of 60mm until the following March. Dig or result perennial weeds which become a problem. A detailed weed management strategy for exclusion of problem 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.
 - Method & 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 soil 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 stinging and maintain to a height of 60mm until the following March. Dig or result perennial weeds which become a problem. A detailed weed management strategy for exclusion of problem species prior to cultivation.
 19. **Standards**
 - Landscape works to be carried out in accordance with the relevant current British Standards (including current revisions of 408, 394 & 5637); National Planting Specification Guidelines; Horticultural Trades Association Standards (including 'Handling and establishing landscape plants' part 1, 2 & 3); CPE 'Plant Handling' Standards & CSMH Regulations.

- Planting Outing Rules**
1. Large shrubs and ornamental trees (1.8m) are to be positioned off the back of the planting bed and to blank footings.
 2. Large trees / ornamental grasses are to be set out in knee depths 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 (20L) 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 (10L+) 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 (i.e. Small/Standard/Plus/ Premiums 3:5:1).
 8. Large, spike, toxic plants should always be avoided adjacent to doorways and footpaths.
 9. Large trees 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 construction shall be in accordance with the landscape specification and all relevant engineers and architect's drawings/locations. All drawings are for information only and do not represent paving laying pattern. Drawings should 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 signing will be required to take up surfaces and sub-base on the above/underneath method. No-dig construction method are allowed for all siting within the roof protection areas of these. These protection and construction methods must be carried out as per the Arboricultural/contractor's best practice and as per the required monitoring and reporting measures.

PO151030 - Site Survey / Red line boundary	DK
PO151031 - Red line boundary	DK
PO151032 - Red line	DK
Rev. Date. Comments	Dr. DL



Client: **Morgan Sindall**

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

Drawing No: **GU-LA-XX-L-1001**

Issue: **02**

Scale: **1:200 @ A1**

Project: **25020**

Client: **EM**

Drawn: **EM**

Checked: **EM**

Date: **07/25**

Project: **25020**

Date: **07/25**

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Mulched Areas Schedule

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

Area	Rate
Mulched areas - ornamental planting bed	34.90m ²

Specification/Notes	Rate
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

Plant Mix	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 ²
		15	23	Hyacinth 'Bicolor' variegated	Hyacinth 'Bicolor'	10L		1 Plant/m ²
		20	28	Polystichum formosum	Shade 'Emerald' H' Gold	3L	40-60	3 Plants/m ²
		10	18	Hyacinth 'Bicolor'	Hyacinth 'Bicolor'	10L		1 Plant/m ²
		15	23	Hyacinth 'Bicolor'	Hyacinth 'Bicolor'	10L		1 Plant/m ²
		10	18	Hyacinth 'Bicolor'	Hyacinth 'Bicolor'	10L	20-30	1 Plant/m ²
		10	18	Hyacinth 'Bicolor'	Hyacinth 'Bicolor'	10L		1 Plant/m ²
		10	18	Hyacinth 'Bicolor'	Hyacinth 'Bicolor'	10L		1 Plant/m ²
		10	18	Hyacinth 'Bicolor'	Hyacinth 'Bicolor'	10L		1 Plant/m ²
		10	18	Hyacinth 'Bicolor'	Hyacinth 'Bicolor'	10L		1 Plant/m ²
Reduced Planting Bed Mix - Ornamental	4.16 sq m	35	20	Adiantum capillaris	Heart Tongue Fern	3L		14 Plants/m ²
		35	20	Begonia Bessinghamii	Begonia Bessinghamii	3L		14 Plants/m ²
		30	20	Lythrum salicaria	Great Woodruff	3L		14 Plants/m ²

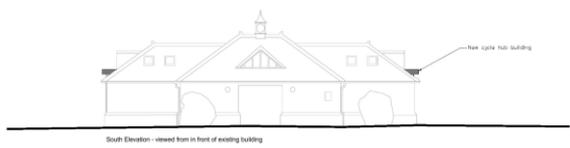


NO SCALE FROM THIS DRAWING - ALL DIMENSIONS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION	NO. DATE	REVISIONS	ISSUE	BY	DATE	FOR ALL DIMENSIONS UNLESS OTHERWISE STATED
	001 15/08/2024	Issue for Planning	001	MM	15/08/2024	
	002 20/08/2024	Issue for Construction	002	MM	20/08/2024	
	003 22/08/2024	Issue for Construction	003	MM	22/08/2024	
	004 22/08/2024	Issue for Construction	004	MM	22/08/2024	

Feilden + Mawson

Proposed Site Layout
Ground Floor Level

Client	King's Lynn & West Norfolk Borough Council
Project	Carle Parking Hub - Baker Lane
Site	Carle Lane, King's Lynn, Norfolk
Scale	1:100
Drawn	MM
Checked	MM
Issue	MM
Project No.	6625-FM-KX-SO-D-A-151-P01.04



South Elevation - viewed from front of existing building



South Elevation



East Elevation



North Elevation



West Elevation

REV	DATE	BY	DESCRIPTION	NOTES	REF	HEALTH AND SAFETY INFORMATION
PO1	12-01-2023	AM	Final Planning Note	XXX		
PO2	12-08-2023	PD	Low level planter added. Soffit graphic removed.	XXX		
PO3	16-10-2023	AM	Updated following client comments.	XXX		

