



Planning Committee
Monday, 3rd July, 2023 at 9.30 am
in the Assembly Room, Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ

Reports marked to follow on the Agenda and/or Supplementary Documents

- a) Decisions on Applications (Pages 2 - 150)

To consider and determine the attached Schedule of Planning Applications submitted by the Executive Director.

Contact

Democratic Services
Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
King's Lynn
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PE30 1EX
Tel: 01553 616394
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Planning Committee

3 July 2023

Agenda Item 9a

2

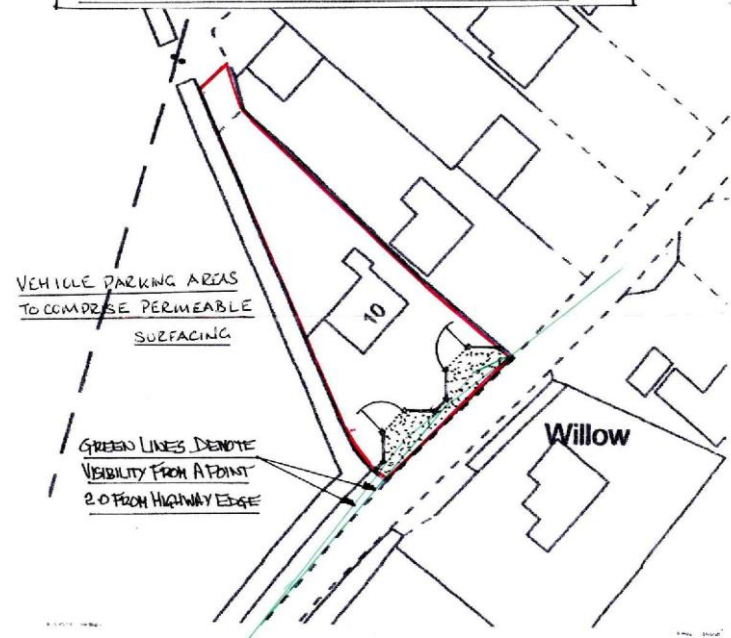


23/00265/CU

3



ACCESS GATES TO NOT EXCEED 1.0M HEIGHT
 PROPOSED NEW FENCING TO BE - MAX. 1.0M HIGH THROUGH HOSTS;
 FENCE TO BE LOCATED MIN. 2.0M FROM HIGHWAY EDGE; GATES TO OPEN
 INTO THE APPLICATION SITE, LOCATED MIN. 5.0M FROM HIGHWAY EDGE
 PROVIDE 45° VISIBILITY SPLAYS AS SHOWN; ACCESS DRIVES TO BE
 HARD SURFACED - E.G. CONC. OR TARMAC FOR THE FIRST 5.0M FROM THE
 HIGHWAY EDGE, TO SLOPE INTO THE APPLICATION SITE TO ENSURE
 THAT SURFACE WATER DOES NOT DRAIN ONTO THE HIGHWAY



4

Produced 01 Feb 2023 to the Ordnance Survey MasterMap
 Topography. Italic text and surrounding background
 as visible on the map.
 Drawing not for construction. It is a guide to the location of a site
 if any. The information is for reference only and does not constitute a
 liability for the policy.

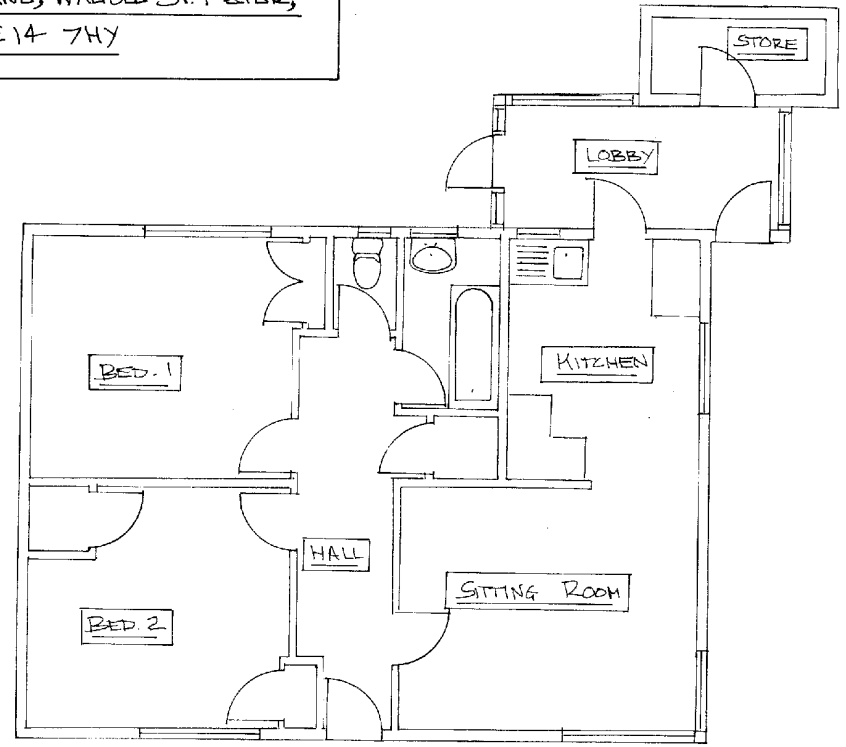


10, Felgate Ln, Walspole St Peter
 PE14 7HF

Designed by **Stamford** 01 Feb 2023
 Layout by **Clare Gearing** 01 Feb
 Job Reference: 2323 05103015/01
 Project: Access Application - 23/00265/CU
 Client: **King's Lynn** - 23/00265/CU



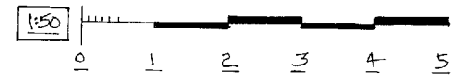
10, FOLGATE LANE, WALPOLE ST. PETER,
NORFOLK, PE 14 7HY



DEVELOPMENT SERVICE
RECEIVED
2 FEB 2023

RECEIVED
21 FEB 2023
A. ENGLISH
PLANNING ADMIN.

FLOOR PLAN 1:50



5

9





7



Fencing and gates to be removed

8



Access gates to be removed /relocated and lowered.

