

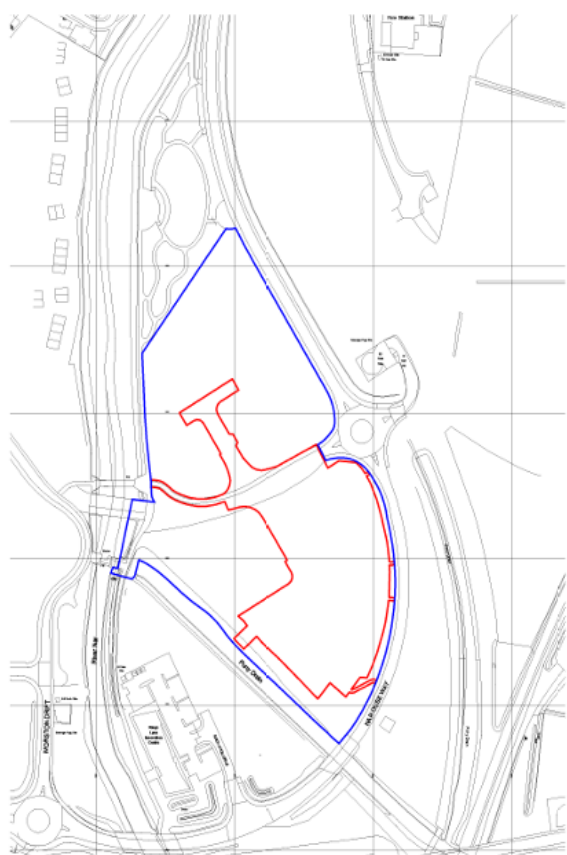
# Planning Committee

## 27 July 2026

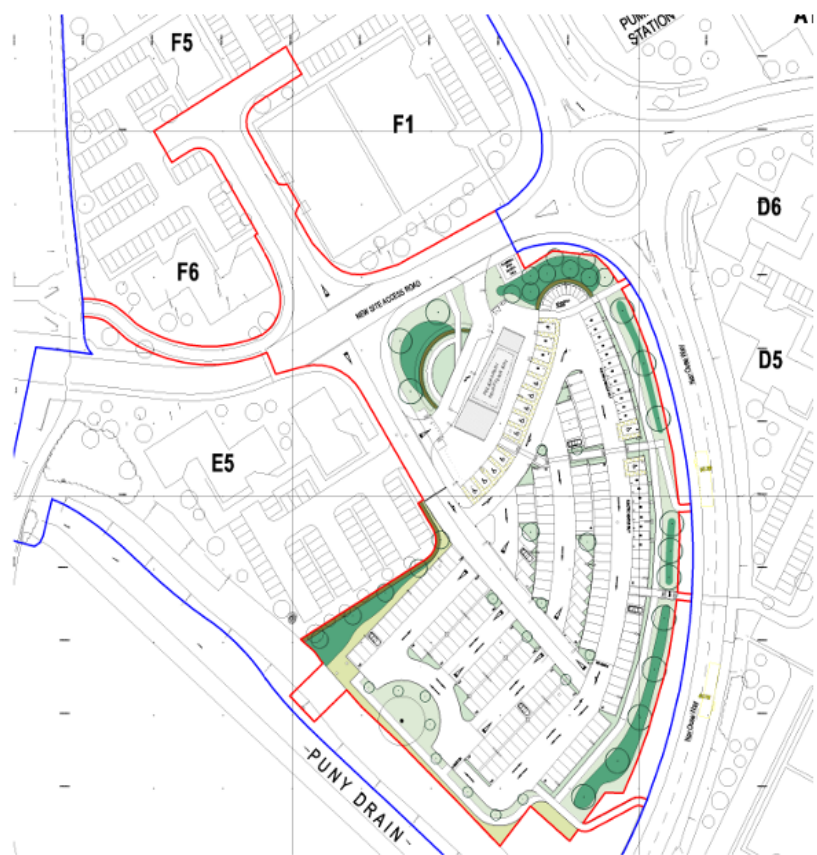


**25/01783/FM**





**Site Location Plan**  
1: 1250



**Proposed Site Plan**  
1: 500



Revision Schedule

| Rev | Date       | Drawn | Check | Revised | Revision Description                        |
|-----|------------|-------|-------|---------|---------------------------------------------|
| 01  | 15/01/2021 | AM    | AM    |         | Initial design                              |
| 02  | 15/01/2021 | AM    | AM    |         | Site boundary and landscaping/land contours |
| 03  | 15/01/2021 | AM    | AM    |         | Site boundary and landscaping/land contours |
| 04  | 15/01/2021 | AM    | AM    |         | Site boundary and landscaping/land contours |
| 05  | 15/01/2021 | AM    | AM    |         | Site boundary and landscaping/land contours |
| 06  | 15/01/2021 | AM    | AM    |         | Site boundary and landscaping/land contours |
| 07  | 15/01/2021 | AM    | AM    |         | Site boundary and landscaping/land contours |
| 08  | 15/01/2021 | AM    | AM    |         | Site boundary and landscaping/land contours |
| 09  | 15/01/2021 | AM    | AM    |         | Site boundary and landscaping/land contours |
| 10  | 15/01/2021 | AM    | AM    |         | Site boundary and landscaping/land contours |

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

**Site Boundary**  
Red line - Site Boundary - 1:45 Metres  
Blue line - Other land owned by Applicant

**MORGAN SINDALL**  
CONSTRUCTION

**Feilden+Mawson**  
ARCHITECTS

Site and Location Plans

Client: Morgan Sindall

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

REDA Stage 3

| Rev | Date       | Drawn | Check | Revised | Revision Description                        |
|-----|------------|-------|-------|---------|---------------------------------------------|
| 01  | 15/01/2021 | AM    | AM    |         | Initial design                              |
| 02  | 15/01/2021 | AM    | AM    |         | Site boundary and landscaping/land contours |
| 03  | 15/01/2021 | AM    | AM    |         | Site boundary and landscaping/land contours |
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| 05  | 15/01/2021 | AM    | AM    |         | Site boundary and landscaping/land contours |
| 06  | 15/01/2021 | AM    | AM    |         | Site boundary and landscaping/land contours |
| 07  | 15/01/2021 | AM    | AM    |         | Site boundary and landscaping/land contours |
| 08  | 15/01/2021 | AM    | AM    |         | Site boundary and landscaping/land contours |
| 09  | 15/01/2021 | AM    | AM    |         | Site boundary and landscaping/land contours |
| 10  | 15/01/2021 | AM    | AM    |         | Site boundary and landscaping/land contours |



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

PROPOSED SAFETY INFORMATION

Site Boundary

Key

- Phase 1
- Phase 2
- Road and Footpath to be included in Phase 1 works

**Fellenden + Mowbray**

Active Travel Hub - NO22

Site Phasing Plan

9825 - FM - XX - XX - D - A - 101 - P01.03

Client: Morgan Sindell

Project: Active Travel Hub - NO22

| NO  | Revised by | Revised on |
|-----|------------|------------|
| 01  |            |            |
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| 03  |            |            |
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East Elevation



