

Planning Committee

13 April 2026

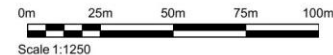


25/01391/FM



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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

Building Surveying | Architectural Design | Building Consultancy

www.cwjsurveyors.co.uk | cwjsurveyors@outlook.com

Regulated by RICS

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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

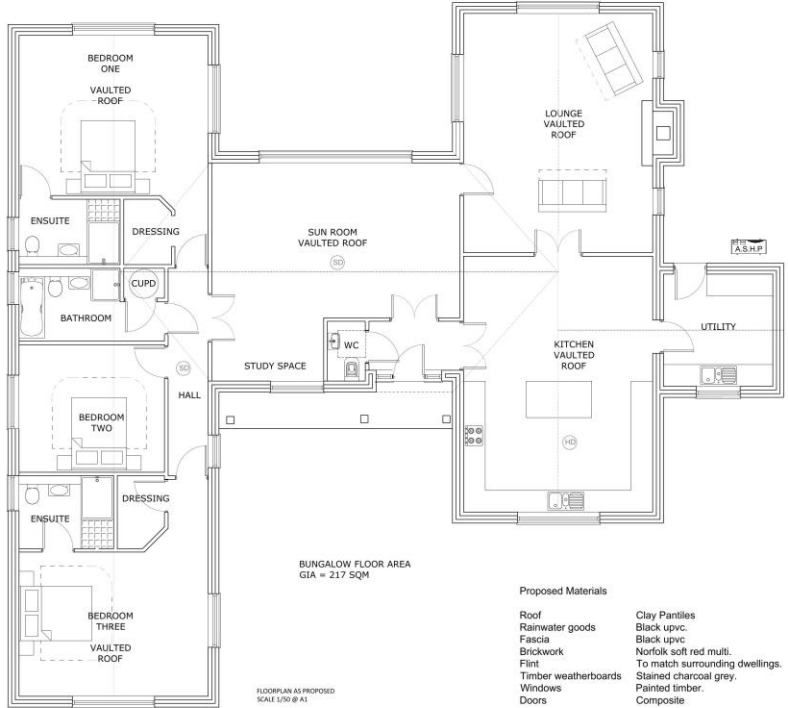
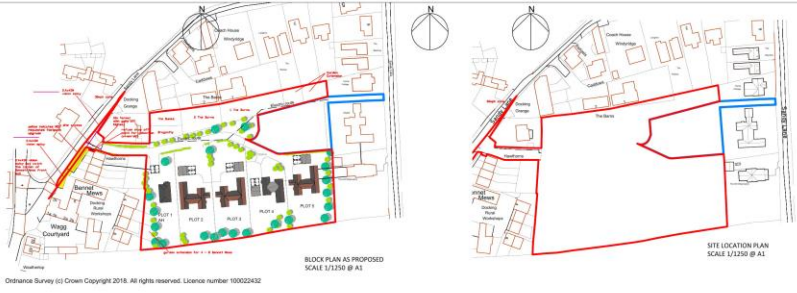
Project No: 2020658	Scale @ A3: 1/1000	Drawn By: CWJ
Title: Initial Site Layout Concept		
Drawing Number: 2020658 - 02	Revision: G	
Purpose of Issue: Information		

CW JOHNSON
 CHARTERED SURVEYORS

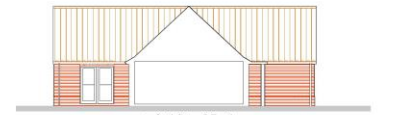
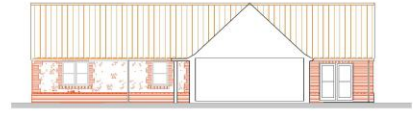
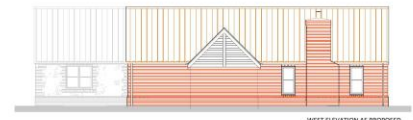
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Regulated by RICS



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



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C.W Johnson Limited are not responsible for the site of the proposed building. The client must ensure that the site is suitable for the proposed building. The client must ensure that the site is suitable for the proposed building. The client must ensure that the site is suitable for the proposed building.