6



10



Rear garden





Rear elevation and neighbour to east beyond fence

23/00265/CU

Slide
No. 11

12



Update - Rear garden



Update – front elevation

23/00265/CU

Slide
No. 13



14

Update – side elevation

23/00265/CU

Slide
No. 14



15

Update – front elevation

23/00265/CU

Slide
No. 15

Update – front boundary



23/00265/CU

Slide
No. 16



Update – principal elevation

23/00265/CU

Slide
No. 17

18

Update – close up



23/00265/CU

Slide
No. 18

19

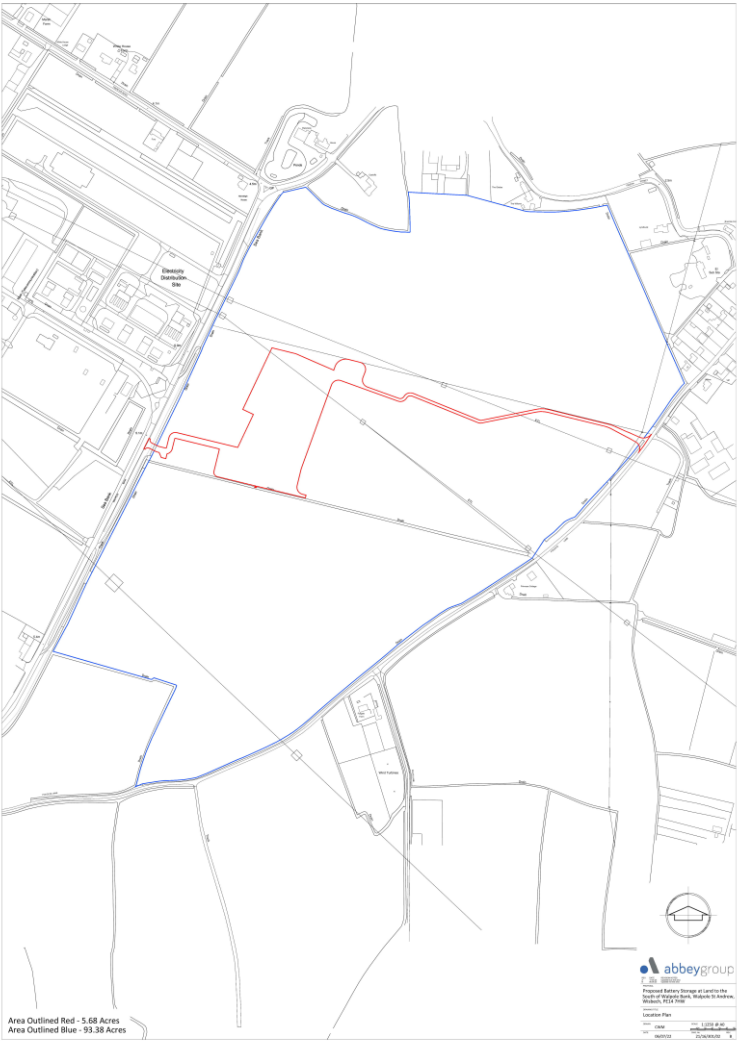
Update – rear elevation



22/02265/FM

20





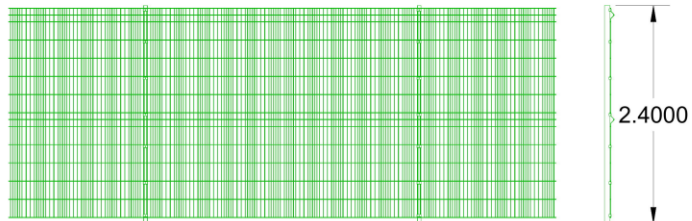


Dennis Sabre Fire Tender (LWB)

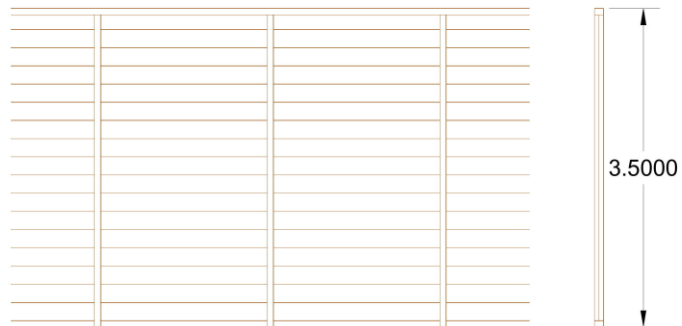
Overall Length	7.700m
Overall Width	2.430m
Overall Body Height	3.832m
Min Body Ground Clearance	0.587m
Track Width	2.500m
Kerb to Kerb Turning Radius	7.400m

VEHICLE BODY SWEEP PATH (FORWARD GEAR)
 VEHICLE CHASSIS SWEEP PATH

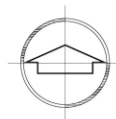




2.4m Green stripe mesh paladin style fence elevations



3.5m Timber panel acoustic fence elevations



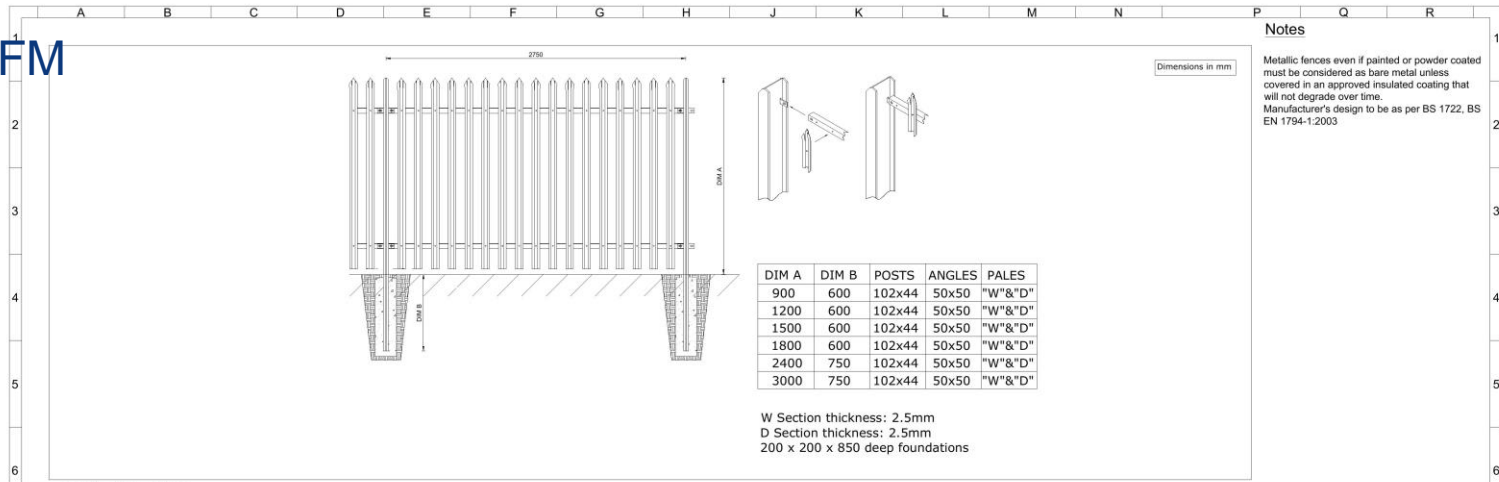
PROPOSAL
Proposed Battery Storage at Land to the
South of Walpole Bank, Walpole St Andrew,
Wisbech, PE14 7HW

DRAWING TITLE
Fence Plan

DESIGNER	CWM	SCALE	1:20 @ A2
DATE	15/08/22	PROJECT NO.	21/16/301/03



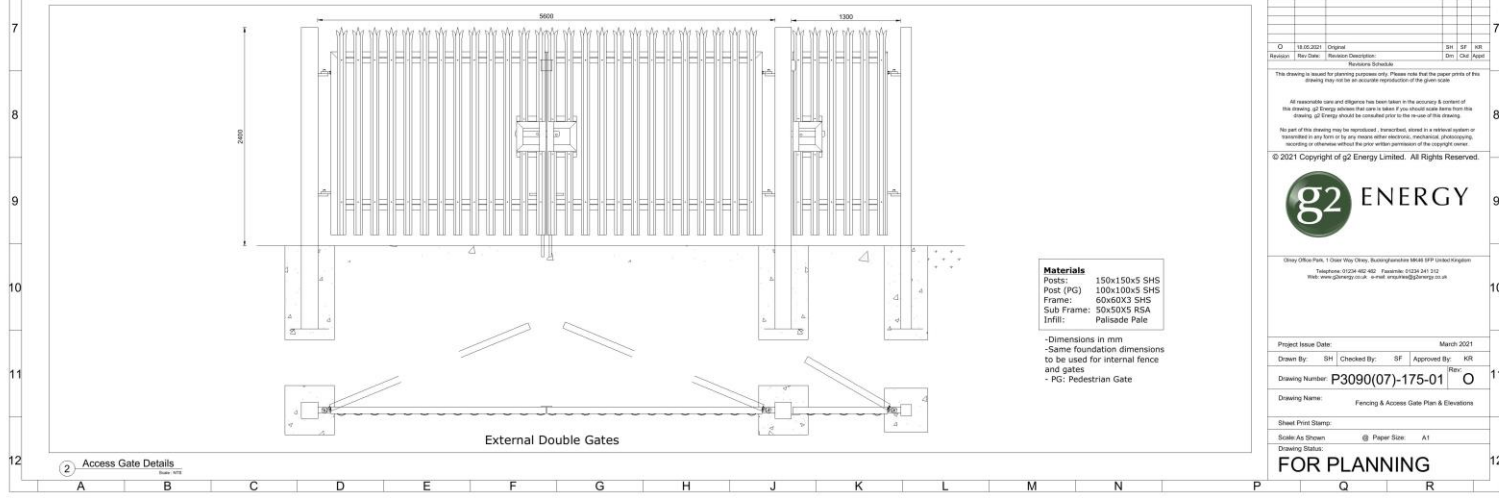
26



Notes

Metallic fences even if painted or powder coated must be considered as bare metal unless covered in an approved insulated coating that will not degrade over time. Manufacturer's design to be as per BS 1722, BS EN 1794-1:2003

1 Palisade Fence Details



2 Access Gate Details

Q	18.10.2021	Original	SH	SF	KR
Revision	Rev Date	Revision Description	Rev By	Rev App	Rev App

The drawing is issued for planning purposes only. Please note that the paper prints of this drawing only reflect an accurate representation of the given data.