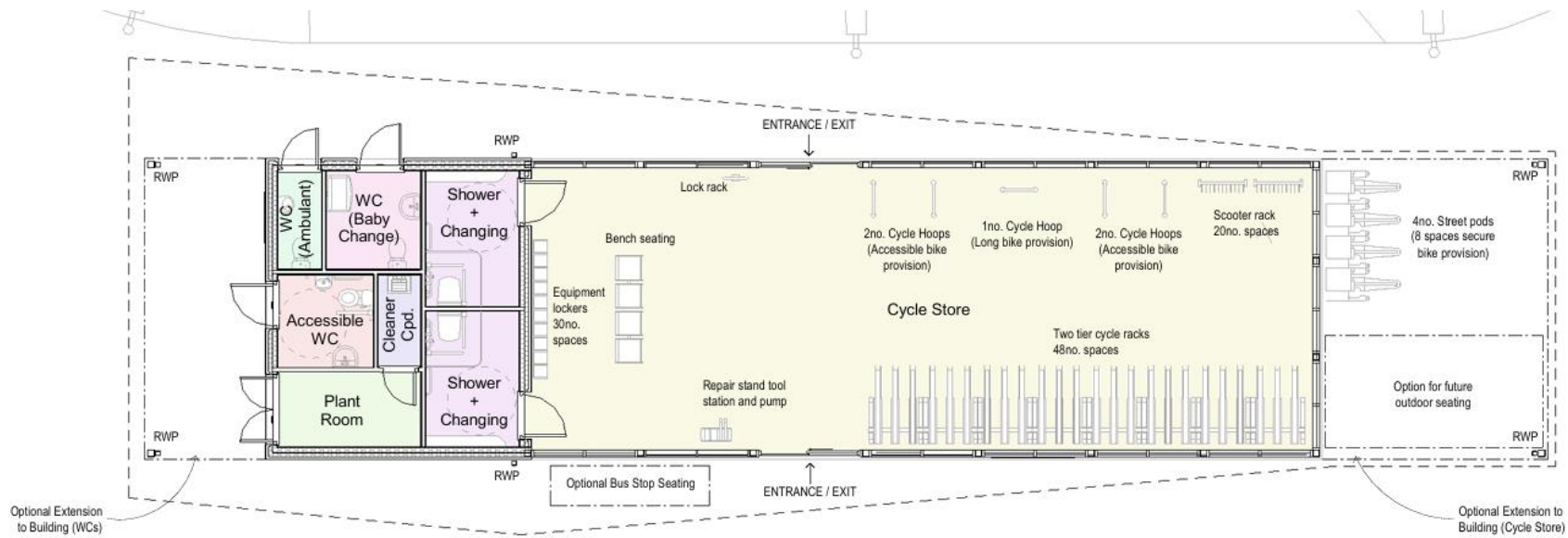
North Elevation



West Elevation



South Elevation









Entrance to the application site











View of site from the west



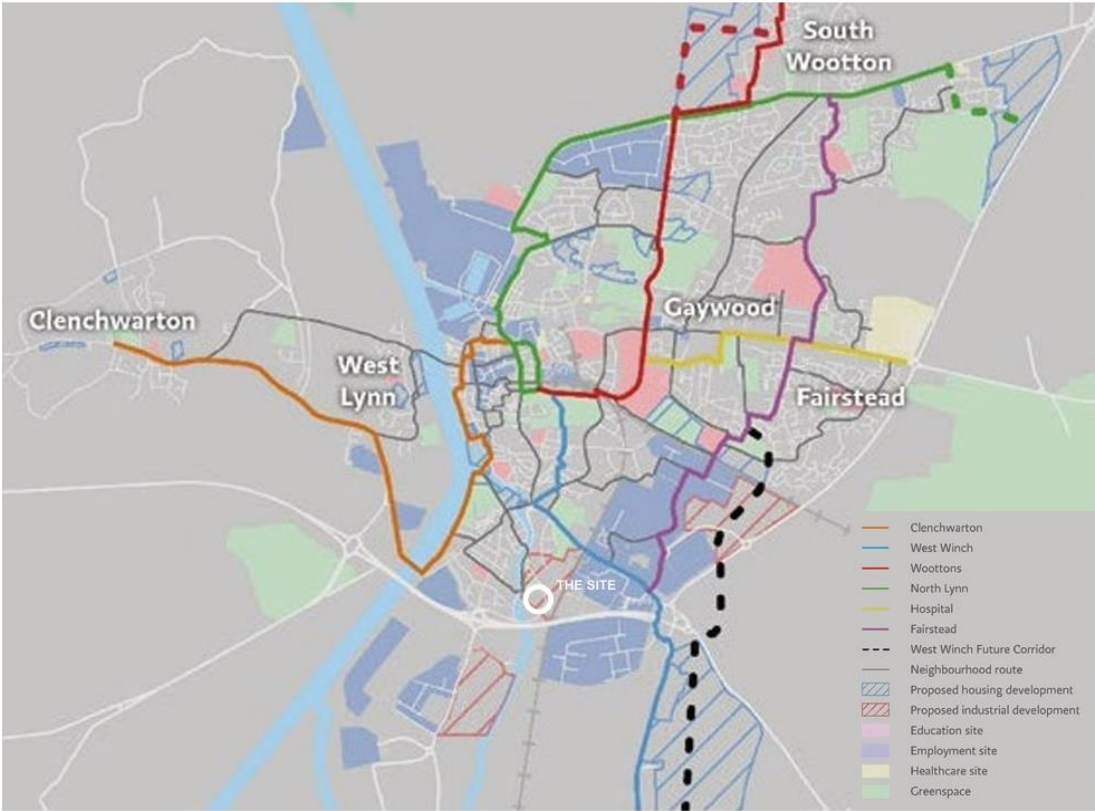






KLEP ACTIVE TRAVEL HUB : STRATEGIC CYCLE NETWORK (LCWIP)

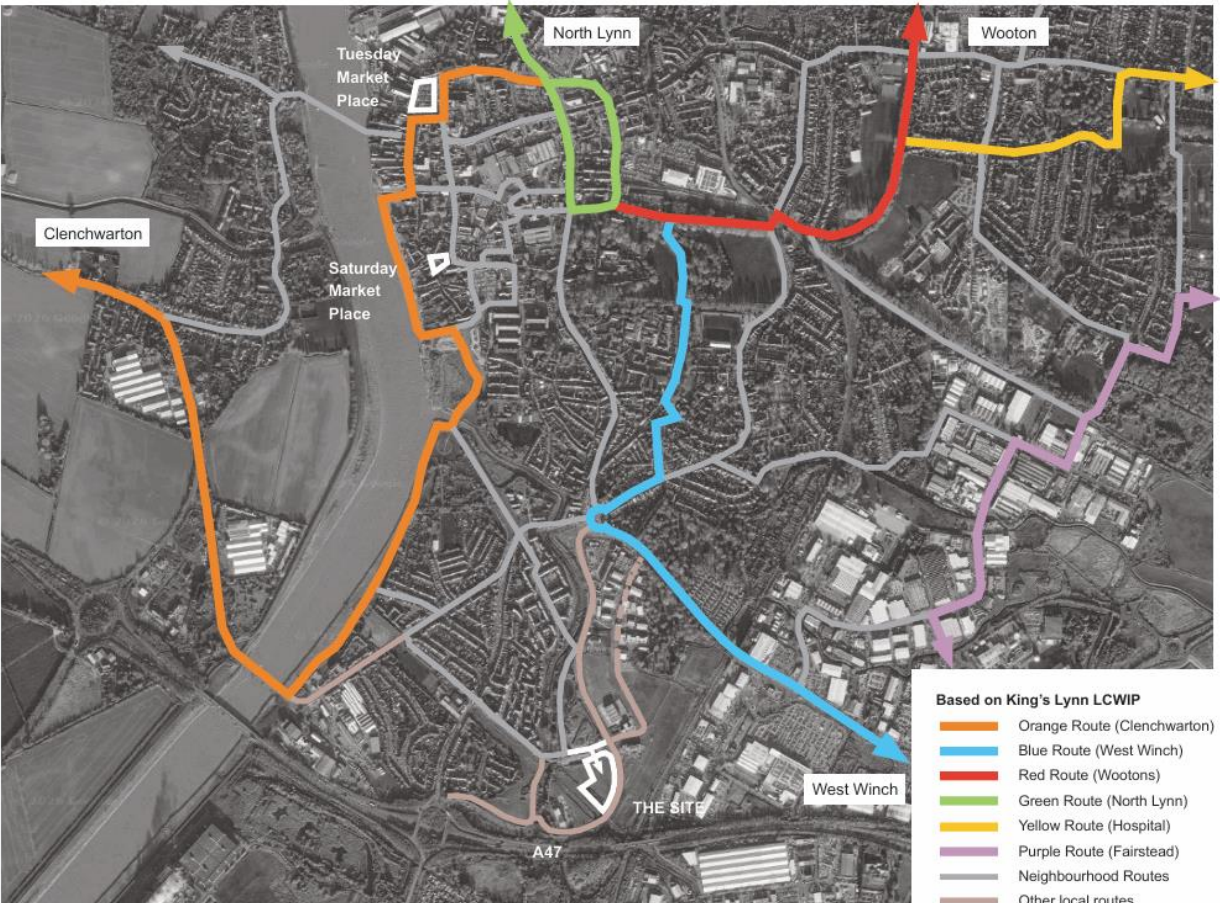
The KLEP Active Travel Hub is strategically located within the local cycle network. This plan is based on the one contained in the Kings Lynn Local Cycling and Walking Infrastructure Plan (LCWIP).



KLEP ACTIVE TRAVEL HUB : STRATEGIC CYCLE NETWORK

This diagram shows the proposed KLEP Active Travel hub and the town centre with the Saturday and Tuesday marketplaces shown. The most direct route from the KLEP ATH to the town centre will be via the Orange (Clenchwharton) Route.

It shows information from the LCWIP plan, with additional more recently completed cycle-paths in the vicinity of the site added.





KLEP ACTIVE TRAVEL HUB : LOCAL CYCLE NETWORK (ACTUAL)

This illustration shows the actual cycle network in the vicinity of the site, including the many off-road cycle-paths that are not shown on the LCWIP. Again, new links associated with the development are shown in white.