Do not scale

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Scale Bars:

Scale 1:50
0m 20m 40m 60m 80m

Scale 1:100
0m 25m 50m 75m 100m

Scale 1:200
0m 25m 50m 75m 100m

C.W JOHNSON
CHARTERED SURVEYORS

Building Services Architectural Design Building Control
www.cwjohanson.co.uk info@cwjohanson.co.uk

Residential Development
Land at Sandy Lane
Docking

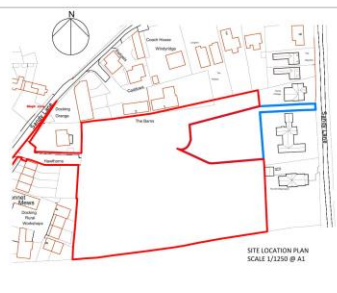
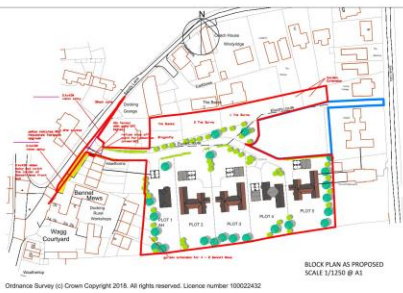
Client: Vellis Limited

Plots: Plots 3 & 5 As Proposed

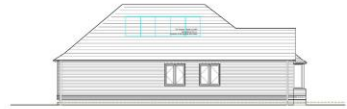
Drawing Number: 20201802 - 05

Prepared By: Planning

Checked By: A



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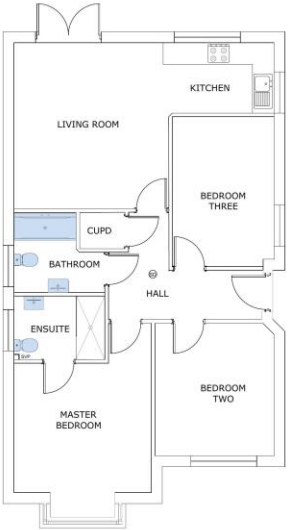
All dimensions are to be obtained and verified on site prior to commencement and in the event of any discrepancy, the drawings are to remain valid. All dimensions shown. The scale indicated in the drawing may differ due to the method of reproduction.

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Scale bar:
0m 1m 2m 3m 4m
Scale 1:500
0m 1m 2m 3m 4m
Scale 1:100
0m 20m 40m 60m 80m 100m
Scale 1:1250



3 bed bungalow 86 sqm



Proposed Materials

- Roof: Rainwater goods
- Fascia: Brickwork
- Windows: Doors
- Clay Pantiles
- Black upvc.
- black upvc.
- Norfolk soft red multi.
- Painted timber.
- Composite

Drawings 1 & 2 (original)	20/01/20	001
1. Plans produced and for submission	21/01/20	002
2. Plans submitted	21/01/20	003
3. Plans submitted	21/01/20	004
Project No.	Scale @ A1	Drawn By: CJS
Checked By: M. Jackson		

CW JOHNSON
CHARTEDED SURVEYORS

Building Services Architectural Design Building Consultancy
www.cwjohanson.co.uk info@cwjohanson.co.uk