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 Telephone: 01262 462 462 | Facsimile: 01262 241 212
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Project Issue Date: March 2021

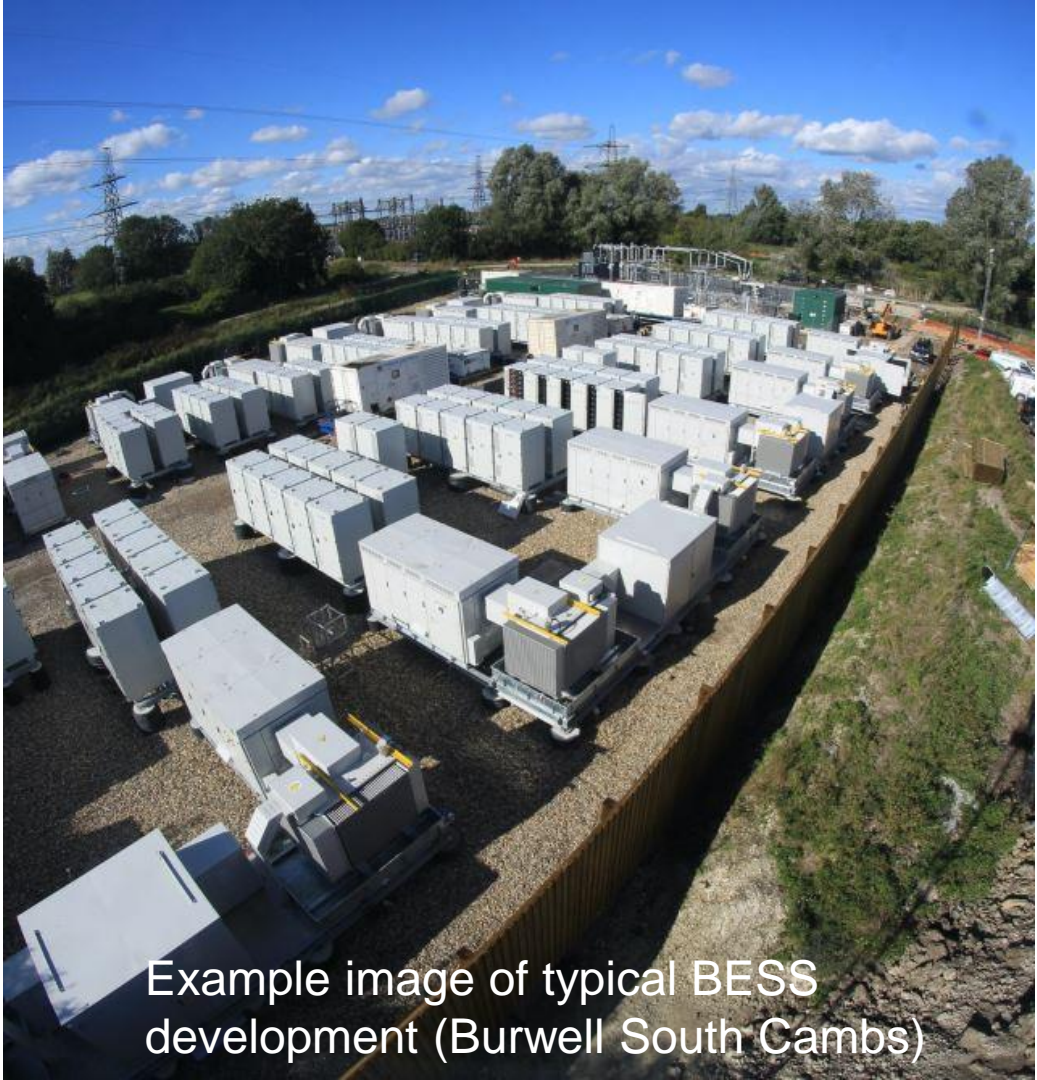
Drawn By: SH | Checked By: SF | Approved By: KR

Drawing Number: P3090(07)-175-01

Drawing Name: Fencing & Access Gate Plan & Elevations

Sheet Print Stamp: @ Paper Size: A1

Drawing Status: FOR PLANNING



Example image of typical BESS development (Burwell South Cambs)





View westwards from proposed emergency access point on
Folgate Lane



22/02265/FM

Slide
No. 28

29



View westwards close to Over Head Power line approx.
halfway along Folgate Lane





View SW from Folgate Lane





View W from Folgate Lane





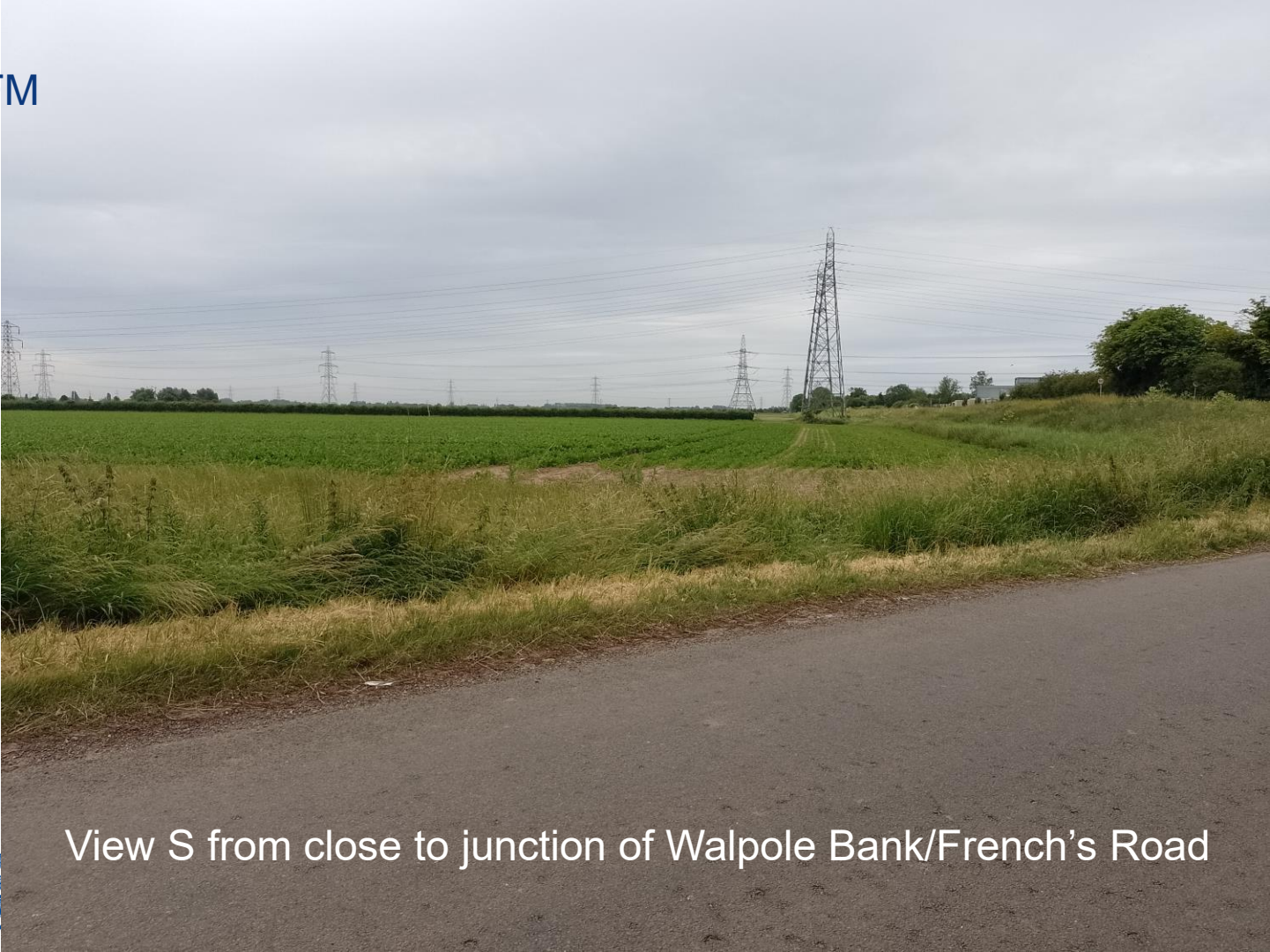
View N from southern end of Folgate Lane