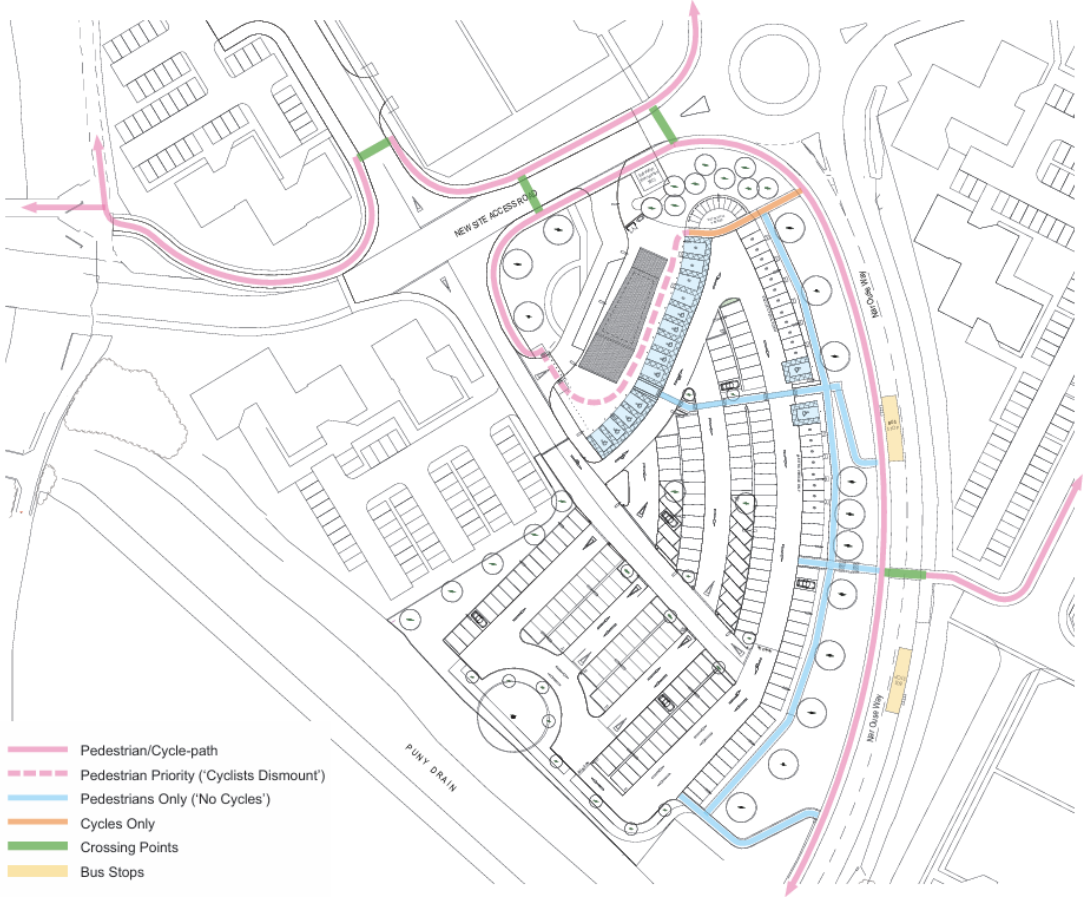
This plan shows the circulation of pedestrians and cycles around the site.

Cycle access to the Cycle Hub from Nar Ouse Way is via a dedicated connecting path (shown in orange) and the extended off-road cyclepaths along the new access road around the north of the site (pink). Cycles heading north for the town centre or west to the waterfront will use these cyclepaths and crossing points on the new access road (green).

Pedestrians moving between the parking area and the bus stops on Nar Ouse Way will head directly towards the perimeter path (blue) with its three stepped/ramped connections out onto Nar Ouse Way.

A dedicated pedestrian route with crossing points connects the disabled parking area adjacent to the Cycle Hub with the bus-stops on Nar Ouse Way, via the northern-most pedestrian-only connecting path.

This strategy will minimise the interaction between cycles and pedestrians across the site. The strategy and use of each section of path will be reinforced by appropriate signage.



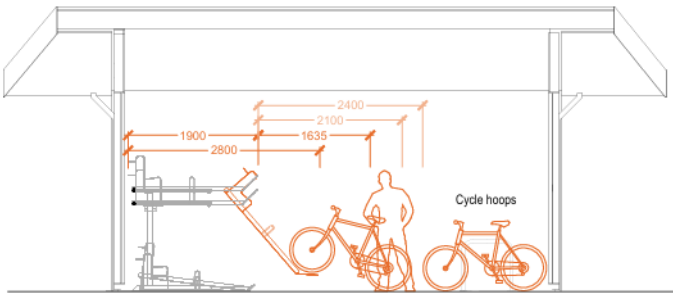
KLEP ACTIVE TRAVEL HUB : CYCLE RACK OPERATING SPACE

To maximise cycle storage capacity, two-tier racks are proposed. A product manufactured by The Bike Storage Company is currently specified. The racks are 1900mm deep, and the manufacturer recommends a minimum aisle width, between the tip of the stowed racks and a wall or other solid obstruction, of 1635mm. Other manufacturers of very similar products, recommend a more generous aisle width. The most generous identified to date gives a minimum width of 2100mm and an ideal width of 2400mm.

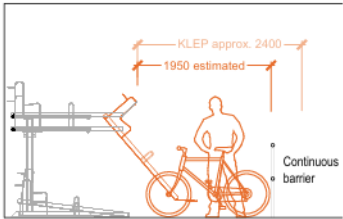
The layout of the proposed hub would accommodate even this most generous dimension, and it is worth noting that the racks face not a solid wall, but a row of Sheffield stands, which will give additional manoeuvring space in between the pairs of parked bikes. The Sheffield stands and lower tier of the two-tier racks (57% of the total) will give more accessible parking.

The Bike Storage Company have reviewed the proposed layout and have confirmed that it meets their requirements.

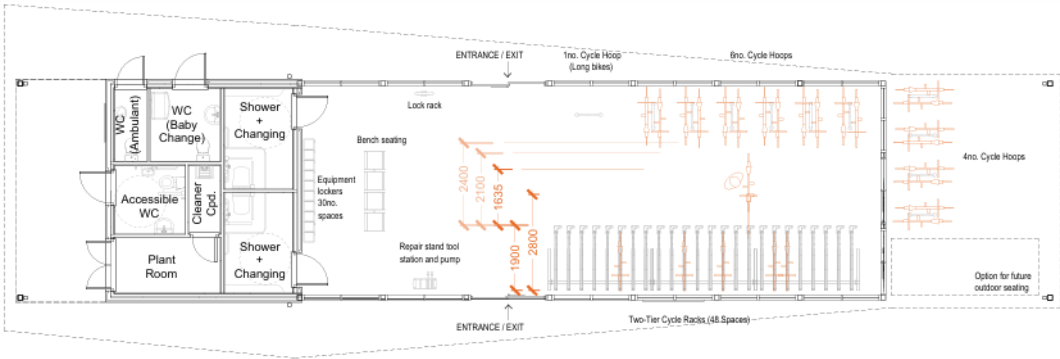
For comparison, the problematic installation of two-tier cycle racks at King's Lynn Transport Interchange appears to have had an aisle width of around 1900-2000mm (substantially less than proposed for the KLEP Cycle Hub) and the racks faced a continuous fixed obstruction.



Cross-Section Through Proposed KLEP Cycle-Hub



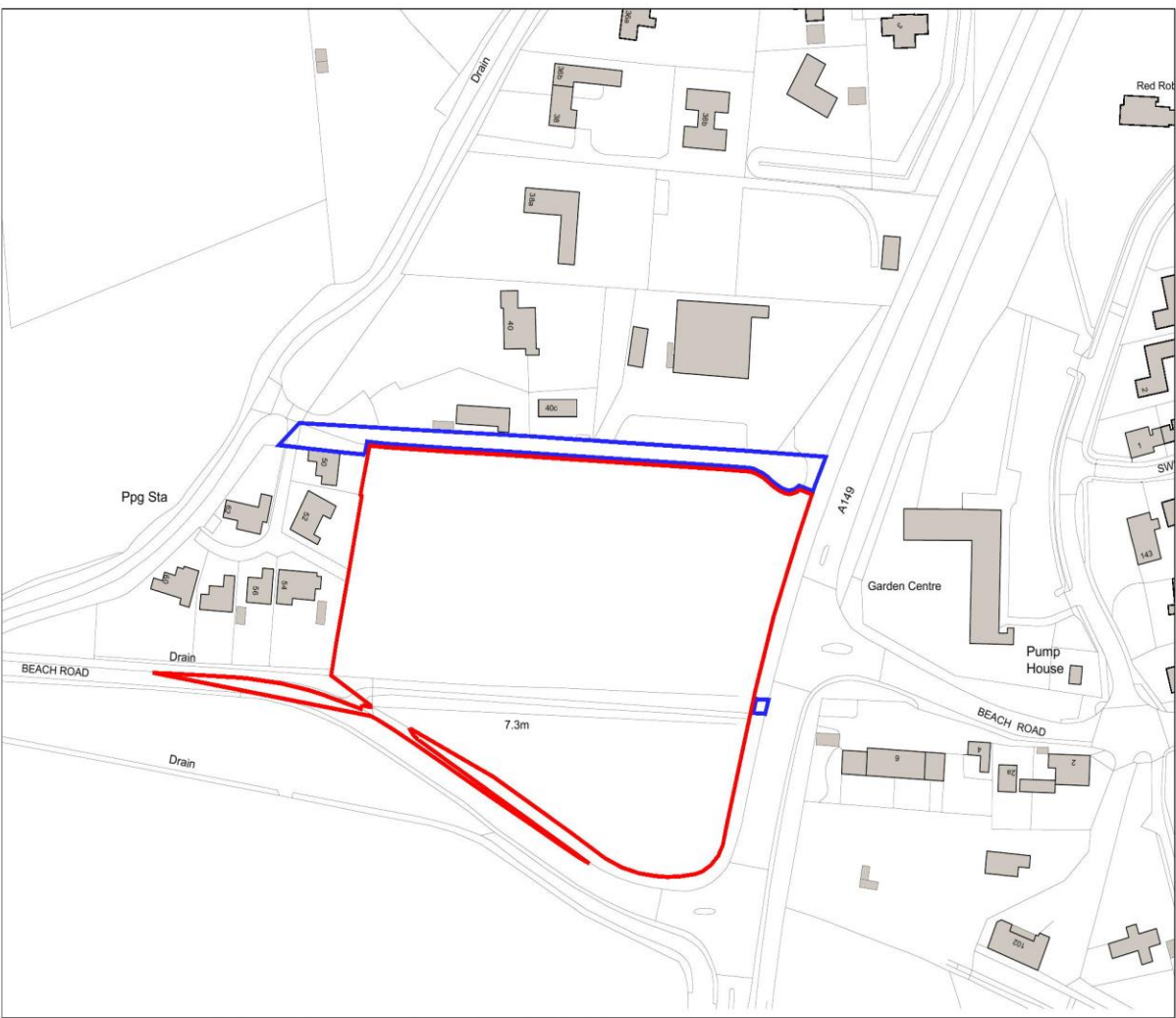
Problematic Installation at KL Transport Interchange