Registered in England
Residential Development
Land at Sandy Lane
Docking

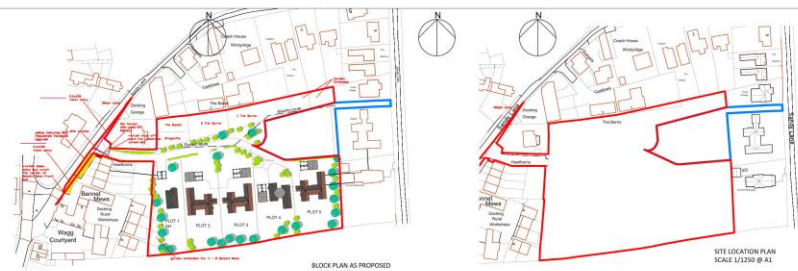
Scale:
Veto Limited

Title:
PCE 1 As Proposed

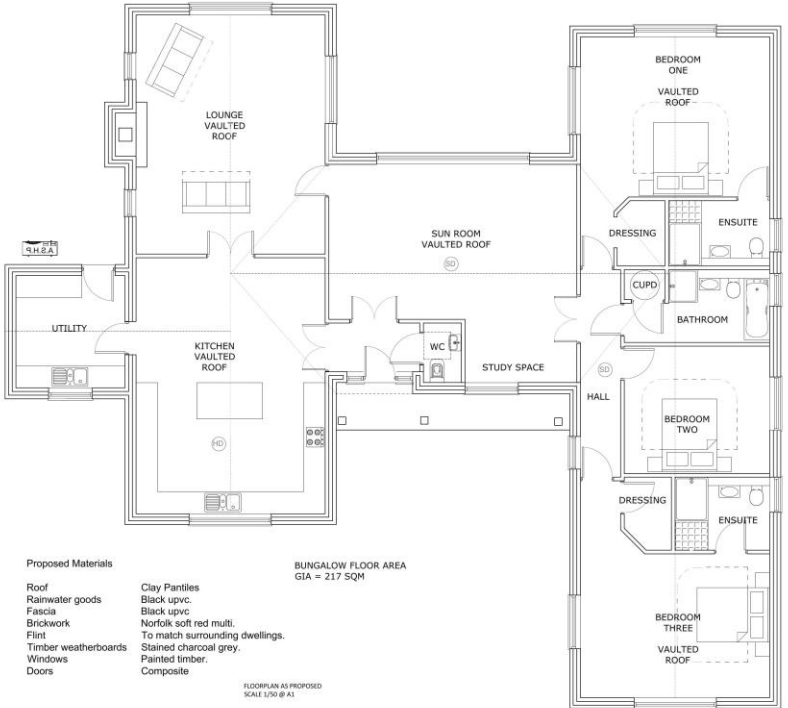
Drawing Number:
2023102_07

Prepared from:
Planning

Revision:
1 C



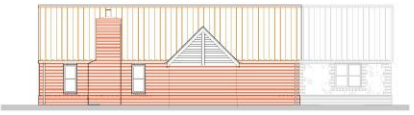
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- Proposed Materials**
- Roof: Clay Pantiles
 - Rainwater goods: Black upvc.
 - Fascia: Black upvc.
 - Brickwork: Norfolk soft red multi.
 - Flint: To match surrounding dwellings.
 - Timber weatherboards: Stained charcoal grey.
 - Windows: Painted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

BUNGALOW FLOOR AREA
GIA = 217 SQM

FLOORPLAN AS PROPOSED
SCALE 1/100 @ A1



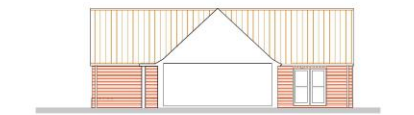
PLOT 2
EAST ELEVATION AS PROPOSED
SCALE 1/1250 @ A1



PLOT 2
NORTH ELEVATION AS PROPOSED
SCALE 1/1200 @ A1



PLOT 2
EAST ELEVATION (INTERNAL) AS PROPOSED
SCALE 1/1100 @ A1



PLOT 2
WEST ELEVATION (INTERNAL) AS PROPOSED
SCALE 1/1100 @ A1



PLOT 2
WEST ELEVATION AS PROPOSED
SCALE 1/1200 @ A1



PLOT 2
SOUTH ELEVATION AS PROPOSED
SCALE 1/1200 @ A1

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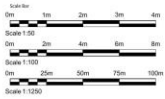
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By: [Signature]

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A. This document is a collection of drawings 13/12/2016 09:51

Project Name: [Redacted] Scale: @ A1 13/12/2016 09:51

Project No: [Redacted] To: [Redacted]

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CHARTERED SURVEYORS

Building Services Architectural Design Building Consultancy

www.cwjohndesign.co.uk cwjohnson@btinternet.com

Project: Residential Development
Land at Sandy Lane
Docking

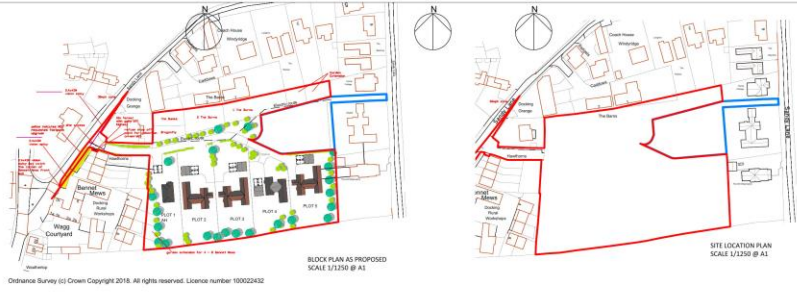
Drawn: Vello Limited

Title: PLOT 2 AS PROPOSED

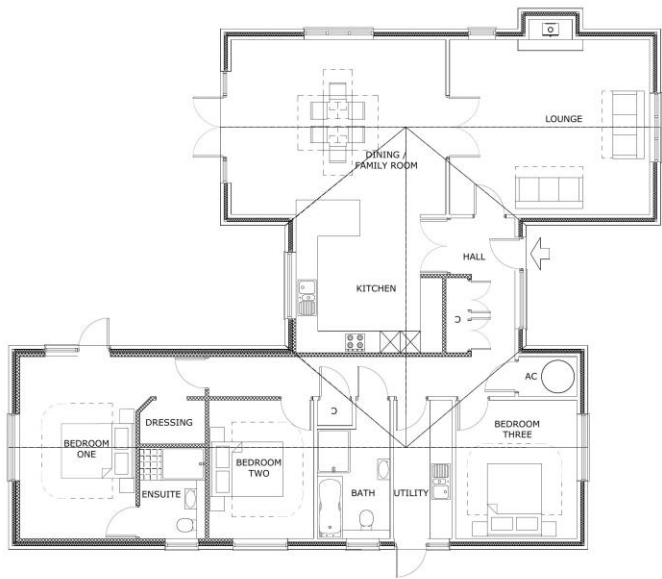
Drawing Number: 202002_06

Project Name: [Redacted]