View northwards on Walpole Bank – site to right of road





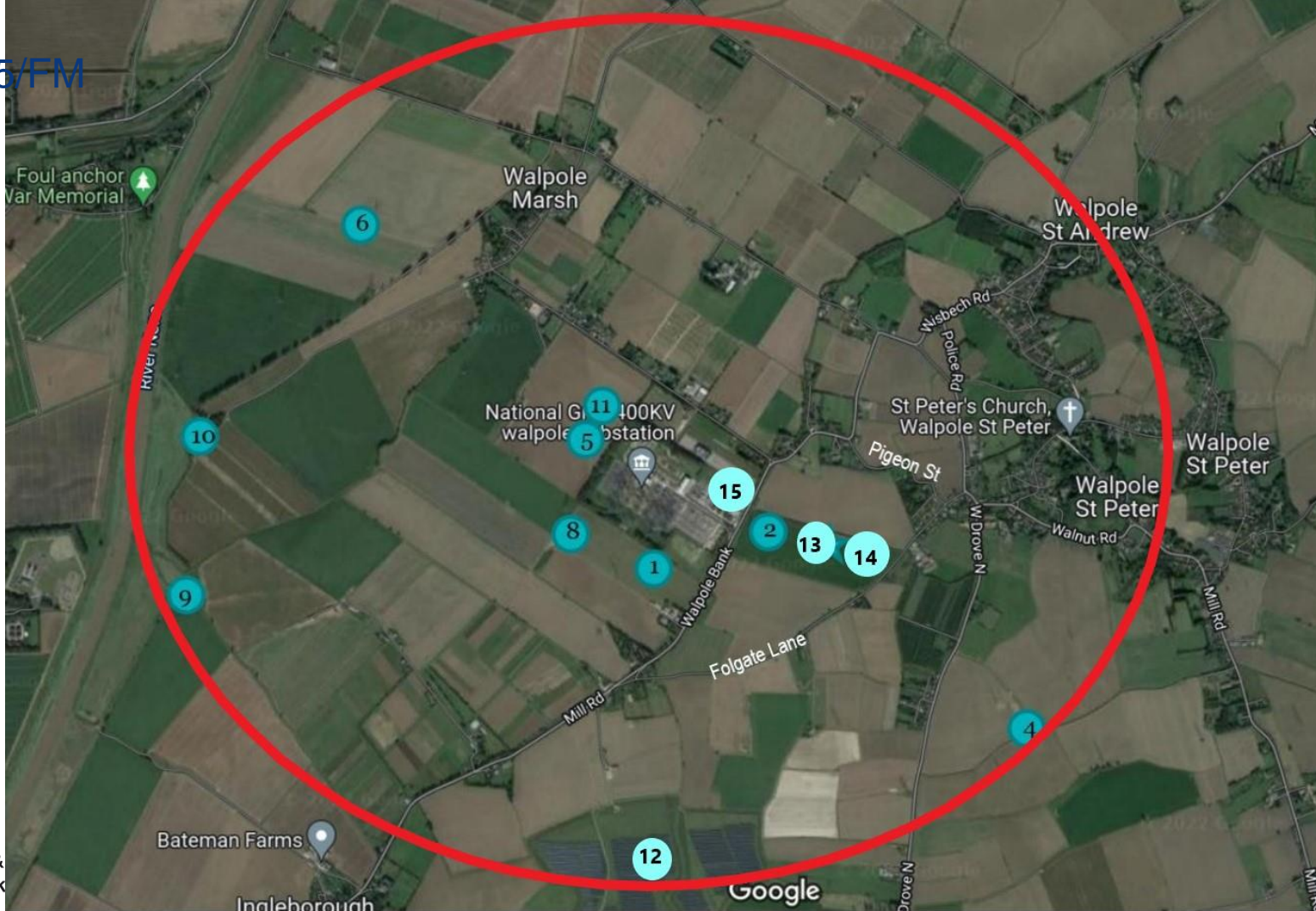
View S from close to junction of Walpole Bank/French's Road



Speaker James Whitaker



36



22/02265/FM

37

BESS - (Battery Energy Storage System) - (Lithium Iron).

Map	Ref	Type	Description	Area	MW	Ha	Acre	Date	Status	L / G	Km Centre	Km 1st resi	Own / Occ / Ten
13	22/02265/FM	Battery Storage	Proposed development of an energy storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	Land opposite Walpole Substation; to the east of Walpole Bank, Walpole St Andrew	100	1.82	4.39	17/06/2023	Pending	1	1.11	0.3	Crown Farm / Model Farm /
14	22/02021/FM	Battery Storage	Proposed development of an energy storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	Land opposite Walpole Substation and to the east of Walpole Bank, Walpole St Andrew	100	0.99	2.39	17/06/2023	Pending	1	0.95	0.27	Crown Farm
2	22/00438/FM	Battery Storage	Proposed development of an energy storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	Land opposite Walpole Substation and to the east of Walpole Bank, Walpole St Andrew	100	1.44	3.47	10/09/2022	Permitted	1	1.26	0.27	Crown Farm / Model Farm /
4	21/01803/FM	Battery Storage	Proposed development of an energy storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	Land SE Down Track From Westmoor West Drive North Walpole St Peter Wisbech Norfolk PE14 7HU	100	4.3	10.36	10/06/2023	Permitted	2	1.14	0.41	County Hall
5	21/01715/FM	Battery Storage	Proposed development of an energy storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	Model Farm Frenchs Road Walpole St Andrew Wisbech Norfolk PE14 7JF	100	2.7	6.51	17/01/2022	Permitted	2	1.87	0.37	Crown Farm / Model Farm / Hill Farm
9	19/01002/FM	Battery Storage	Proposed development of a battery storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid	Crown Farm Mill Road West Walton Wisbech Norfolk PE14 7EU	50	1.98	4.77	05/03/2020	Permitted	3a	3.4	0.9	Crown Farm / Hill Farm
10	19/01004/FM	Battery Storage	Proposed development of a battery storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid	Flower Farm The Marsh Walpole St Andrew Wisbech Norfolk PE14 7JG	50	1.46	3.52	19/03/2020	Permitted	1	3.4	0.85	H.Prins
11	19/01003/F	Battery Storage	Proposed development of a battery storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid	Model Farm Frenchs Road Walpole St Andrew Wisbech Norfolk PE14 7JF	50	0.65	1.57	06/03/2020	Permitted	2	0.18	0.13	Crown Farm / Model Farm / Hill Farm
			Totals		800	15.3	36.97						

MW unclear from applications

Some high but again from other reports

Dist (Km) site to WSP Church (Walpole Centre)

Dist (Km) site to 1st resi

Other electrical - grid facilities (inc some Battery storage).