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

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Feilden + Mawson
 17 Park Road, Norwich, Norfolk NR1 1TH
 01603 250971
 www.feildenmawson.com

Client: **Morgan Sindall**
 Job: **Cycle Parking Hub - Baker Lane**

Drawing: **Proposed Elevations**

BSA SHEET 3			
NO	NO	NO	NO
JOB	SHEET	PAPER	AT SCALE
25	03	A1	1:100
Morgan Sindall 25/01782/F Cycle Parking Hub - Baker Lane 25/01782/F - PM - XX - ZZ - D - A - 750 - P01.03 © copyright Feilden + Mawson 2023			



Front (south) Elevation of existing toilet building



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



View westwards within car park towards The Granaries (flats)



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



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)

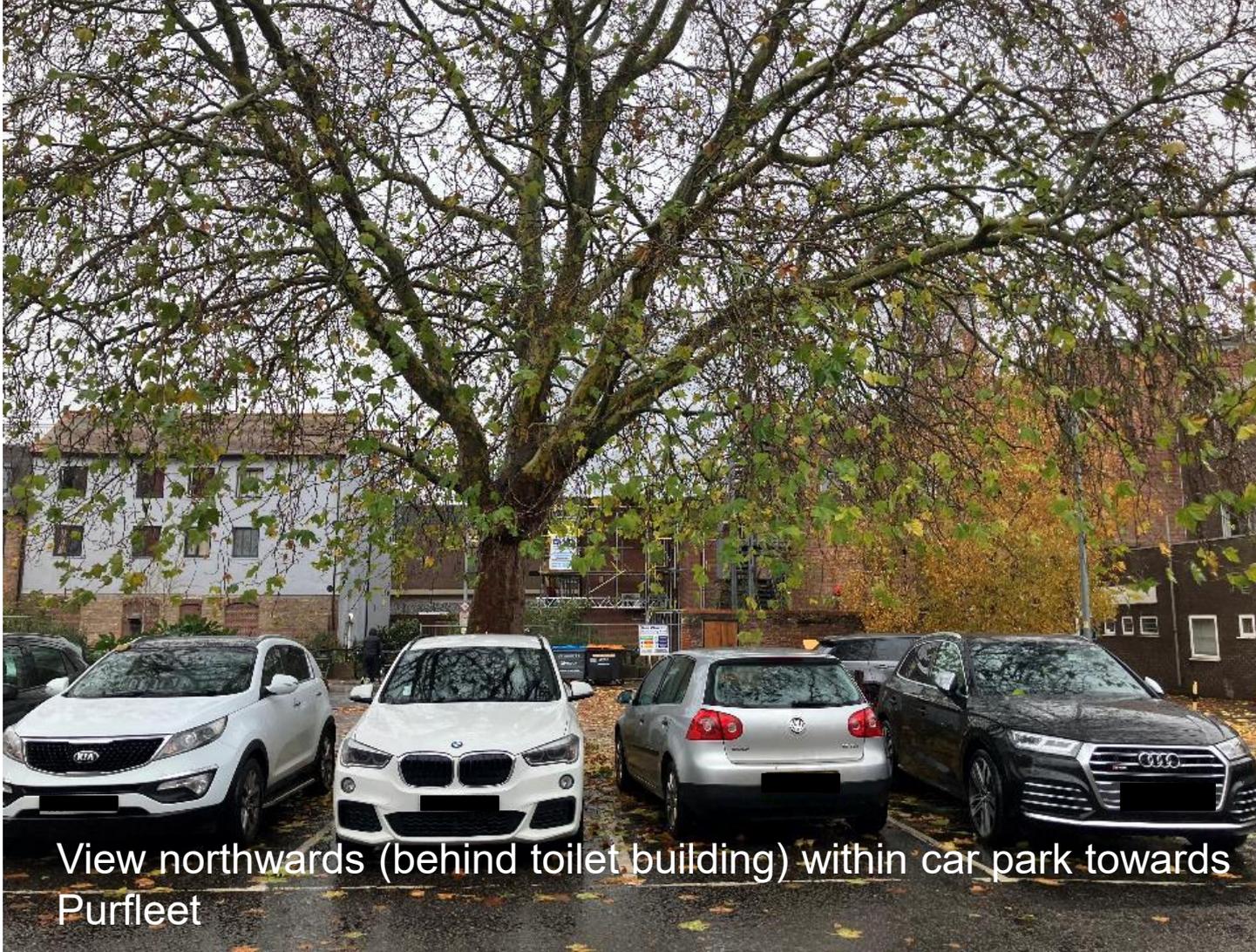


View southwards towards Baker Lane car park south



View northwards from front of toilet building showing pedestrian access

25/01782/F



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



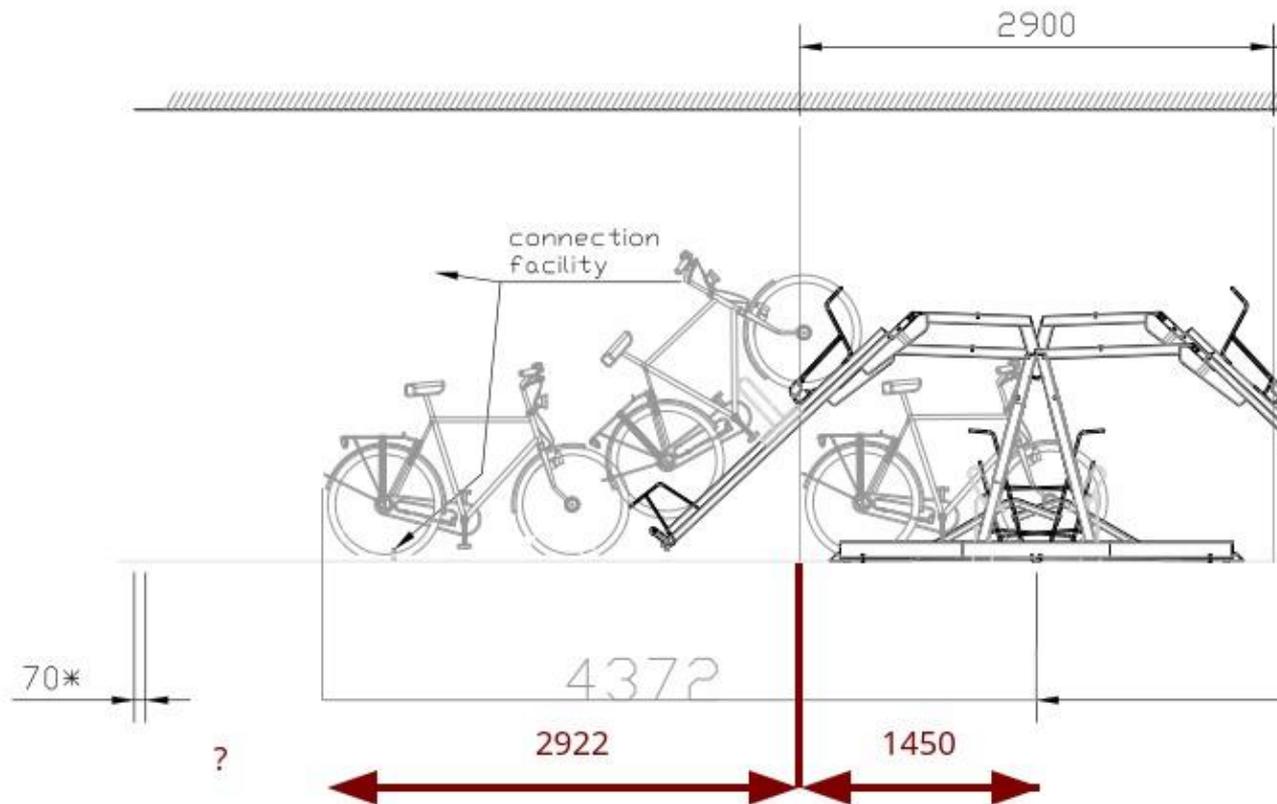
View northeast within car park

SPEAKER

M J RAY







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

Red = minimal standards