**26/00366/OM**





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SCALE 1:1250

NORTH

0 12.5 25 62.5m

| REV | DATE     | DESCRIPTION                                                          |
|-----|----------|----------------------------------------------------------------------|
| P1  | 10/12/25 | Preliminary Issue                                                    |
| P2  | 15/01/26 | Red line revised to include visibility splays.<br>Blue line amended. |

CLIENT  
Pigeon (Snettisham) Ltd

PROJECT  
Residential Development

ADDRESS  
Beach Road, Snettisham

|                         |          |          |
|-------------------------|----------|----------|
| DRAWING USE             | STATUS   |          |
| PLANNING                | A3       |          |
| DRAWING TITLE           | SIZE     |          |
| Site Location Plan      | A3       |          |
| DRAWING NO.             | REVISION |          |
| 7057-CF-ZZ-XX-DR-A-0500 | P2       |          |
| CREATED                 | CHECKED  | APPROVED |
| DJG                     | DJG      | DJG      |

12 Knapwell Road,  
Snettisham  
Norfolk IP26 4JG  
01493 819999  
info@chaplinfoarrant.com

Also at  
Cambridge and York  
www.chaplinfoarrant.com

JOB NO.  
7057











Stood at south of site looking east .











Stood at southwest of site looking northwest





Stood on site looking north







Stood on site looking northeast









Stood at east of site, on A149, looking north







Stood at east of site, on A149, looking south







Stood on PROW looking southwest





Stood on PROW looking west







Adjacent neighbouring use to north







Adjacent neighbouring use to north







Adjacent neighbouring use to north







Adjacent neighbouring use to north







# SPEAKER STUART DARK





On behalf of the residents of Common Road I would like to extend our thanks to Councilor Stuart Dark for his efforts in resolving the recent FLOODING issues in Common Road his efforts in getting Ken Hill Estates to clear the drainage ditch were much appreciated, hopefully Norfolk County Council can take more notice of the Drainage Problems in Common Road as of now!

The Fire Service also played their part in pumping away both surface water and sewerage from several gardens!

Rod Mackenzie  
Snettisham Parish Council  
Common Road Resident









**26/00508/F**



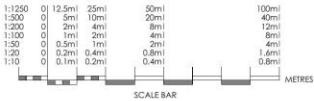


Date Produced: 18-Mar-2026

Scale: 1:1250 @A4



Planning Portal Reference: PP-14791144v1



Site plan Proposed 1:500  
AS PROPOSED



Location plan Proposed 1:1250  
AS PROPOSED

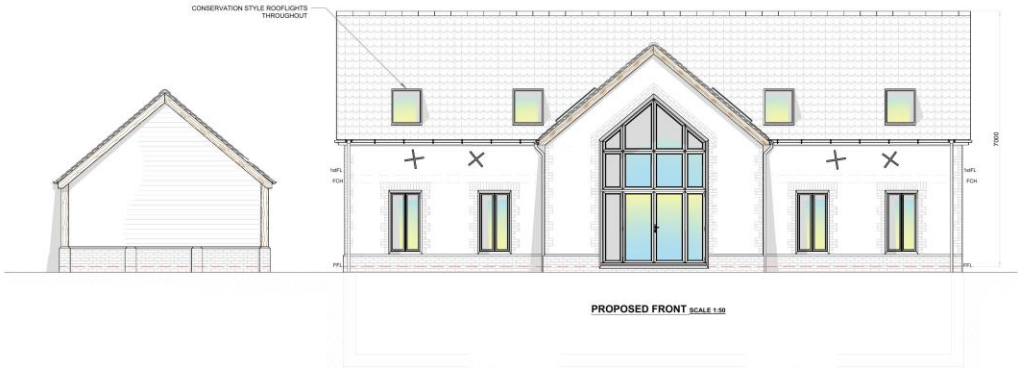
General Note:  
The Contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to FBI CAD & DESIGN solutions as soon as possible.  
Any construction work carried out prior to receiving all necessary approvals is entirely at the Contractor's / client's risk.  
All building work to be carried out to the satisfaction of the Local Authority Building Control Officer and in accordance with the current Building Regulations and/or any additional relevant building works may be required on site.  
The Contractor shall inspect all adjoining properties which may be affected by the work prior to commencement of work and record and report with this tender any defects.  
The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.  
Drawing submitted for the purposes of obtaining Building Regulations approvals only and do not constitute full working drawings.  
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|                                                                          |                     |
|--------------------------------------------------------------------------|---------------------|
| Email address:<br>a.fiddell@fbi.com                                      | Phone: 07900 954472 |
| Title: New "Barn Style" Build (Rev2)                                     |                     |
| Drawn By: Paul Soffley                                                   |                     |
| Address: The Orchard, 20 Nursery Lane, Hookwood Cum Willon, West Norfolk |                     |
| Date: June 2026                                                          | PTS 166             |
| Planning : Drawing B Rev 1: Scale As Shown                               |                     |





- NOTES**
1. HEIGHT REDUCED BY 670mm (ORIGINAL HEIGHT 7670mm)
  2. BRICKS: RECLAIM/TIMBERED RED MULTI THROUGHOUT, FEATURED AROUND WINDOWS AND DOORS IN DIFFERENT STYLES
  3. WINDOWS: LIGHT OAK STYLED
  4. WINDOWS RECESSED BACK INTO BLOCKWORK
  5. WINDOWS REMOVED FROM HIGH LEVEL OF ATRIUM, REPLACED WITH VELUX
  6. NATURAL SLATE ROOF
  7. 1st FLOOR WINDOWS IN GABLE SHOWN ARE "OBSCURED" GLAZING

General Notes:  
The Contractor is responsible for checking all dimensions on site prior to commencement of the work, with any errors being reported to the CAD & DESIGN solutions as soon as possible.  
Any construction work carried out prior to receiving all necessary approvals is at the homeowner's own risk.  
All building work to be carried out to the satisfaction of the Local Authority Building Control Officer and in accordance with the current Building Regulations and as with additional or otherwise building works may be required on site.  
The Contractor shall inspect all adjoining properties which may be affected by the work prior to commencement of work and record and report with the owner any defects.  
The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the work.  
Drawings produced for the purpose of obtaining Building Regulations approvals only and do not constitute full working drawings.  
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# East and North Elevations

ALL LAND LEVELS REMAIN THE SAME

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"Your Dream is our Passion"

|                                                                      |                        |
|----------------------------------------------------------------------|------------------------|
| Email address:<br>a.fbi@fbi.co.uk                                    | Phone:<br>07800 954472 |
| Title: New "Farm Style" Build (Rebuild)                              |                        |
| Drawn By: Paul Soffley                                               |                        |
| Address: The Orchard, 20 Nursery Lane, Hockland Cum Wilton, IP38 4ND |                        |
| Date: June 2026                                                      | PTS 166                |
| Planning : Drawing 1 Rev 3; Scale: As Shown                          |                        |



General Notes:  
The Contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to the CAD & Design Solutions as soon as possible.  
Any construction work carried out prior to receiving all necessary approvals is entirely at the Homeowner's / Client's risk.  
All building work to be carried out to the satisfaction of the Local Authority Building Control Officer and in accordance with the Current Building Regulations and/or such additional unforeseen building works may be required on site.  
The Contractor and Inspector of building work shall be responsible for the safety, strength and stability of the building during the course of the works.  
Drawings are intended for the guidance of planning building Regulations approval only and do not constitute full working drawings.  
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- NOTES**
1. HEIGHT REDUCED BY 670MM. (ORIGINAL HEIGHT 3070MM)
  2. BRICKS: RECLAIM/TUMBLED RED MULTI-THROUGHOUT. FEATURED AROUND WINDOWS AND DOORS IN DIFFERENT STYLES
  3. WINDOWS: LIGHT OAK STYLED
  4. WINDOWS RECESSED BACK INTO BLOCKWORK
  5. WINDOWS REMOVED FROM HIGH LEVEL OF ATRIAL. REPLACED WITH VELUX
  6. NATURAL SLATE ROOF
  7. 1st FLOOR GABLE WINDOW WILL BE OBSCURED GLAZING

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Email address: [info@fbicad.co.uk](mailto:info@fbicad.co.uk) Phone: 07905 954472