Map	Ref	Type	Description	Area	MW	Ha	Acre	Date	Status	Land grade	Km Centre	Km 1st resi	Own / Occ
6	21/01442/FM	Battery / Solar	Installation of a solar farm and battery storage facility with associated infrastructure	Land At East Marsh S of Gunthorpe Road W of Flowers Farm And Frenchs Road The Marsh Walpole St Andrew Norfolk	50	78.4	188.94	25/02/2022	Refused / appeal pending	1	3.1	0.41	Cliftonville / Rose Hall Farm / Wingland Grange / Newington House London / Norfolk CC / Lincoln CC
8	20/01508/FM	Battery / Solar	Installation of renewable led energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, inverter/transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements	Land West And South of Walpole Substation Walpole Bank/Walpole Marsh Walpole St Andrew Norfolk	40	56	134.96	15/01/2021	Permitted	1B.2	1.9	0.54	Rose Hall Farm / National Grid
12	14/00283/FM	Solar	Erection of 30MW solar photovoltaic facility with associated landscaping and construction of temporary access	Rose And Crown Solar P/V Ltd Solar Farm On the Salts Walpole Bank Walpole St Andrew Norfolk	30	67.3	162.24	12/06/2014	Permitted / Built	High grade	2	0.37	FW Deptford
15	14/01059/FM	Sub Station	Alternative sub-station design to serve the Race Bank offshore windfarm.	Land East of Walpole Marsh Substation Walpole Bank Walpole St Andrew Norfolk	N/A	5.97	14.39	26/09/2014	Permitted / Built	Existing	1.3	0.12	Centrica
1	22/01616/FM	Sub Station	Installation of a Synchronous Condenser facility with associated infrastructure access and landscaping.	Land At Rose Hall Farm Walpole Bank Walpole St Andrew Wisbech Norfolk PE14 7JD	NA	3.52	8.48	31/01/2023	Permitted	Agri	1.6	0.1	Cliftonville / Rose Hall Farm / Norfolk CC
			Totals		120	211	509.02						
			Totals - all		920	227	546						