From Norfolk County Council Travel Hub Strategy



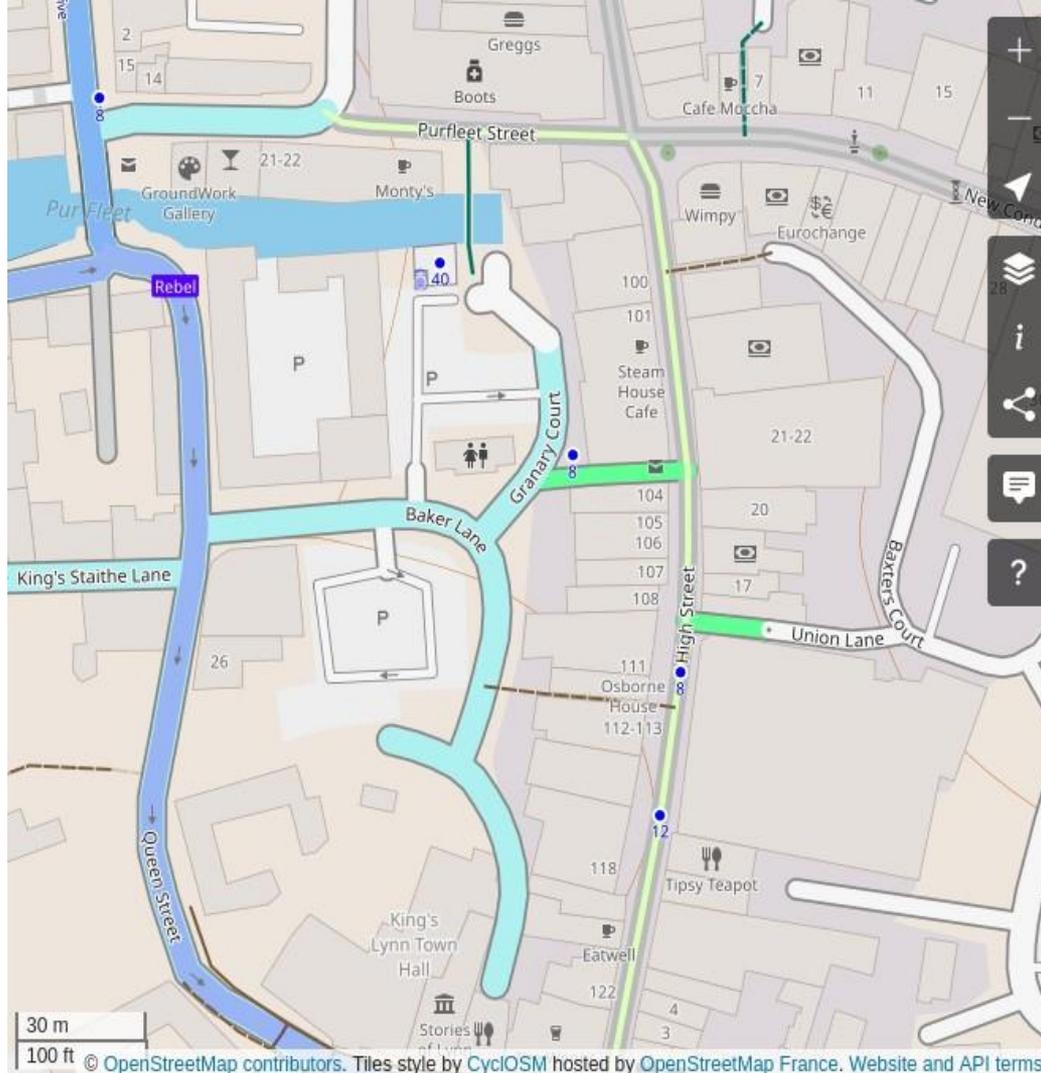
Cycle hubs

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





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**; [...]



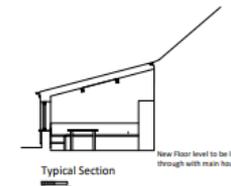
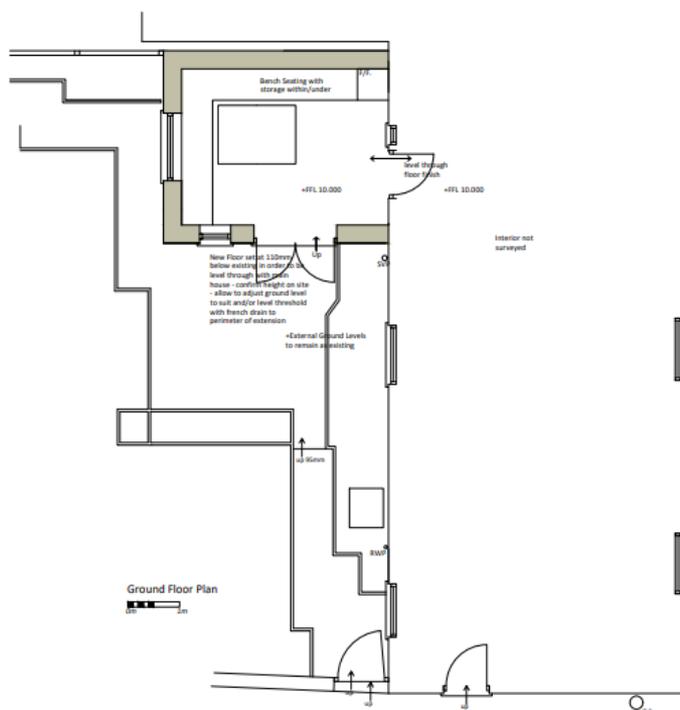
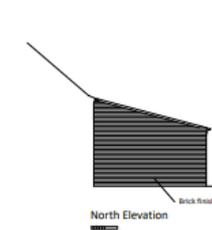
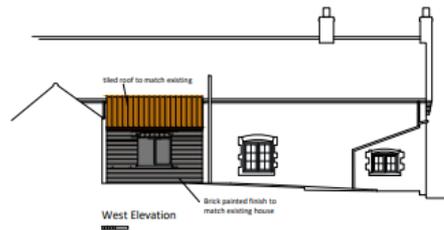
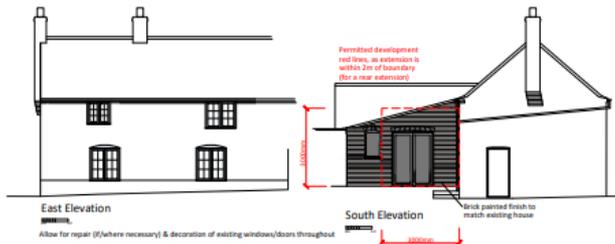
139. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵⁴, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, 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.