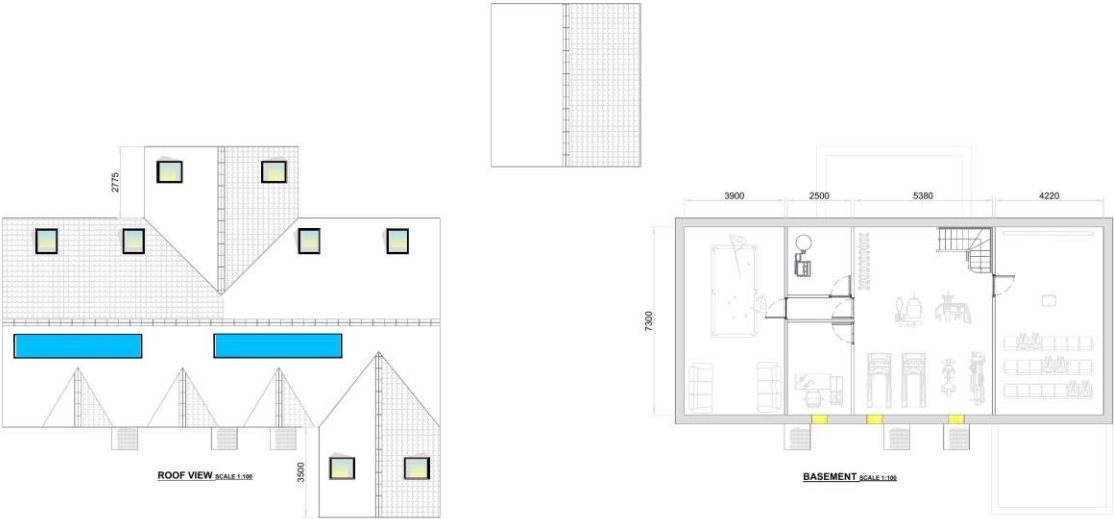
**Title:** New "Beam Style" Build (Rev02)

**Drawn By:** Paul Saffley

**Address:** The Cottage, 20 Nursery Lane, Hockwold Cum Wilton, IPSWICH

**Date:** June 2026 **PTS** 166

**Planning :** Drawing 2 Rev 3: Scale: As Shown



General Notes:  
The Contractor is responsible for checking all dimensions on site prior to commencement of the works with any areas being measured to the CAD & BESD values as set out in the drawings.  
Any construction work carried out prior to receiving of necessary approvals is a breach of the Development Control Act.  
All building work to be carried out to the satisfaction of the Local Authority Building Control Officer and in accordance with the current Building Regulations and as such compliance with the Building Regulations is required on site.  
The Contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of works and record and report with the owner any defects.  
The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.  
Drawings produced for the purpose of obtaining Building Regulations approvals only and do not constitute a building drawing.  
All drawings are the copyright of the CAD & BESD solutions. The drawings may not be copied by any third parties without prior permission.

# Roof View and Basement Plan

- NOTES**
1. HEIGHT REDUCED BY 2775MM, ORIGINAL HEIGHT 2775MM
  2. BRICKS: RECLAIMED UNBURNED RED MULTI THROUGHOUT, FEATURED AROUND WINDOWS AND DOORS IN DIFFERENT STYLES
  3. WINDOWS: LIGHT OAK STYLED
  4. WINDOWS RECESSED BACK INTO BUILDING
  5. WINDOWS REMOVED FROM HIGH LEVEL OF ATRIUM REPLACED WITH VELUX
  6. NATURAL SLATE ROOF

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*For Ground Improvement: "Your Dream is our Passion"*

Email address: [info@fbi.co.uk](mailto:info@fbi.co.uk) Phone: 07500 854472

Title: New "Barn Style" Build (Rev 26)

Drawn By: Paul Saffery

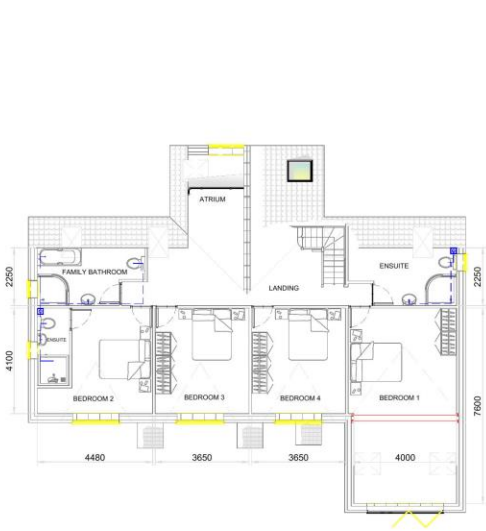
Address: The Orchard, 20 Nursery Lane, Haverhill Cam Cambs, CB23 9EQ

Date: June 2020 PTS 166

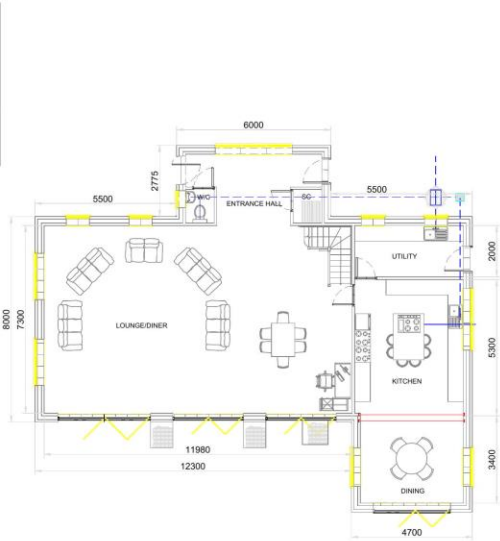
Planning : Drawing 2 Rev 3 Scale As Shown



General notes:  
The Contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to FBI CAD & DESIGN solutions as soon as possible.  
Any construction work ceased out prior to receiving all necessary approvals is entirely at the responsibility of the householder / clients risk.  
All building work to be carried out to the satisfaction of the Local Authority Building Control Officer and in accordance with the current Building Regulations and as such additional unforeseen building works may be required on site.  
The Contractor shall impact all adjoining properties which may be affected by the work prior to commencement or works and record and report with the owner any defects.  
The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the work.  
Drawings produced for the purpose of obtaining Building Regulations approvals only and do not constitute full working drawings.  
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PROPOSED PLAN 1st FLOOR SCALE 1:100



PROPOSED PLAN GROUND FLOOR SCALE 1:100



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Email address: [pt.saffery@fbi.com](mailto:pt.saffery@fbi.com) Phone: 07900 954472

Title: New "Barn Style" Build (Rev3b)

Drawn By: Paul Saffery

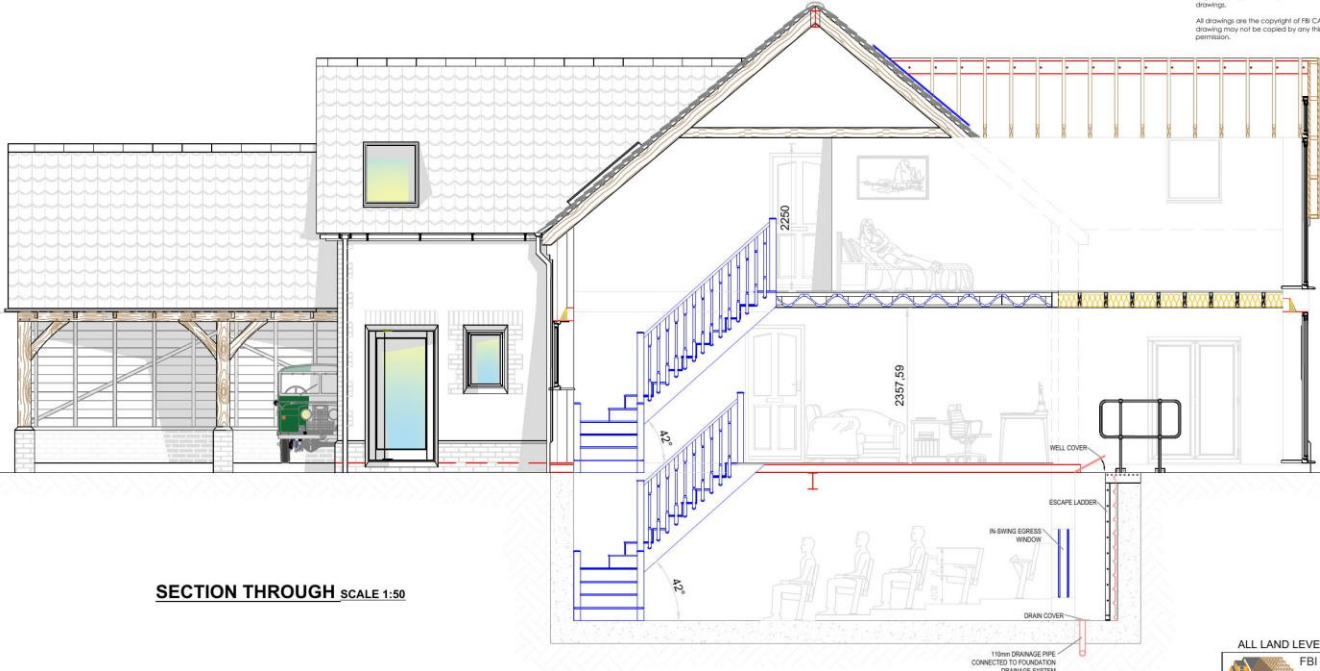
Address: The Orchard, 20 Nursery Lane, Hookwood Cwm Wilan, PIS-IND