22/02265/FM

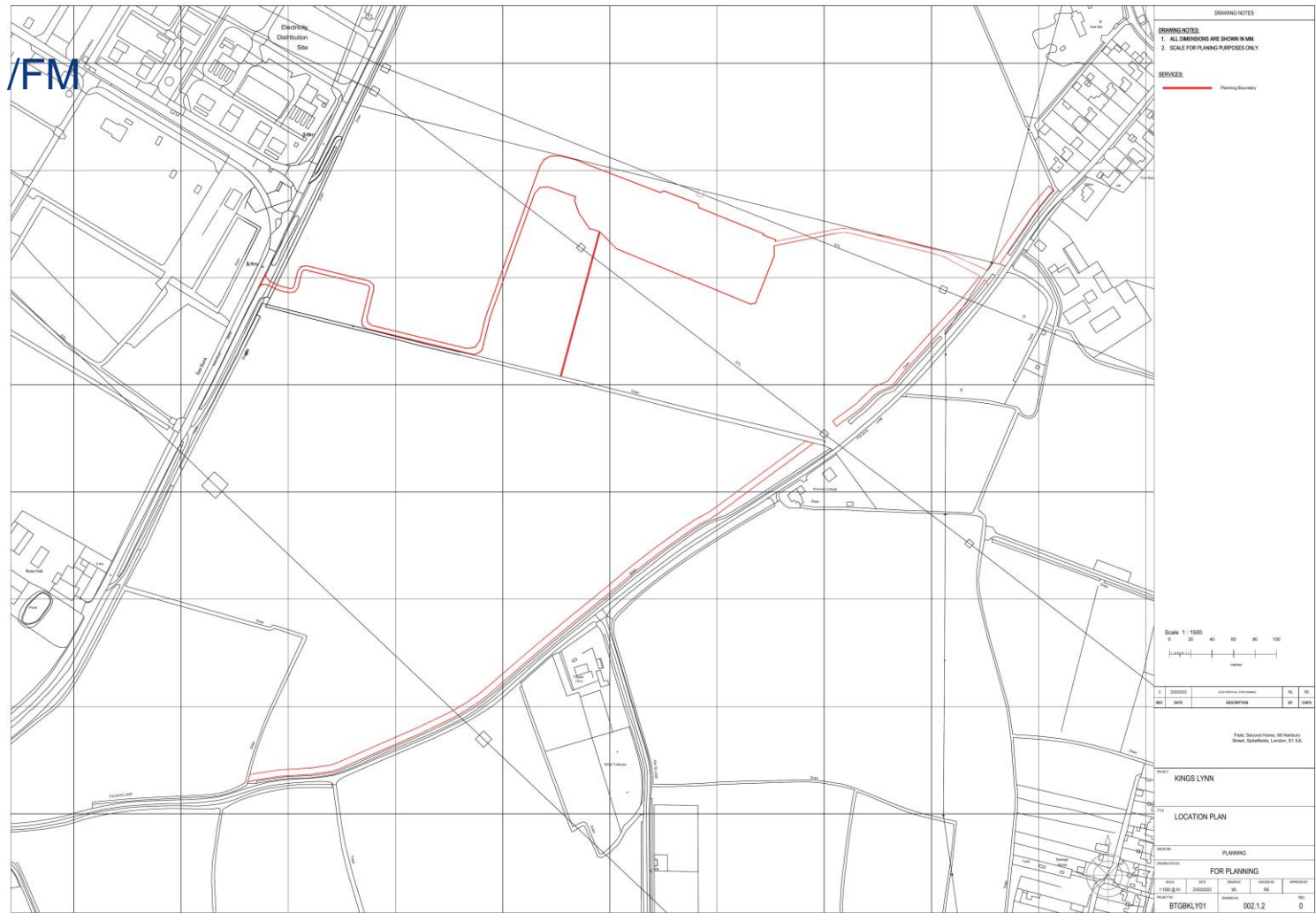
38

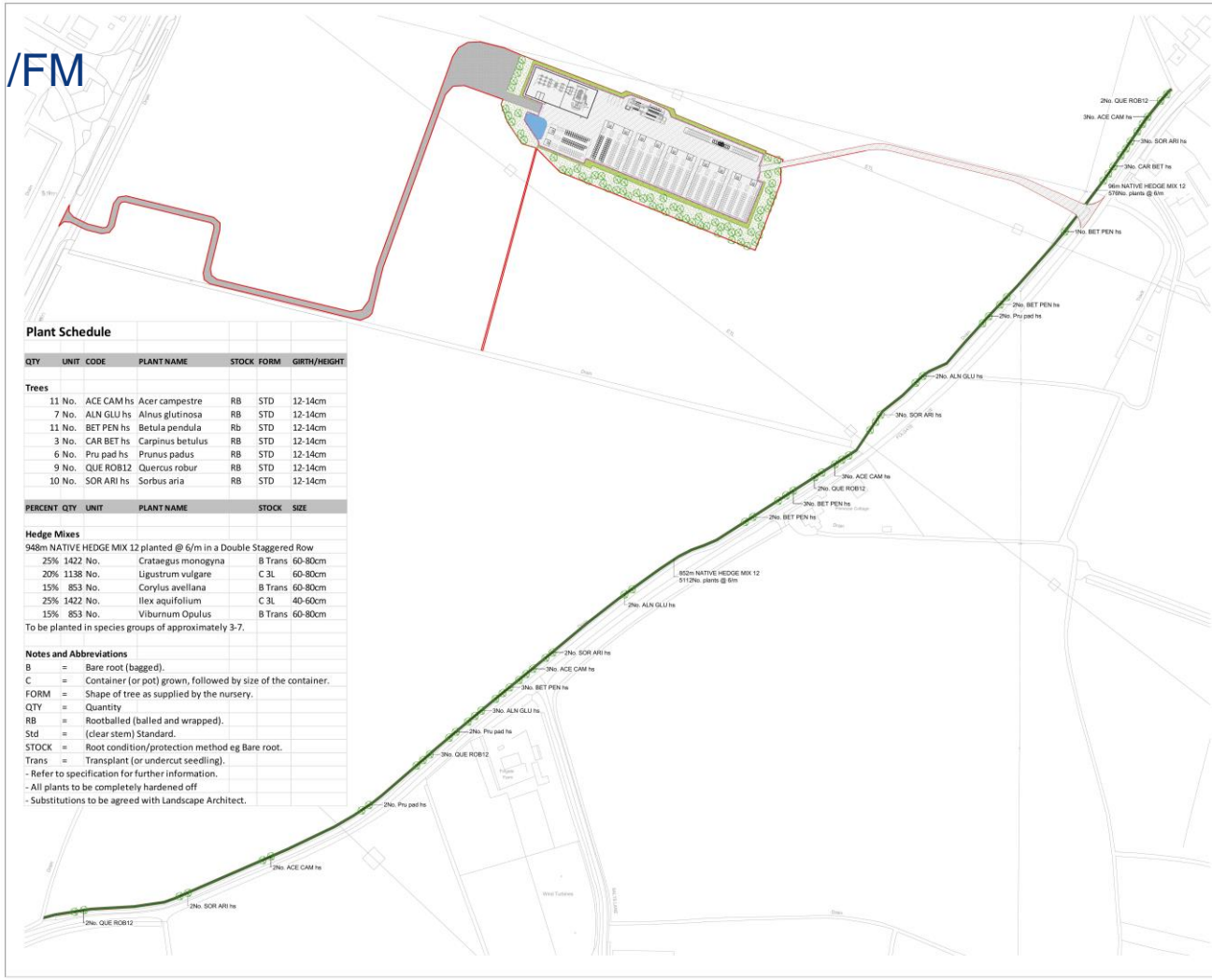
Top 12 largest BESS systems in the world at 2022 (google).				
Rank	Battery	MW	Year	Ctry
#1	The Dalian Flow Battery Energy Storage Peak-Shaving Power Station	400	2022	China
#2	The Moss Landing Energy Storage Facility	400	2020	USA
#3	Pacific Gas & Electric (PG&E) Battery Energy Storage (BESS) Project	183	2021	USA
#4	The Victorian Big Battery	300	2021	Australia
#5	The Hornsdale Power Reserve	150	2017	Australia
#6	The Stocking Pelham Battery	50	2018	UK
#7	The Buzen Substation BESS	50	2016	Japan
#8	The EnspireME Battery	48	2018	Germany
#9	Notrees Energy Storage System	36	2017	USA
#10	The Golden Valley Electric Battery	27	2003	USA
#11	The Newmarket Battery Energy Storage System	4	2019	Canada
#12	The Graciosa Energy Storage System	2.8	2025	Portugal

Additional info as of 2023.				
#13	Walpole - BESS within a 2km radius of Walpole Sub station (ex bess inc in Solar	800	N/A	UK
#14	Pillswood East Yorkshire (was largest in Europe)	196	2022	UK
#15	Minty Wiltshire (was largest in Europe)	150	2021	UK

22/02021/FM







Plant Schedule

QTY	UNIT	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
Trees						
11	No.	ACE CAM hs	Acer campestre	RB	STD	12-14cm
7	No.	ALN GLU hs	Alnus glutinosa	RB	STD	12-14cm
11	No.	BET PEN hs	Betula pendula	Rb	STD	12-14cm
3	No.	CAR BET hs	Carpinus betulus	RB	STD	12-14cm
6	No.	Pru pad hs	Prunus padus	RB	STD	12-14cm
9	No.	QUE ROB12	Quercus robur	RB	STD	12-14cm
10	No.	SOR ARI hs	Sorbus aria	RB	STD	12-14cm

PERCENT	QTY	UNIT	PLANT NAME	STOCK	SIZE
Hedge Mixes					
948m NATIVE HEDGE MIX 12 planted @ 6/m in a Double Staggered Row					
25%	1422	No.	Crataegus monogyna	B Trans	60-80cm
20%	1138	No.	Ligustrum vulgare	C 3L	60-80cm
15%	853	No.	Corylus avellana	B Trans	60-80cm
25%	1422	No.	Ilex aquifolium	C 3L	40-60cm
15%	853	No.	Viburnum Opulus	B Trans	60-80cm

To be planted in species groups of approximately 3-7.

Notes and Abbreviations

- B = Bare root (bagged).
 - C = Container (or pot) grown, followed by size of the container.
 - FORM = Shape of tree as supplied by the nursery.
 - QTY = Quantity
 - RB = Rootballed (balled and wrapped).
 - Std = (clear stem) Standard.
 - STOCK = Root condition/protection method eg Bare root.
 - Trans = Transplant (or undercut seedling).
- Refer to specification for further information.
 - All plants to be completely hardened off
 - Substitutions to be agreed with Landscape Architect.

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Notes:-
 For compound landscape planting specification please refer to drawing: UG_1744_LAN_GA_DRIV_01



KEY

Application Site Red Line Boundary

Hard Landscape

- Type 1 Aggregate
- Proposed Impervious Surface
- 2.4m High Security Fence
- 3.0m High Acoustic Fence
- Attenuation Pond
- Indicative Area for Emergency Vehicle Access Route

Soft Landscape

- Native Tree
- Native Tree & Shrub Mix
- Wildflower Meadow
- Proposed Native Hedge Planting

PSD	210623	Amends to site boundary	ME	SA
PSD	260323	Amends to comments	ME	SA
PSD	280323	Final issue	TH	SA
REV	DATE	DESCRIPTION	ISSUED	CHKD



A: Ground Floor, The Tower,
 Deans City Office Park, Trinity Way,
 Manchester M3 7DF
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 www.urbangreen.co.uk