Revision: A

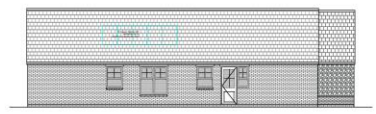


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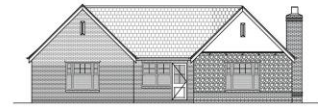


FLOORPLAN AS PROPOSED
SCALE 1:50 @ A1

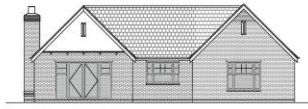
3 bed
bungalow
155 sqm
GIA



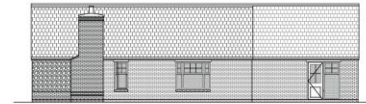
EAST ELEVATION AS PROPOSED
SCALE 1:100 @ A1



NORTH ELEVATION AS PROPOSED
SCALE 1:100 @ A1



SOUTH ELEVATION AS PROPOSED
SCALE 1:100 @ A1

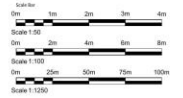


WEST ELEVATION AS PROPOSED
SCALE 1:100 @ A1

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. |

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C W JOHNSON
CHARTEDED SURVEYORS

Building Services Architectural Design Building Conservation
www.cwjohndesign.co.uk registered@cwjohndesign.co.uk

Project: Residential Development
Land at Sany Lane
Docking

Client: Vello Limited

Title: Plot 4 As Proposed

Drawing Number: 20200102 - 08

Project Stage: Planning

Revision: A



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Do not scale

C W Johnson Limited

Scale bar
0m 10m 20m 30m 40m
Scale 1:500

A. Drawing Number	25/01391/FM
Rev. Description	Issue 1 (Initial)
Project No.	250392
Scale	@ A1
Drawn By	CEH

Building Services Architectural Design Building Construction
www.cwjohson.co.uk enquiries@cwjohson.co.uk

Prepared by: BCS

Project:
Residential Development
Land at Sandy Lane
Docking

Client:
Vello Limited

Title:
Block Plan As Existing

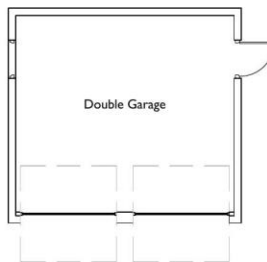
Drawing Number:
2020392 - S3

Proposed Date:
Planning

Form:
A

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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. |

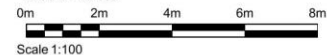


Front Elevation
Plot 2 - East
Plot 3 - West
Plot 4 - North
Plot 5 - West
Plot 6 - South

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: -	

Building Surveying Architectural Design Building Consultancy

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Regulated by RICS



Aerial view showing settlement boundary and Conservation Area





View north along Sandy Lane access to right/centre





View east from within site





View west from within site towards access





View south from access to adjoining parking area







View northwest from within site



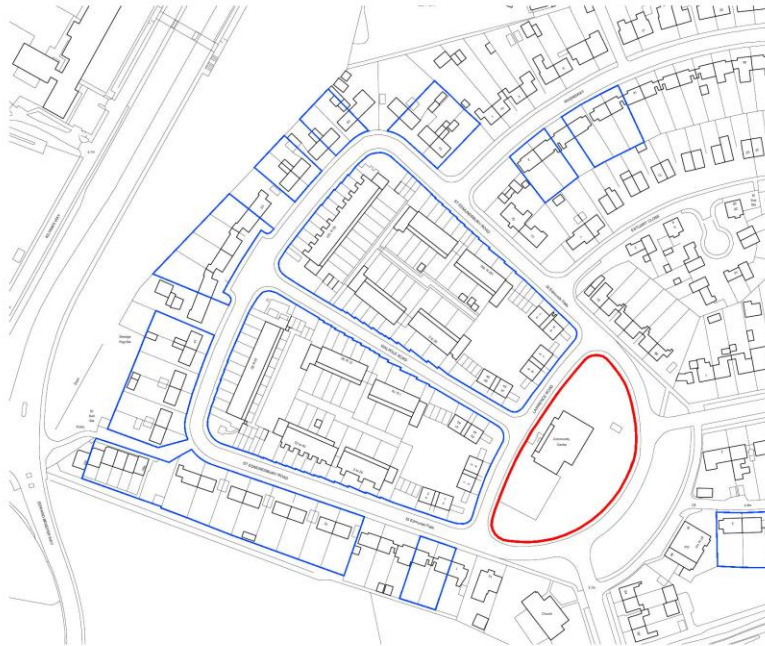
View south across fields to the southern site boundary



25/00627/FM



ALL DIMENSIONS ARE SHOWN IN METRES UNLESS OTHERWISE STATED.
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.