Date: June 2026 PTS 166

Planning : Drawing 4 Rev 3: Scale As Shown

- NOTES**
1. HEIGHT REDUCED BY 670mm, (ORIGINAL HEIGHT 7670mm)
  2. BRICKS: RECIAM/TUMBLED RED MULTI THROUGHOUT, FEATURED AROUND WINDOWS AND DOORS IN DIFFERENT STYLES
  3. WINDOWS: LIGHT OAK STYLED
  4. WINDOWS RECESSED BACK INTO BLOCKWORK
  5. WINDOWS REMOVED FROM HIGH LEVEL OF ATRIUM, REPLACED WITH VELUX
  6. NATURAL SLATE ROOF

General Notes:  
The Contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to FBI CAD & DESIGN solutions as soon as possible.  
Any construction work carried out prior to receiving all necessary approvals is entirely at the householder's / client's risk.  
All building work to be carried out to the satisfaction of the Local Authority Building Control Officer and in accordance with the current Building Regulations and as such additional unforeseen building works may be required on site.  
The Contractor shall inspect all adjoining properties which may be affected by the works prior to commencement or works and record and report with the owner any defects.  
The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.  
Drawings produced for the purpose of obtaining Building Regulations approvals only and do not constitute full working drawings.  
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SECTION THROUGH SCALE 1:50

- NOTES
1. HEIGHT REDUCED BY 670mm. (ORIGINAL HEIGHT 7670mm)
  2. BRICKS: RECTANGULAR LAMINATED RED MULTI THROUGHOUT. FEATURED AROUND WINDOWS AND DOORS IN DIFFERENT STYLES
  3. WINDOWS: REHAU TURNER OAK
  4. WINDOWS RECESSED BACK INTO BLOCKWORK
  5. WINDOWS REMOVED FROM HIGH LEVEL OF ATRIUM, REPLACED WITH VELUX
  6. NATURAL SLATE ROOF

ALL LAND LEVELS REMAIN THE SAME

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"Far Beyond Imagination  
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Email address: [info@fbicad.co.uk](mailto:info@fbicad.co.uk) Phone: 07900 954472

Title: New 'Barn Style' Build (Rev3b)

Drawn By: Paul Sotley

Address: The Orchard, 20 Nursery Lane, Hockwold Cum Wilton, (PE26 4ND)

Date: June 2026 PTS 166

Planning : Drawing 5 Rev 2; Scale: As Shown







- NOTES**
1. HEIGHT REDUCED BY 670mm. (ORIGINAL HEIGHT 7670mm)
  2. BRICKS: RECLAM/TUMBLER RED MULTI THROUGHOUT, FEATURED AROUND WINDOWS AND DOORS IN DIFFERENT STYLES
  3. WINDOWS: LIGHT OAK STYLED
  4. WINDOWS RECESSED BACK INTO BLOCKWORK
  5. WINDOWS REMOVED FROM HIGH LEVEL OF ATRIUM, REPLACED WITH VELUX
  6. NATURAL SLATE ROOF
  7. **THIS STREET SCENE SHOWS No22 AND PROPOSED No20 BEING CLOSE TOGETHER, THIS IS NOT THE CASE AS PROPOSED No20 SITS BACK ON THE PLOT AS SHOWN IN THE SITE PLAN**

|                                                                                                                                                                                    |                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| ALL LAND LEVELS REMAIN THE SAME                                                                                                                                                    |                     |
|  <b>FBI Cad &amp; Design Solutions</b><br>Far Beyond Imagination<br>"Your Dream is our Passion" |                     |
| Email address:<br>pt.sottley@sky.com                                                                                                                                               | Phone: 07900 954472 |
| Title: New "Barn Style" Build (Rev3b)                                                                                                                                              |                     |
| Drawn By: Paul Sottley                                                                                                                                                             |                     |
| Address: The Orchard, 20 Nursery Lane, Hockwold Cum Wilton, IP26 4ND                                                                                                               |                     |
| Date: June 2026                                                                                                                                                                    | PTS 166             |
| Planning : Drawing 7 Rev 1: Scale: 1:100                                                                                                                                           |                     |