25/01678/F





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





Looking to the site from Chapel Lane
(north)





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)



On site looking south



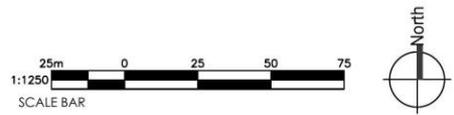
On site looking west



On site looking northwest

25/02119/F





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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L&S	Lines & Squares Ltd		
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Project No.	1	Drawing No.	1
LS839	-	PL07	-



South Elevation 1:100



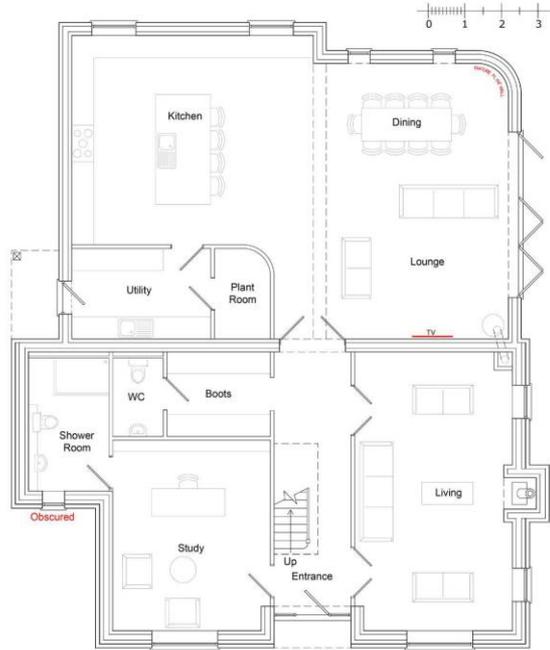
West Elevation



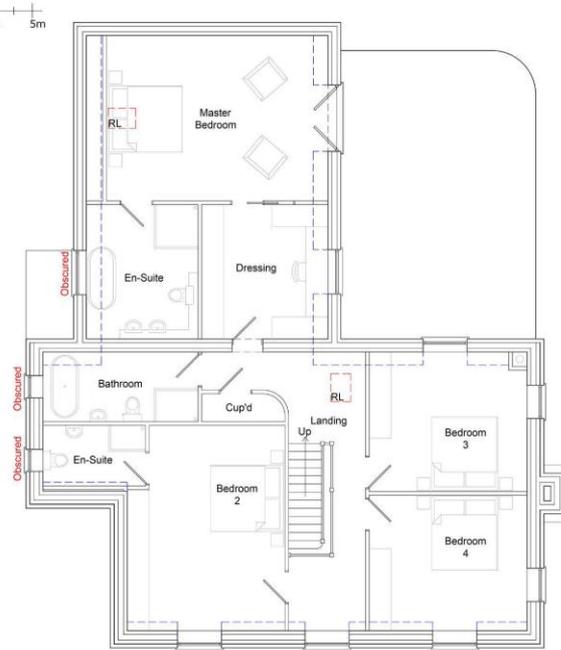
East Elevation



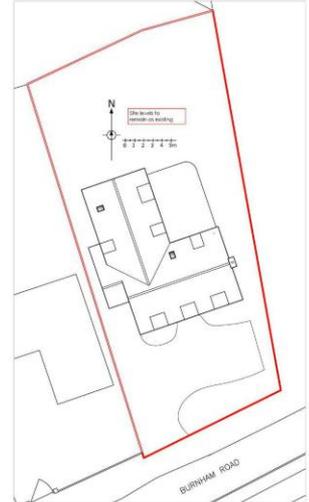
North Elevation



Ground Floor Plan 1:50



First Floor Plan



Proposed Site Plan 1:200

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

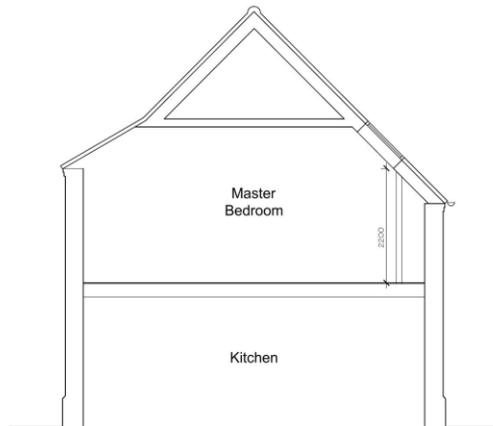
148 High Street, King's Lynn, Norfolk PE36 5LB
 01553 812345

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

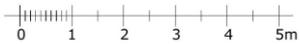
Replacement Dwelling
 Proposed Floorplans, Elevations & Site Plan