Location Plan
Scale 1:1250



Aerial Image



Revisions		
Sl/No	Date	Amendments
A	27.03.25	J&S file updated

Status **Planning Submission**



The Design Partnership

The Design Partnership (UK) Ltd
Clarendon House,
10 Station Road,
Chatteris,
Cambridgeshire PE16 6AG
Tel: 01354 683111

Job Title

Proposed Residential Development on site of former Community Centre, Lawrence Rd, Kings Lynn, for Frøebridge Community Housing

Drawing Title

Planning Submission
Location Plan

Date	Scale	Drawn	Drawn No.	Rev.
August 2024	1:1250@A2	PD	FB-968-P01	A



- HARD LANDSCAPING:**
- Grass & Grasses**
Proposed lawn covering, subject to approval of local planning authority.
 - Private Paved**
Private paved areas, subject to approval of local planning authority.
- GREEN TECHNOLOGY:**
- Car Charging Point**
Provision of electric vehicle charging points.
 - All Source Heat Pump (ASHP) Location**
Location of all source heat pump, subject to approval of local planning authority.
 - Permeable Pavement Location**
All areas to be paved or sealed with permeable pavement.
- GREEN:**
- Reduce Size**
Location of reduced size planting.
 - Water Sheds**
Water sheds with permeable paving.
 - Lighting**
Lighting to be designed to support the landscape.
 - Proposed Street Level**
Proposed street level, subject to approval of local planning authority.
- BOUNDARY TREATMENTS:**
- Low Stone Boundary Fence**
Low stone boundary fence, subject to approval of local planning authority.
 - Low Stone Boundary Fence with Gate**
Low stone boundary fence with gate, subject to approval of local planning authority.
 - Boundary Wall (1.8m High)**
Boundary wall, 1.8m high, subject to approval of local planning authority.
 - Boundary Wall (2.1m High)**
Boundary wall, 2.1m high, subject to approval of local planning authority.
 - Medium High Wall (2.1m High)**
Medium high wall, 2.1m high, subject to approval of local planning authority.
- SOFT LANDSCAPING:**
- Lawns**
Lawns to be planted with grass seed, subject to approval of local planning authority.
 - Planting**
Planting to be designed to support the landscape.
 - Planting (20% Vegetated)**
Planting to be designed to support the landscape, 20% vegetated.
 - Planting (50% Vegetated)**
Planting to be designed to support the landscape, 50% vegetated.
 - Planting (75% Vegetated)**
Planting to be designed to support the landscape, 75% vegetated.

Date	By	Comments
20-09-24	JHB	Initial site plan submitted
20-09-24	JHB	Initial site plan submitted
20-09-24	JHB	Initial site plan submitted
18-10-24	JHB	Initial site plan submitted
18-10-24	JHB	Initial site plan submitted
18-10-24	JHB	Initial site plan submitted

Planning Submission

The Design Partnership

The Design Partnership (2024) Ltd
 1st Floor
 10, Market Street
 King's Lynn, Norfolk
 PE30 1AA
 Tel: 01553 488911

JHB File
 Proposed Residential Development on site of former Community Centre, Lawrence Rd, Kings Lynn, for Freebridge Community Housing

Drawing Title
 Planning Submission
 Site Plan

Date	Scale	Drawn	Check	Rev. No.	Rev. E
June 2024	1:500/3A1	PD	FB	FB-06-P03	F



Block Plan

- 2 storey dwelling
- 2 | storey dwelling



Storey Heights

- 2b (Sp) - Mixonville M(1)
- 2b (Sp) - House M(1) / M(2)



Development Mix

ALL DIMENSIONS ARE SHOWN IN METRES UNLESS OTHERWISE STATED:
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON-SITE AND
REPORT ANY DISCREPANCIES TO THE SUPERVISOR'S OFFICE.

Revisions	Date	Amendments
A	20/03/24	add W9 to soft landscaping schedule
B	20/03/24	replace colour requirements / light colours
C	20/03/24	re-design to incorporate NOD highway comments
D	16/03/24	layout adjustments to parking areas
E	02/03/24	update landscaping requirements
F	16/02/24	add 4x2x2x2x2
F	16/02/24	update surface material details

Planning Submission

The Design Partnership
The Design Partnership (2014) Ltd
Clarendon House
15 Colmore Row
City Centre
Cardiff, CF10 1DS
Tel: 01495 889111

Job Title
Proposed Residential Development on site of
Isomer Community Centre, Lawrence Rd,
Kings Lynn, for Freebridge Community Housing