# Street Scene View























































# 26/00850/F

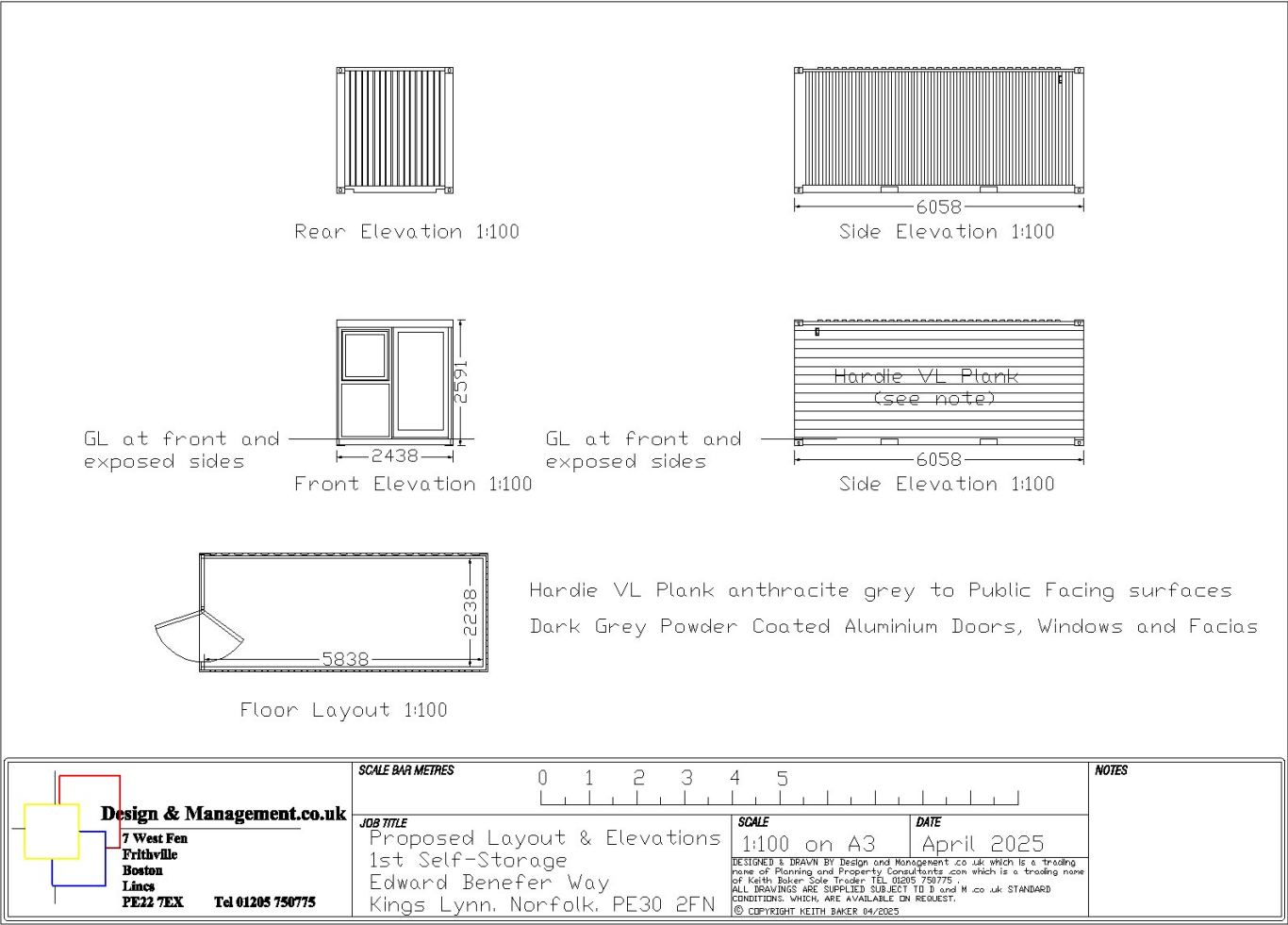


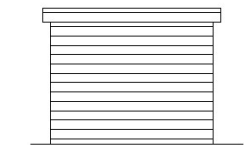




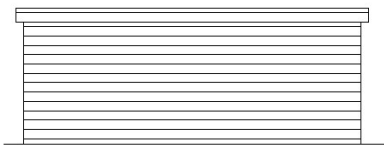




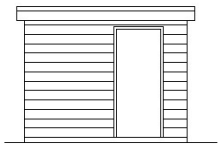




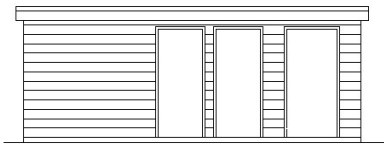
Rear Elevation 1:100



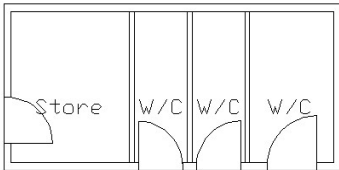
Side Elevation 1:100



Front Elevation 1:100

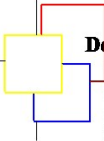


Side Elevation 1:100



Floor Layout 1:100

Hardie VL Plank anthracite grey Walls and Facias  
Dark Grey Doors

|                                                                                                                                                                                                     |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                            |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|  <b>Design &amp; Management.co.uk</b><br>7 West Fen<br>Frithville<br>Boston<br>Lincs<br>PE22 7EX Tel 01205 750775 | <b>SCALE BAR METRES</b><br>0 1 2 3 4 5                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                            | <b>NOTES</b> |
|                                                                                                                                                                                                     | <b>JOB TITLE</b><br>W/Cs Layout & Elevations<br>1st Self-Storage<br>Edward Benefer Way<br>Kings Lynn, Norfolk, PE30 2FN | <b>SCALE</b><br>1:100 on A4<br><small>DESIGNED &amp; DRAWN BY Design and Management.co.uk which is a trading name of Planning and Property Consultants, con which is a trading name of Keith Baker Sole Trader TEL 01205 750775<br/>ALL DRAWINGS ARE SUPPLIED SUBJECT TO D and M.co.uk STANDARD<br/>CONDITIONS WHICH ARE AVAILABLE ON REQUEST.<br/>© COPYRIGHT KEITH BAKER 04/2025</small> |              |







View from SW corner of the site





View S from access point towards town



View N from access point away from town







View from access point into the self-storage facility



Toilet block





View of car parking back towards EBW



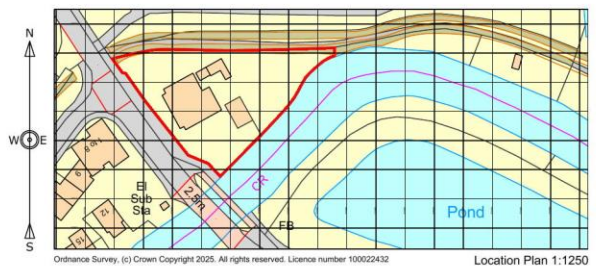
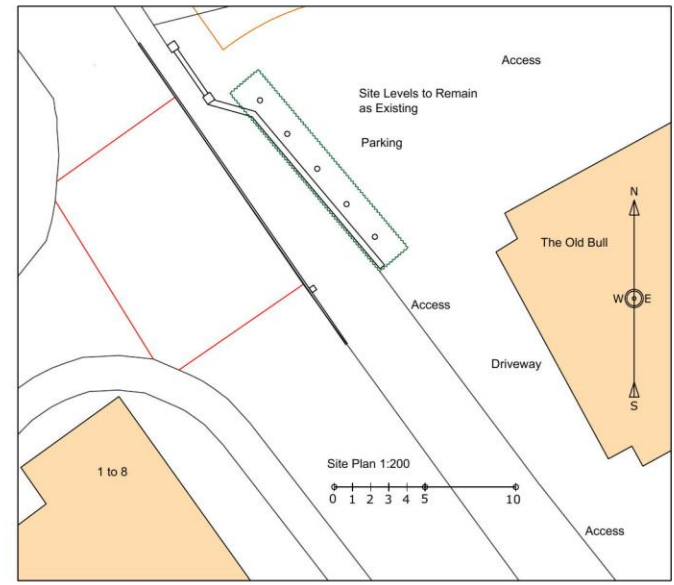
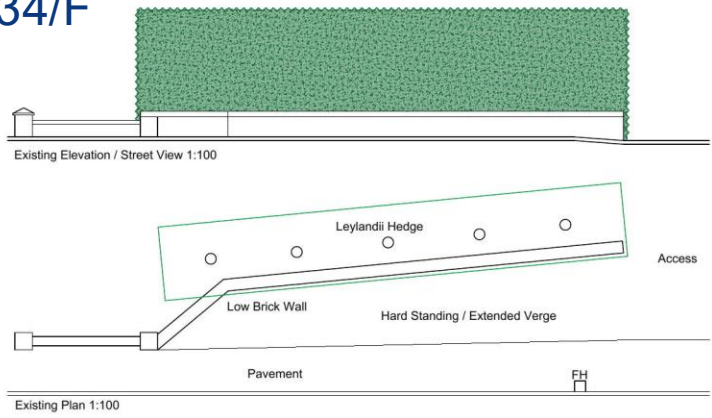


View W of northern boundary



**26/00934/F**





**STRATA ARCHITECTS**

Unit 181, Drove Orchard, Thorp Road,  
Holmeville, The Vale, Norfolk, PE36 6LS  
Tel: 01328 780239 Web: www.strataarchitecture.com

Project:  
The Old Bull  
Bridge Road - Stoke Ferry  
PE33 9TB

Title:  
Existing Drawings  
Replace existing low brick wall with  
sleeper planter wall - climbing plants -  
timber closed boarded fence / trellis

Scale:  
as shown @A3 Date: 11.05.26

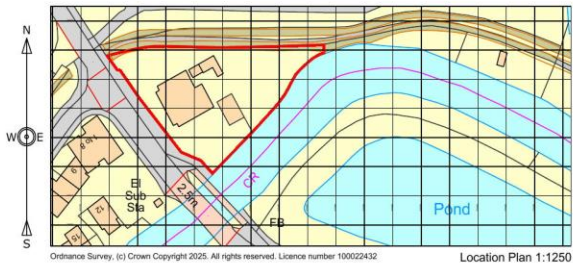
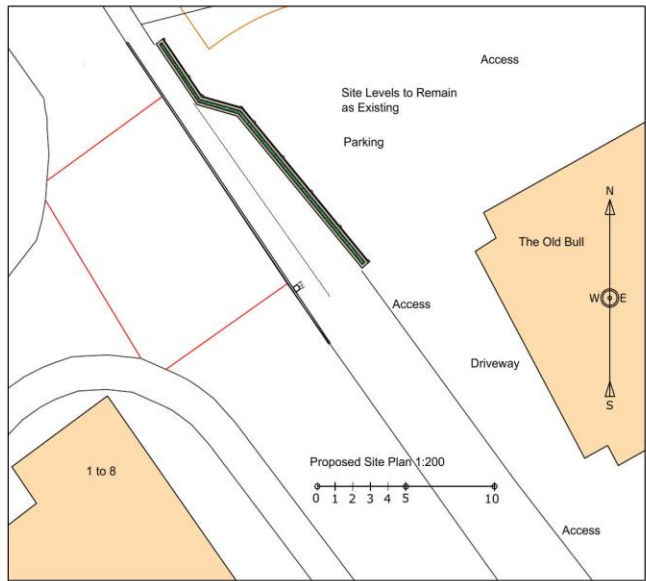
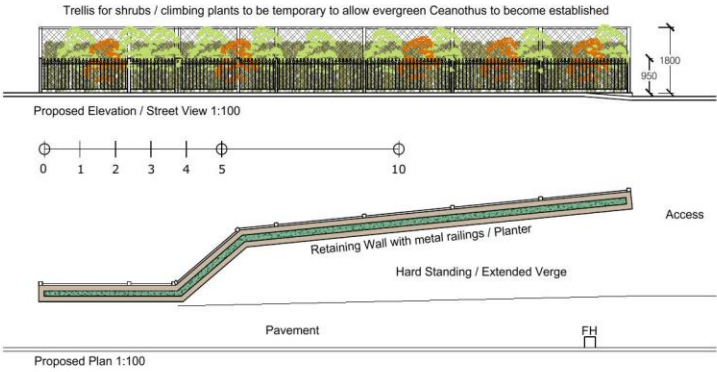
Drawn: jf Checked:

Drawing issued for: Planning

Draw No: SL-001 Rev: A

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All dimensions must be checked on site by the Contractor.





Unit 104, Grove Orchards, Thornham Road,  
Wolmer-road-the-Sea, Norfolk, PE36 6LS  
Tel: 01328 738239 Web: www.strataarchitecture.com

Project:  
The Old Bull  
Bridge Road - Stoke Ferry  
PE33 9TB

Title:  
Proposed Drawings  
Replace existing low brick wall with  
sleeper planter wall - climbing plants -  
timber closed boarded fence / trellis  
Scale(s): as shown @A3 Date: 11.05.26

Drawn: jf Checked:

Drawing issued for: Planning

Dwg No: SL-002 Rev: A

Copyright of this drawing is retained by Strata Architecture.  
All dimensions must be checked on site by the Contractor.



View south along Bridge Road









View east at Bridge Road, towards The Old Bull and existing boundary treatment







View north-east up Bridge Road





View north up Bridge Road







View west to The Mooring and Bridge Road junction, directly opposite the application site



View south-west down Bridge Road





**26/00559/O**



Date Produced: 27-Mar-2026

Scale: 1:2500 @A4







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Land to the west of 74 Hay Green Road, Terrington St Clement, PE34 4PU









## Note:

1. All levels are derived from surveys undertaken by NSD.
2. Do not scale from this drawing, if dimensions are not clear ask.
3. This document has been created in accordance with Norfolk Surveying and Design Ltd Terms & Conditions along with the scope of works provided by the client to Norfolk Surveying and Design. Any use of this document other than for its original purpose is prohibited.
4. Norfolk Surveying and Design Ltd. is to be informed immediately of any alterations/deviations identified on-site from the information shown on the engineering drawings.
5. Norfolk Surveying and Design Ltd to be immediately notified of any suspected omissions or discrepancies.
6. All proprietary materials to be fixed strictly in accordance with manufacturer's recommendations using materials approved by the manufacturer.
7. This drawing is to be read in conjunction with all other relevant documents relating to the project.