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

Project No: 25110	Drawing No: 02	Revision: C
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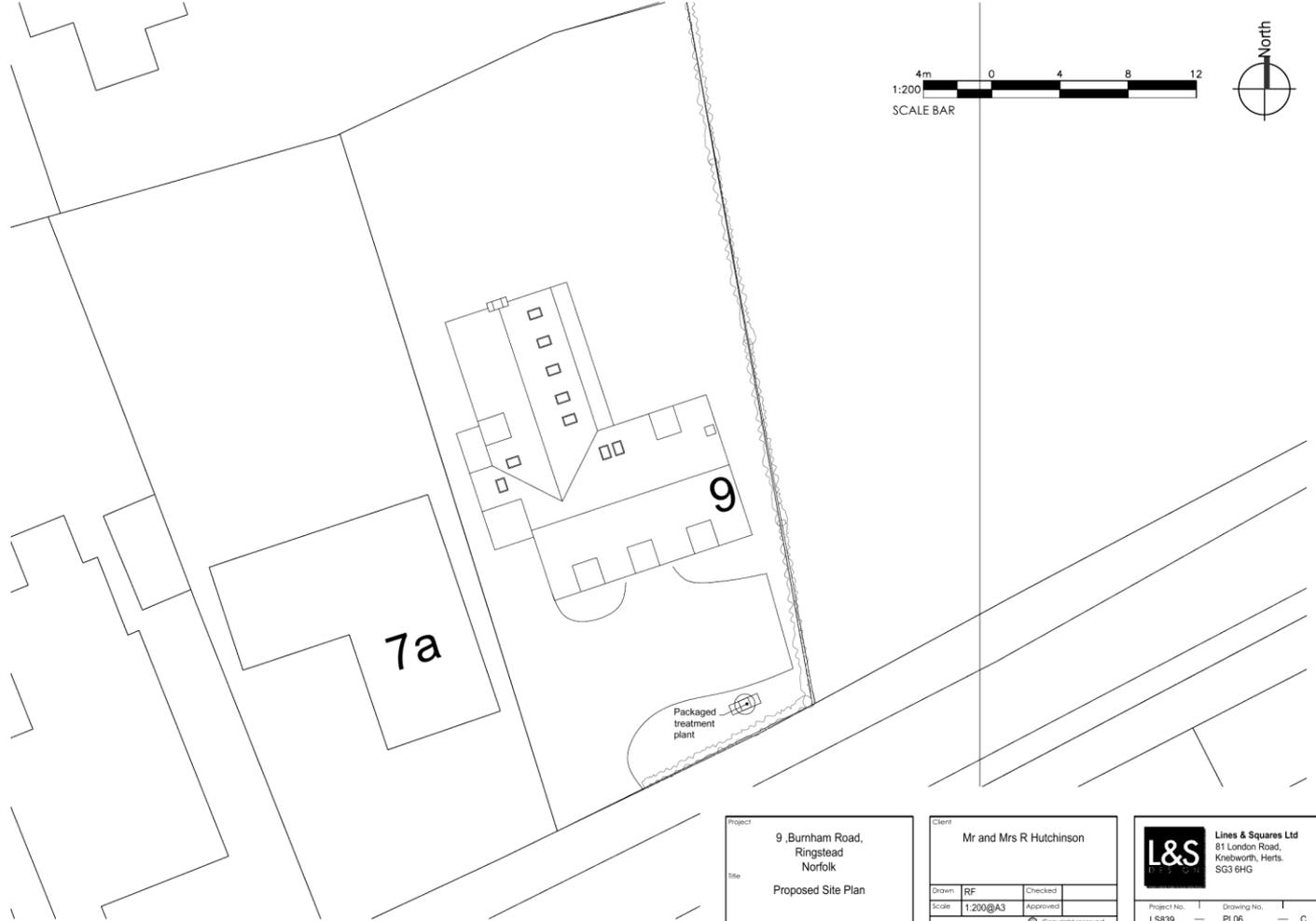


Section A-A 1:50 @A3



First Floor Plan 1:50 @A3





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



Rear Elevation



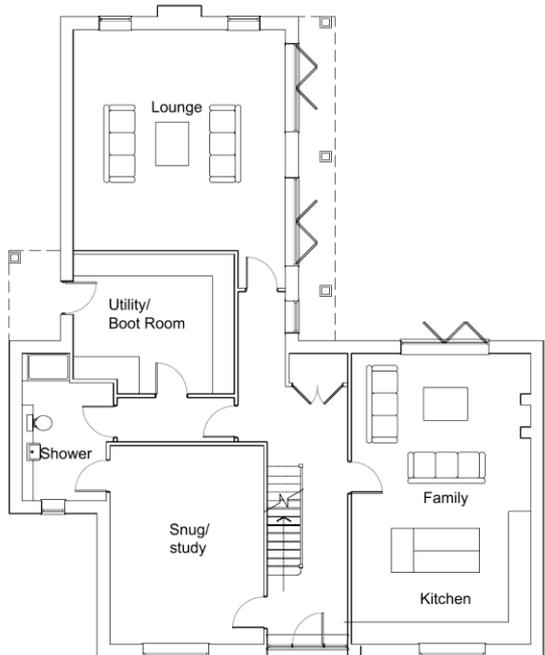
Side Elevation



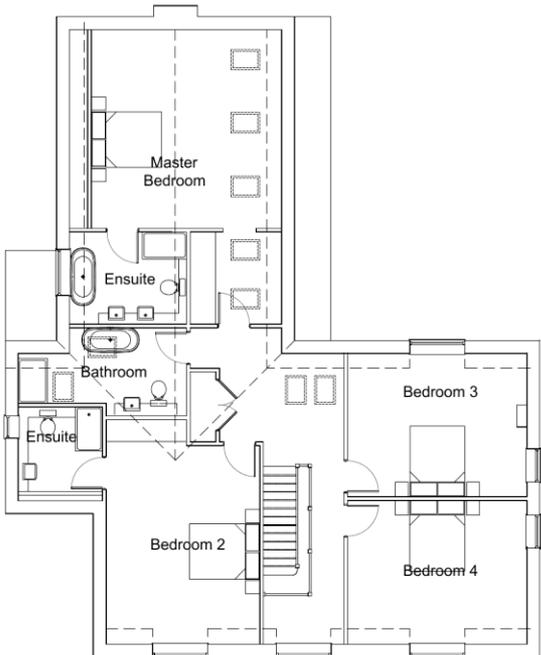
Project	9, Burnham Road, Ringstead Norfolk	
Title	Proposed Elevations	