Drawing Title
Planning Submission
Block Plan / Development Mix / Storey Heights

Date	Issue	Drawn	Check	Rev
June 2024	1.50005A.1	PD	FB	F



Side Elevation Scale 1:100

Front Elevation Scale 1:100

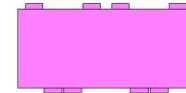
Side Elevation Scale 1:100



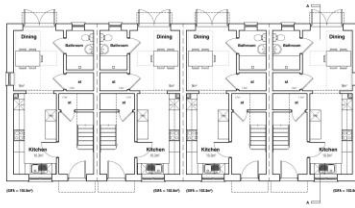
Rear Elevation Scale 1:100



Section DD Scale 1:100



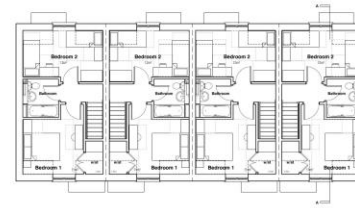
Roof Plan Scale 1:100



Ground Floor Plan Scale 1:100



First Floor Plan Scale 1:100



Second Floor Plan Scale 1:100

ALL DIMENSIONS ARE SHOWN IN METRES UNLESS OTHERWISE STATED.
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISOR/CLIENT.

Revision	Date	Amendment

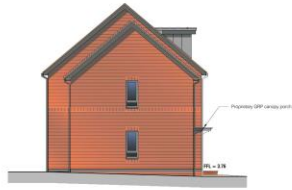
Planning Submission

The Design Partnership
 The Design Partnership (2014) Ltd
 Clarendon House
 10 Clarendon Street
 Cambridge CB2 3RQ
 Tel: 01223 889111

Job Title
 Proposed Residential Development on site of former Community Centre, Lawrence Rd, Kings Lynn, for Freebridge Community Housing

Drawing Title
 Revised Planning Submission
 Plots 4-7 and Plots 11-13

Date	Issue	Drawn	Check	Drawn No.	Check No.
25-11-2025	1-100627A1	PD	FB	968-P07	



Side Elevation
Scale 1:100



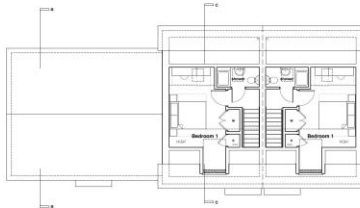
Front Elevation
Scale 1:100



Side Elevation
Scale 1:100



Rear Elevation
Scale 1:100



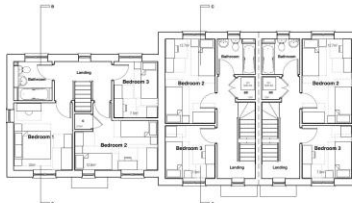
Second Floor Plan
Scale 1:100



Section BB
Scale 1:100



Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100

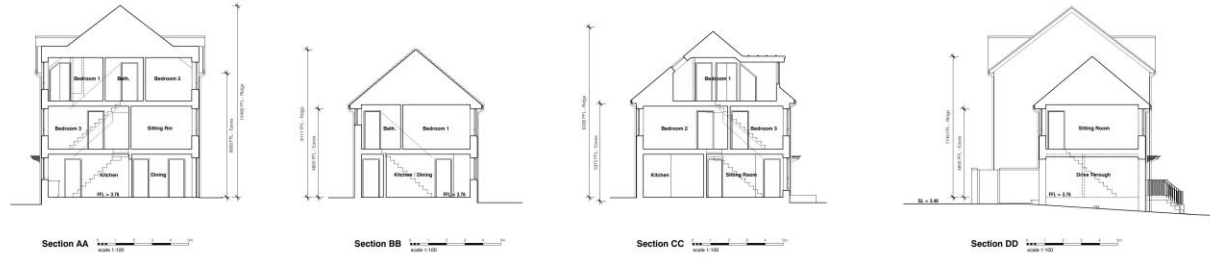
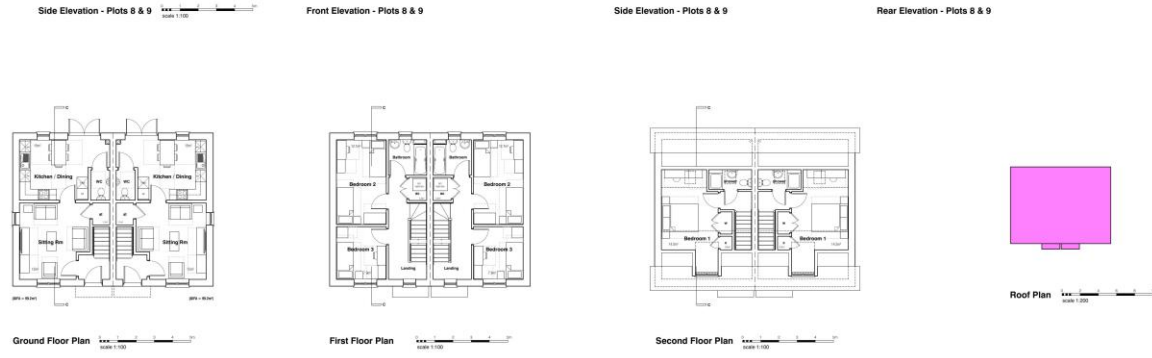


Roof Plan
Scale 1:100

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REPORT ANY DISCREPANCIES TO THE SUPERVISOR'S OFFICE.