## PROVISIONAL

|      |          |       |                              |
|------|----------|-------|------------------------------|
| B    | 17.04.26 | MS    | Bin collection points added. |
| A    | 24.03.26 | MS    | Bin collection points added. |
| Rev  | 10.08.25 | MS    | Final issue.                 |
| Date |          | Drawn |                              |

**NSD**  
NORFOLK SURVEYING & DESIGN

norfolksurveying@gmail.com - 07595 470367

Client

Mr. Nick Lewis

Project

Land off of Hay Green Road,  
Terrington St Clement,  
Norfolk, PE34 4NU

Drawing Title

Indicative site layout

|             |         |      |             |       |    |
|-------------|---------|------|-------------|-------|----|
| Scale       | 1:100   | Date | August 2025 | Drawn | MG |
| Drawing No. | 502/002 | Rev  | B           |       |    |



Defined development area







Proposed Site Plan 1:500



Outline approval opposite 25/02105/O







View NW along road frontage





View from proposed access point SW showing property opposite













View of western end of the site







# 25/02010/CU





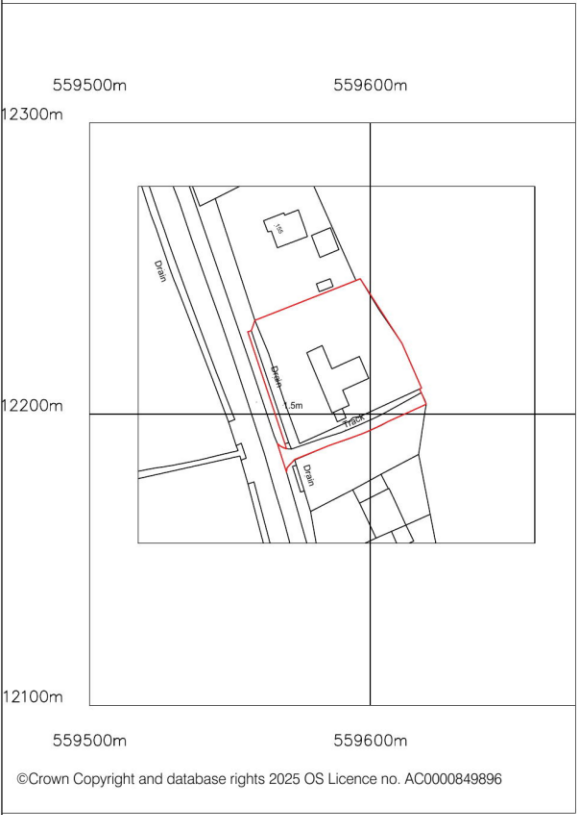


FIGURE 2: BLOCK PLAN SCALE 1:500

General Notes

1. Contractor to check all dimensions on site. Should any discrepancies be identified between the dimensions, and or details determined on site, and those shown on the relevant drawings, the architect shall be notified immediately, and his instructions obtained prior to the commencement of work.

2. The Contractor shall be responsible for the design and implementation of all temporary works, and the safety and stability of new works and adjacent structures during construction.

3. Where a product is specified to be obtained from a manufacturer supplier, the contractor shall install the product in accordance with the instructions supplied by the manufacturer.

4. Should there be any variation between the work specified on the drawings and the manufacturers instructions, the contractor shall refer the matter to the architect before proceeding.

| No. | Revision/Issue | Date |
|-----|----------------|------|
|     |                |      |

Site Name and Address

800-01-011  
mossenden  
back lane  
bomerre heath  
nr shrewsbury  
shropshire  
syrk 50th

tel : 07931 541 804

Project Name and Address

MAPPING

Page

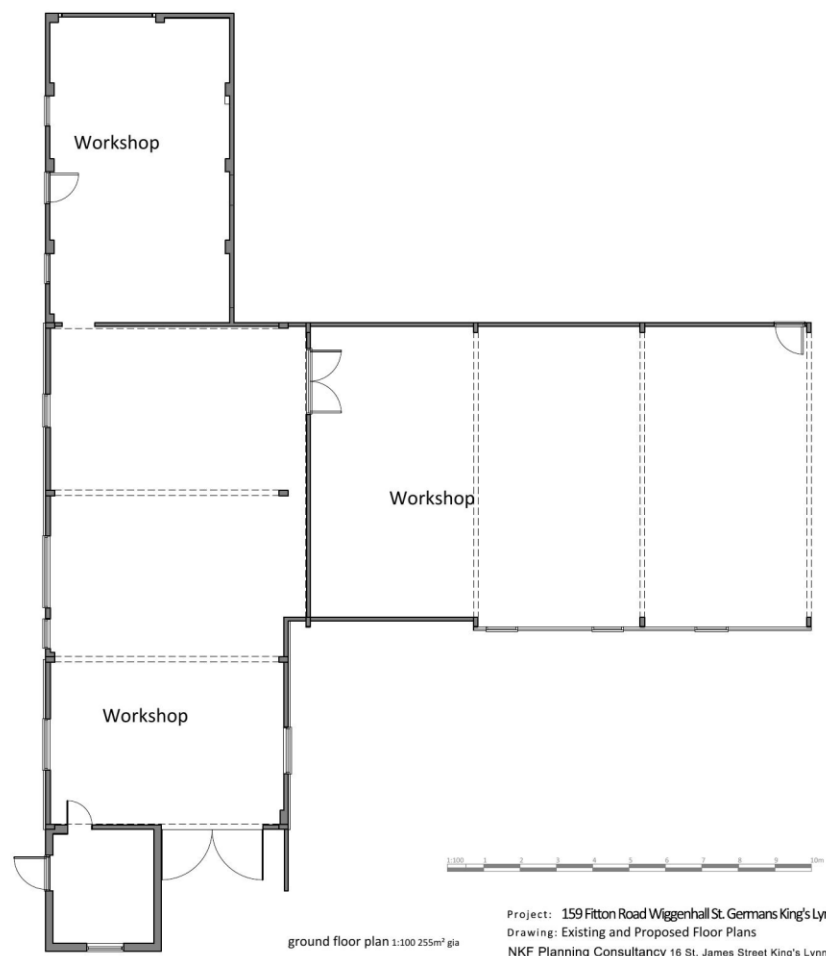
139 FITTON ROAD

05.03.2026

Site

N/A

1



ground floor plan 1:100 255m² gja

Project: 159 Fitton Road Wigganhall St. Germans King's Lynn PE34 3AY  
Drawing: Existing and Proposed Floor Plans  
NKF Planning Consultancy 16 St. James Street King's Lynn PE30 5DA  
© NKF Planning Consultancy M : 07982 653 378 E: info@nkfplanning.co.uk

Scale A3: as noted  
Drawing No: 311 2024 02  
Date: 02/2022

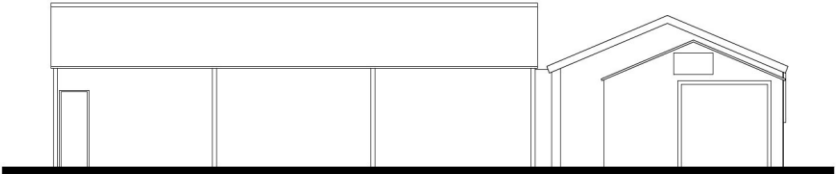


all dimensions to be checked on site - scaling only permitted for planning purposes

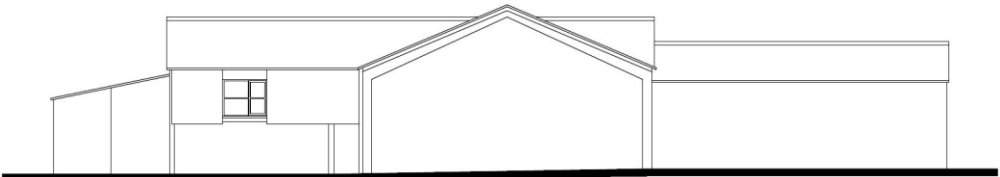




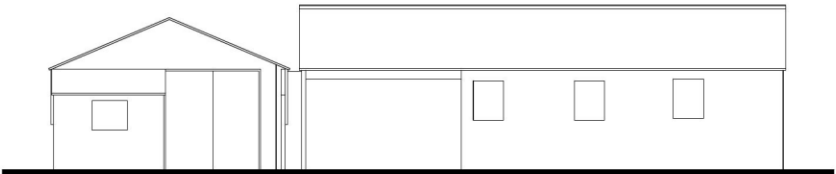
west elevation 1:100



north elevation 1:100



east elevation 1:100



south elevation 1:100



all dimensions to be checked on site - scaling only permitted for planning purposes





View north up Fitton Road





View east to the access track from Fitton Road













View along east boundary









View north-east into the application site and the workshop building







View north into the application site





View looking north of the south boundary and into the application site











# End of Presentation