Client	Mr and Mrs R Hutchinson	
Drawn	RF	Checked
Scale	1:100@A3	Approved
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		— C



Ground



First



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

Client	Mr and Mrs R Hutchinson	
Drawn	RF	Checked
Scale	1:100@A3	Approved
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Project No.	LS839	Drawing No.
	PL04	D







Eastern boundary with open countryside to the east



Immediate neighbour



Opposite site





Development on opposite side of road looking east



Development at eastern edge of village

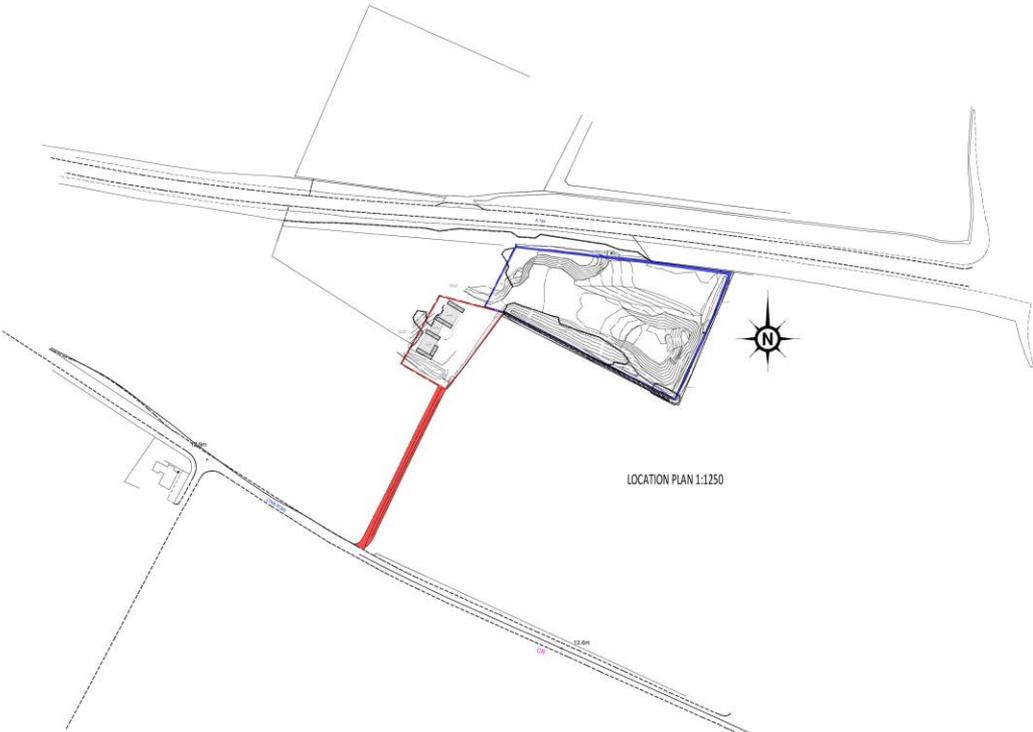




Looking west from application site towards conservation area

25/01758/F





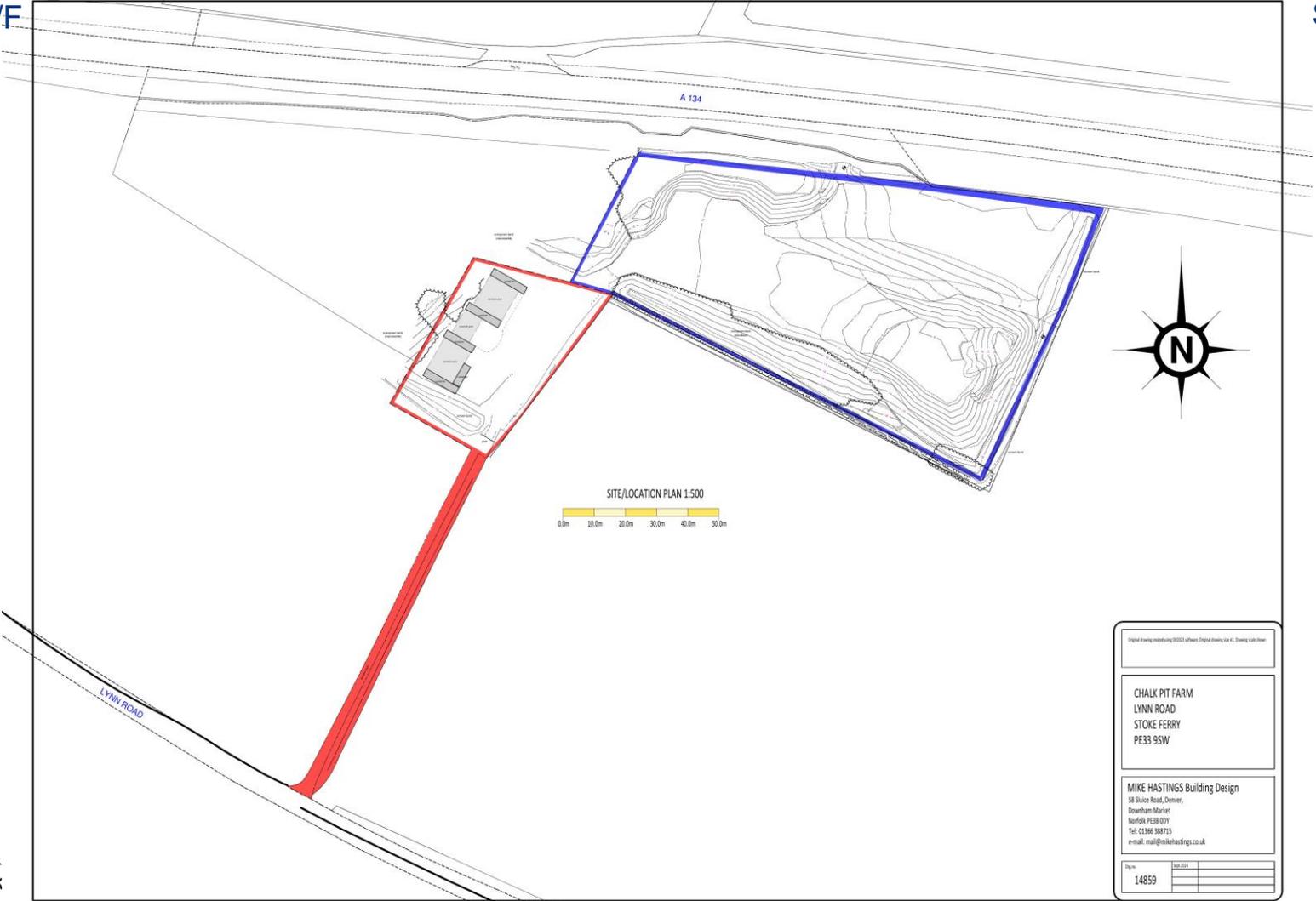
LOCATION PLAN 1:1250

Original drawing issued on 26/03/2022 at 09:00. Original drawing (No. 4). 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: mh@mhastings.co.uk

Drawn	Scale
14859(i)	

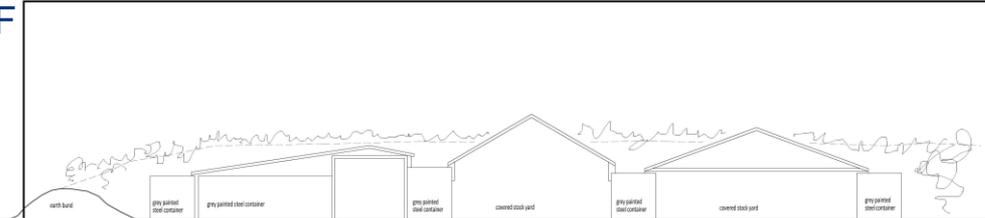