Revisions				
No.	Date	Amendment		
Status				
Planning Submission				
 <p>The Design Partnership The Design Partnership (2014) Ltd Clarendon House 10 Clarendon Street Colchester Suffolk CO1 1JG Tel: 01206 880111</p>				
Job Title				
Proposed Residential Development on site of former Community Centre, Lawrence Rd, Kings Lynn, for Freebridge Community Housing				
Drawing Title				
Revised Planning Submission Plots 1-3 and Plots 14-16				
Date	Drawn	Drawn	Check No.	Rev
25-11-2025	1:10065A1	PD	FB-968-P08	

ALL DIMENSIONS ARE SHOWN IN METERS UNLESS OTHERWISE STATED.
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISOR'S OFFICE.



Revisions		
No.	Date	Amendments

Planning Submission



Job Title
Proposed Residential Development on site of former Community Centre, Lawrence Rd, Kings Lynn, for Freebridge Community Housing

Drawing Title
Revised Planning Submission
Plots 8 & 9
Sections All Plots

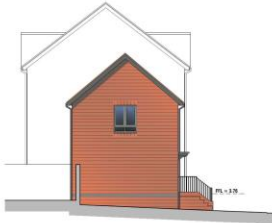
Date	Issue	Drawn	Check	Appr.
25-11-2025	1-100627A1	PD	FB	968-P09



Front Elevation - Plots 17 to 22 - Facing St Lawrence Road
Scale 1:100



Side Elevation - Plots 17



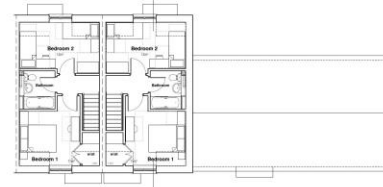
Side Elevation - Plot 22



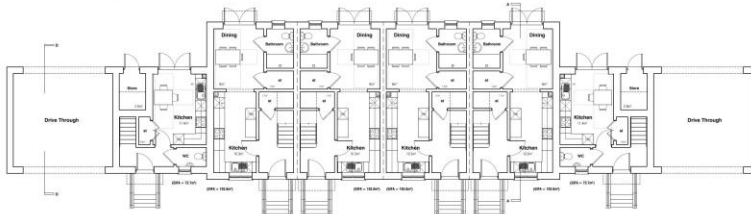
Rear Elevation - Plots 17-22



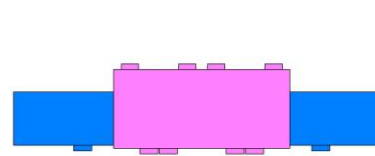
First Floor Plan
Scale 1:100



Second Floor Plan - Plots 17-19 (20-22 handed)



Ground Floor Plan
Scale 1:100



Roof Plan
Scale 1:200

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Revisions

Planning Submission

The Design Partnership
 The Design Partnership (2014) Ltd
 Clarendon House
 15 Colindale Avenue
 Colindale
 London NW9 1DS
 Tel: 02088 880111

Job Title
 Proposed Residential Development on site of
 former Community Centre, Lawrence Rd,
 Kings Lynn, for Freebridge Community Housing

Drawing Title
 Revised Planning Submission
 Plots 17-22

Date	Issue	Drawn	Check No.	Rev
25-11-2025	1:100/6A1	PD	FB-966-P10	





Site as viewed from St Edmundsbury Road to the south





Site as viewed from St Edmundsbury Road to the south







North west corner of site, houses opposite





North west corner of site, houses opposite





Site as viewed from Losinga Road to the south, North Lynn Church (The Beacon) to the left