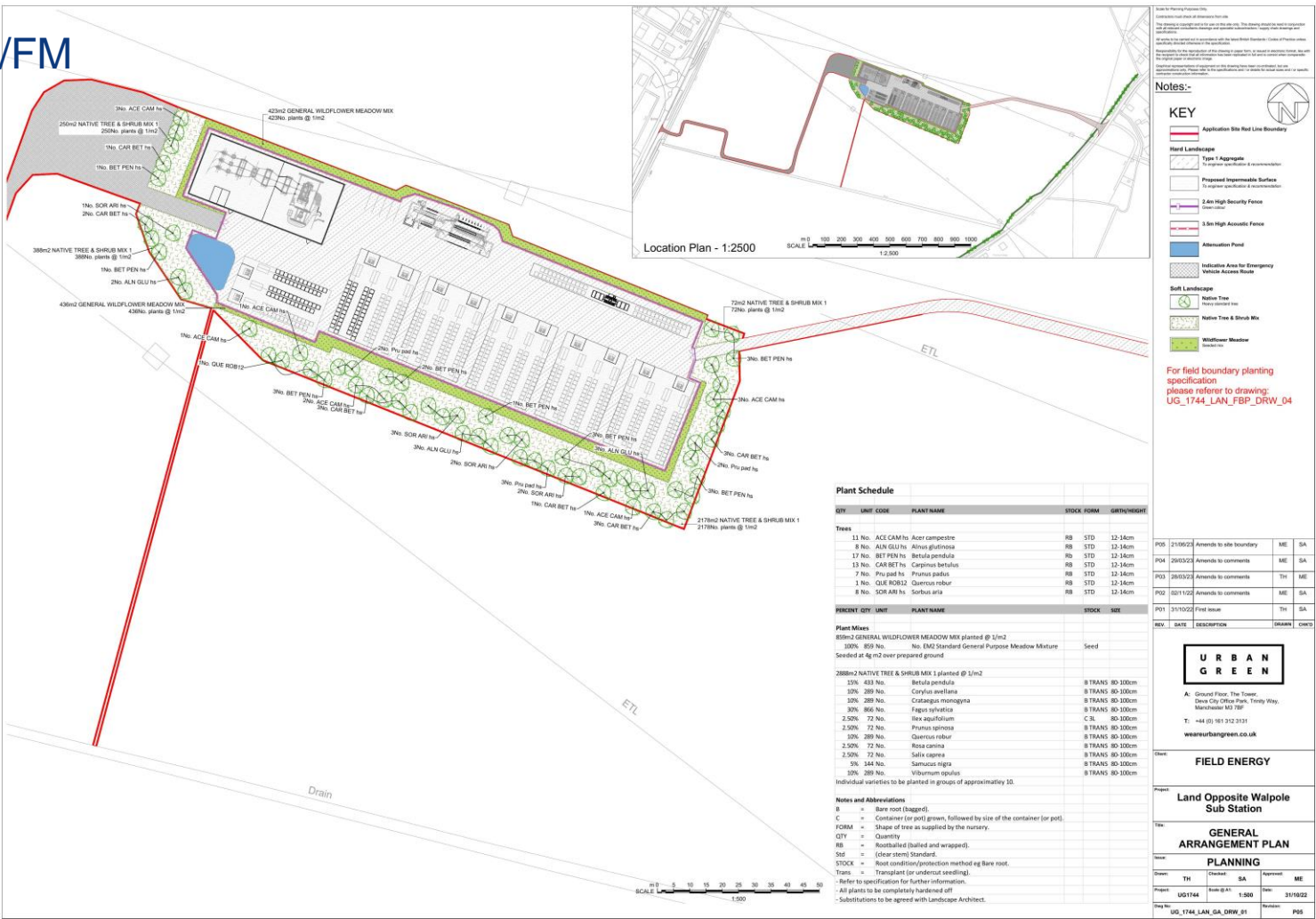
Client: **FIELD ENERGY**

Project: **Land Opposite Walpole Sub Station**

Title: **FIELD BOUNDARY PROPOSAL**

Discipline: **PLANNING**

Discipline	TH	Checked	SA	Approved	ME
Project	UG1744	Scale @ A0	1:800	Date	28/03/23
Sheet No.	UG_1744_LAN_FBP_DRIV_04	Revisions		Prepared	PS



For field boundary planting specification please refer to drawing: UG_1744_LAN_FBP_DRW_04



A: Ground Floor, The Tower
One City Office Park, Ferry Way,
Marshfield MK7 7BP
T: +44 (0) 181 312 3131
www.urbandgreen.co.uk

FIELD ENERGY

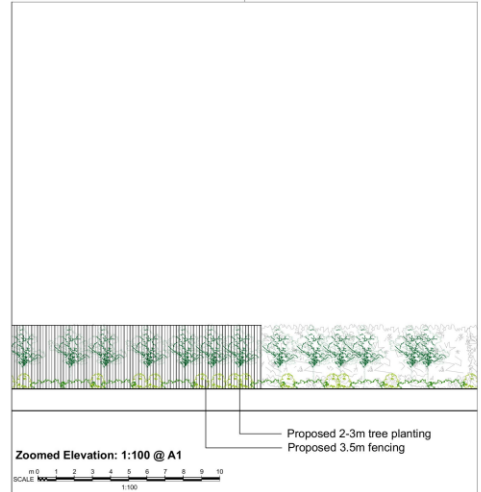
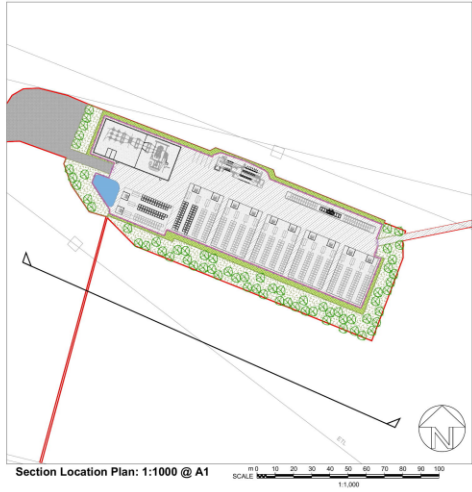
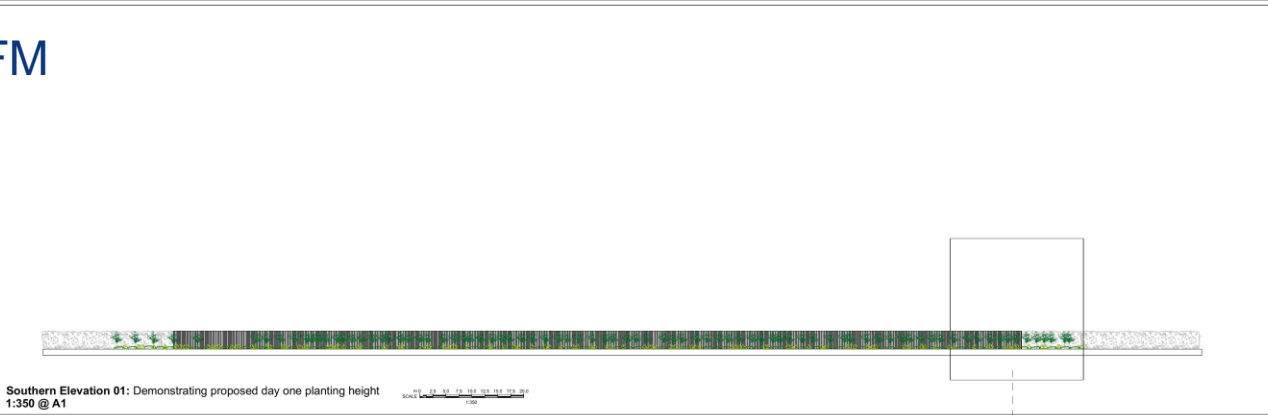
Land Opposite Walpole Sub Station

GENERAL ARRANGEMENT PLAN

PLANNING

Client:	TH	Checker:	SA	Approved:	ME
Project:	UG1744	Scale @ A1:	1:500	Date:	31/10/22
Drawing No.:	UG_1744_LAN_SA_DRW_01	Revision:		Page:	005

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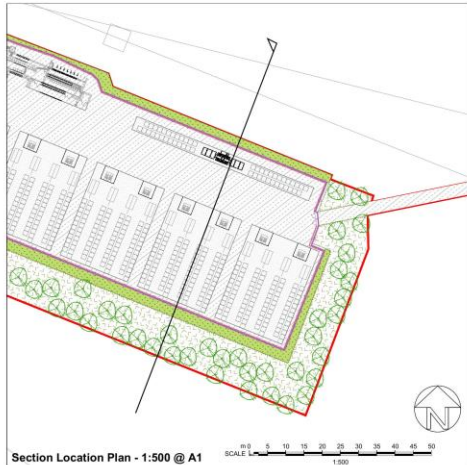
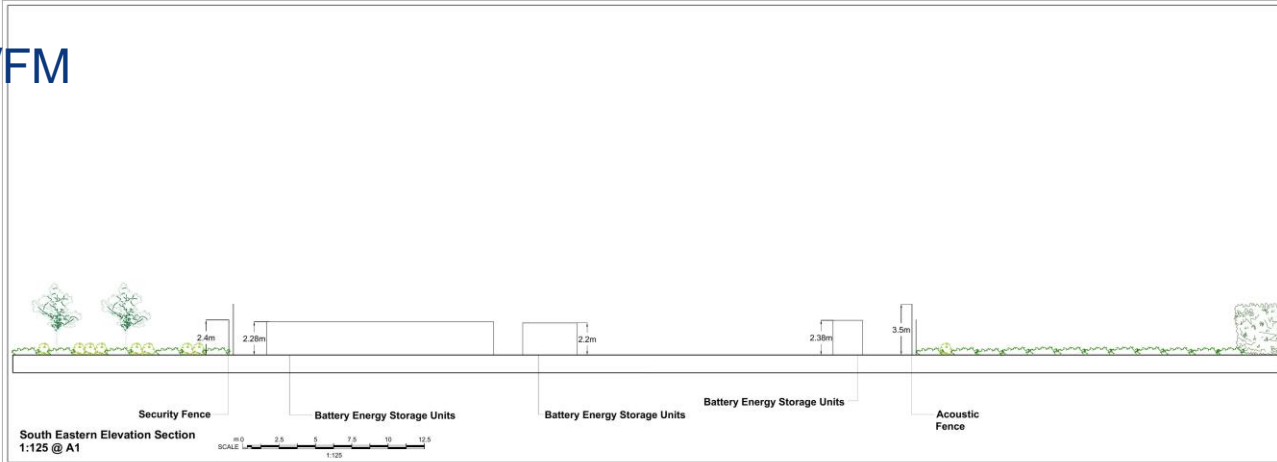
Notes:-