Digital drawing created using 2007 software. Original drawing on A1 Drawing scale sheet.

CHALK PIT FARM
 LYNN ROAD
 STOKE FERRY
 PE33 9SW

MIKE HASTINGS Building Design
 58 Sluice Road, Dersham,
 Dersham Market
 Norfolk PE28 8DY
 Tel: 01366 388715
 e-mail: mail@mikehastings.co.uk

Drawn	June 2011
14859	



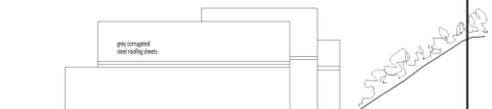
SOUTHEAST ELEVATION



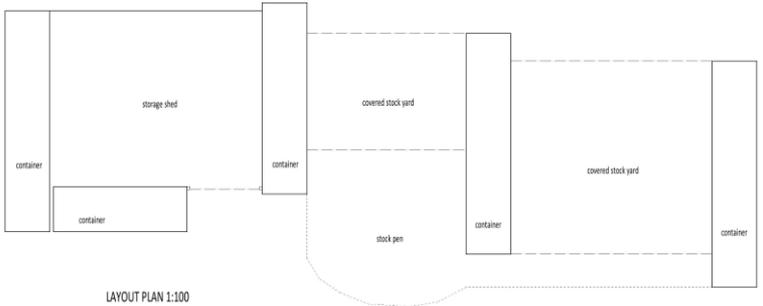
SOUTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION



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
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 58 Sluice Road, Denver,
 Downham Market
 Norfolk PE33 0BT
 Tel: 01266 388715
 e-mail: mail@mikehastings.co.uk

Page No	14860
Scale	1:100
Date	
Drawn by	





Application site showing agricultural buildings, looking north.



Application site showing agricultural buildings and yard area, looking north





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

End of Presentation