Community centre as viewed along Lawrence Road



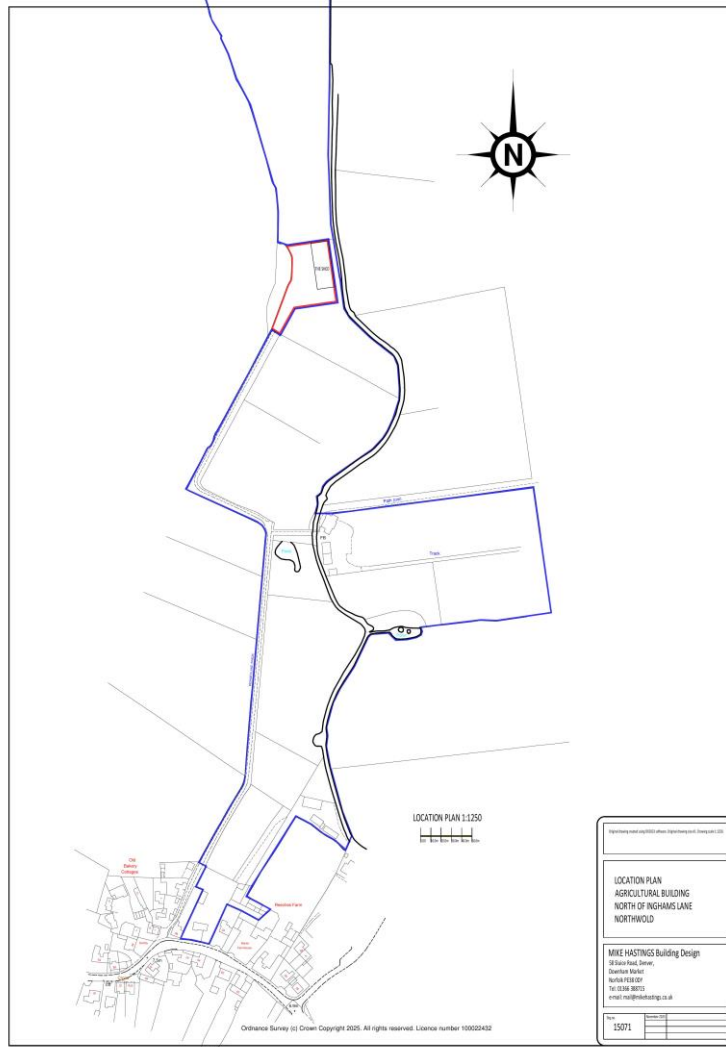


Surrounding street scene, including nearby maisonettes



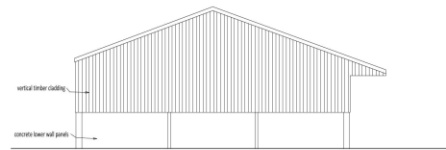
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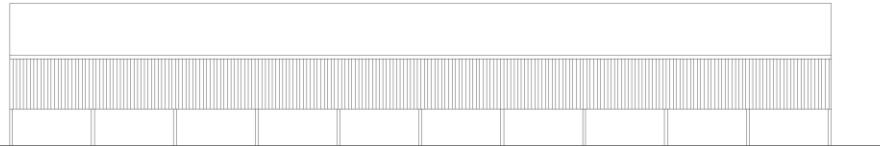




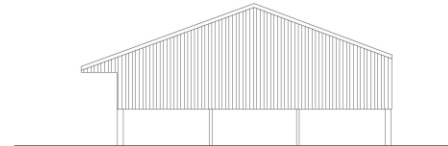
WEST ELEVATION



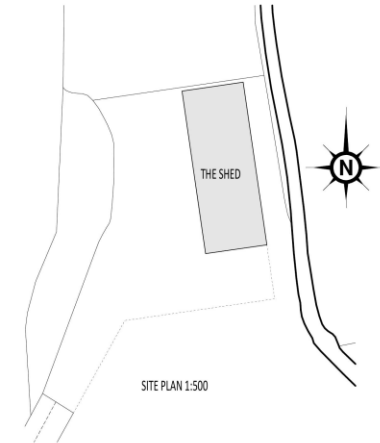
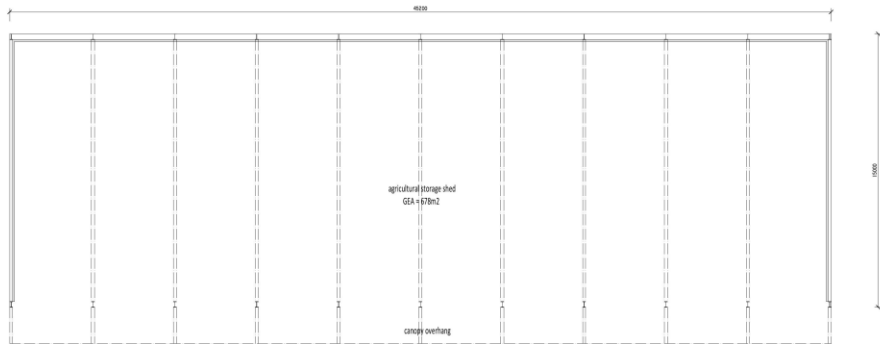
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



Digital drawing created using AutoCAD software. Original drawing scale 1:100. Drawing scale 1:500.
MIKE HASTINGS Building Design
 58 Sluice Road, Dersham,
 Dersham Market
 Norfolk NR13 3DF
 Tel: 01366 388715
 e-mail: mail@mikehastings.co.uk

AGRICULTURAL BUILDING
NORTH OF INGHAMS LANE
NORTHWOLD

Page No.	Number	Date
15072		



South-western elevation of barn from access





North-west boundary from access





South-east boundary





Southern boundary



End of Presentation