PO4	21/05/22	Amends to site boundary	ME	SA
PO3	20/03/22	Amends to comments	ME	SA
PO2	05/11/22	Amends to comments	ME	SA
PO1	31/10/22	Final issue	TH	SA
REV	DATE	DESCRIPTION	URBAN	CHWG



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Manchester M3 7SE
T: +44 (0) 161 312 3131
weanurbangreen.co.uk

FIELD ENERGY					
Project: Land Opposite Walpole Sub Station					
Title: SOUTHERN ELEVATION 01					
Sheet:					
Drawn:	TH	Checked:	SA	Approved:	ME
Project:	UG1744	Scale @ A1:	Site Labels	Date:	31/10/22
Drawn by:	UD_1744_LAN_SEC_DRW_02	Revision:			PO4



Notes:-

1. Consult the site plan at elevation level 0.0m.

2. The ground level is shown in the site plan. The ground level is shown in the site plan.

3. The ground level is shown in the site plan. The ground level is shown in the site plan.

4. The ground level is shown in the site plan. The ground level is shown in the site plan.

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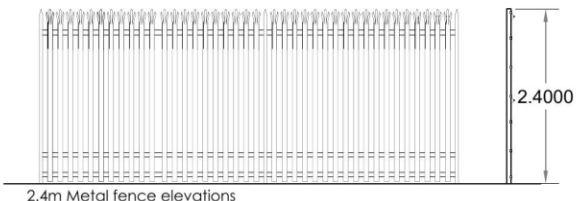
PO4	21/06/22	Amends to site boundary	ME	SA
PO3	20/03/22	Amends to comments	ME	SA
PO2	02/11/22	Amends to comments	ME	SA
PO1	31/10/22	Final issue	TH	SA
REV	DATE	DESCRIPTION	DESIGN	CHKD

URBAN GREEN

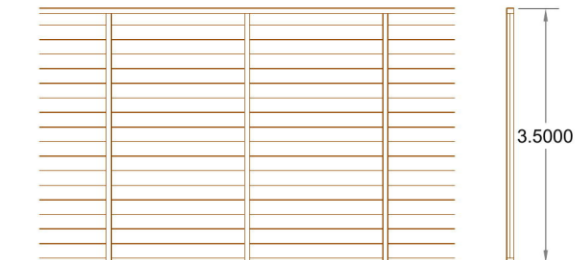
A1: Ground Floor - The Tower
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FIELD ENERGY			
Project Land Opposite Walpole Sub Station			
Title SITE SECTION 02			
Issue PLANNING			
Drawn: TH	Checked: SA	Approved: ME	
Project: UO1744	Issue @ A1: Site Labels	Date: 31/10/22	
Drawn by: UO_1744_LAN_SEC_DRW_03	Revision:	PO4	

44



2.4m Metal fence elevations



3.5m Timber panel acoustic fence elevations
All site boundaries

Scale 1:50

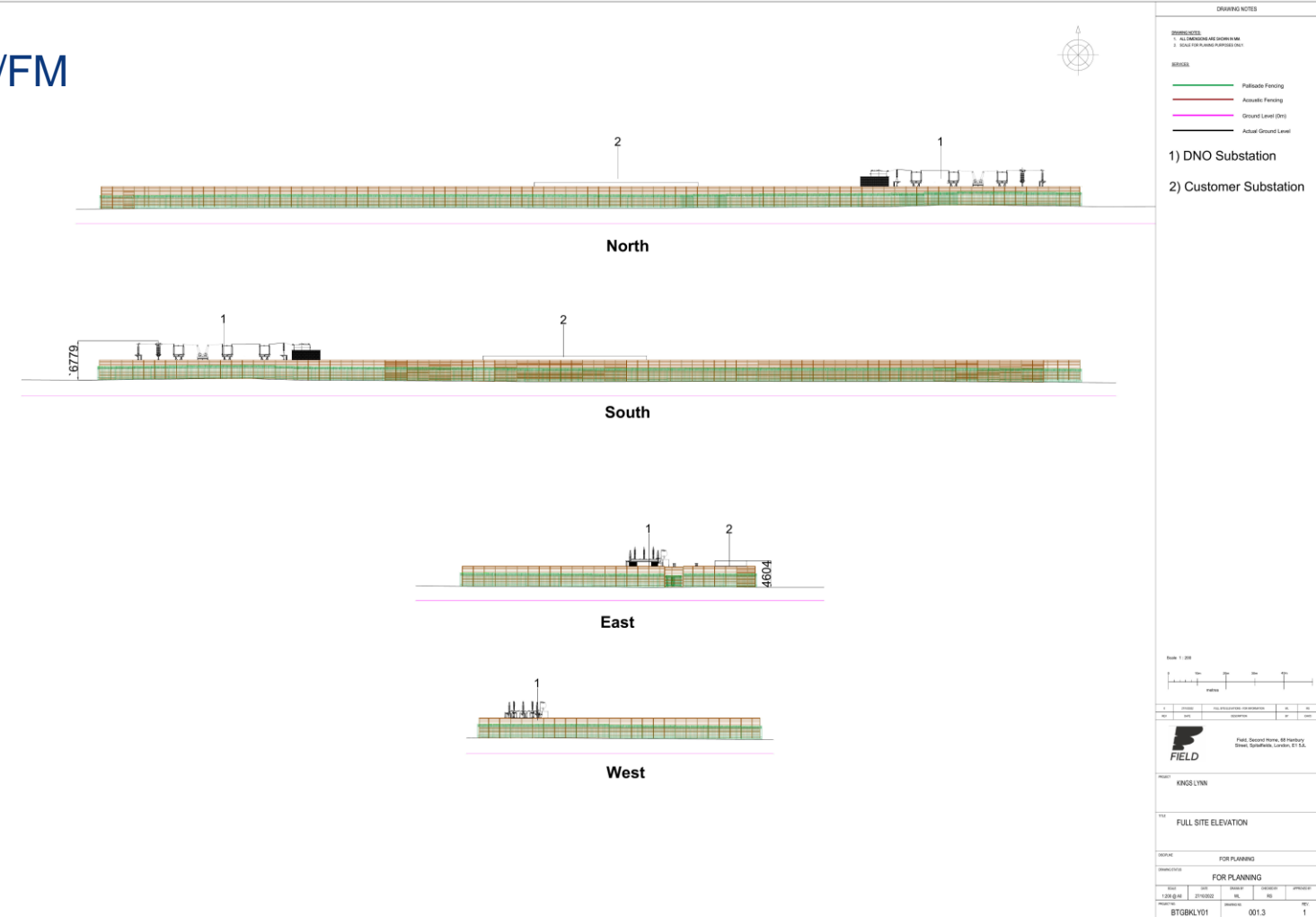


0	25/10/2022	FENCING PLAN - FOR INFORMATION	JK	RS
REV	DATE	DESCRIPTION	BY	CHKD

DRAWING KEY

Field, Second Home, 68 Hanbury Street, Spitalfields, London, E1 5JL

PROJECT KINGS LYNN		TITLE FENCING PLAN			
DISCIPLINE FOR PLANNING		SCALE 1:50 @ A3	DATE 25/10/2022	DRAWN BY JK	CHECKED BY RS
PROJECT NO. BTGBKLY01	DRAWING NO. 004.1	REV. 0			





Example image of typical BESS development
(Gerrards Cross in Buckinghamshire)





Example image of typical BESS development
(Gerrards Cross in Buckinghamshire)



View westwards from proposed access point on Folgate Lane





View westwards close to Over Head Power line approx.
halfway along Folgate Lane



View SW from Folgate Lane





52

View W from Folgate Lane





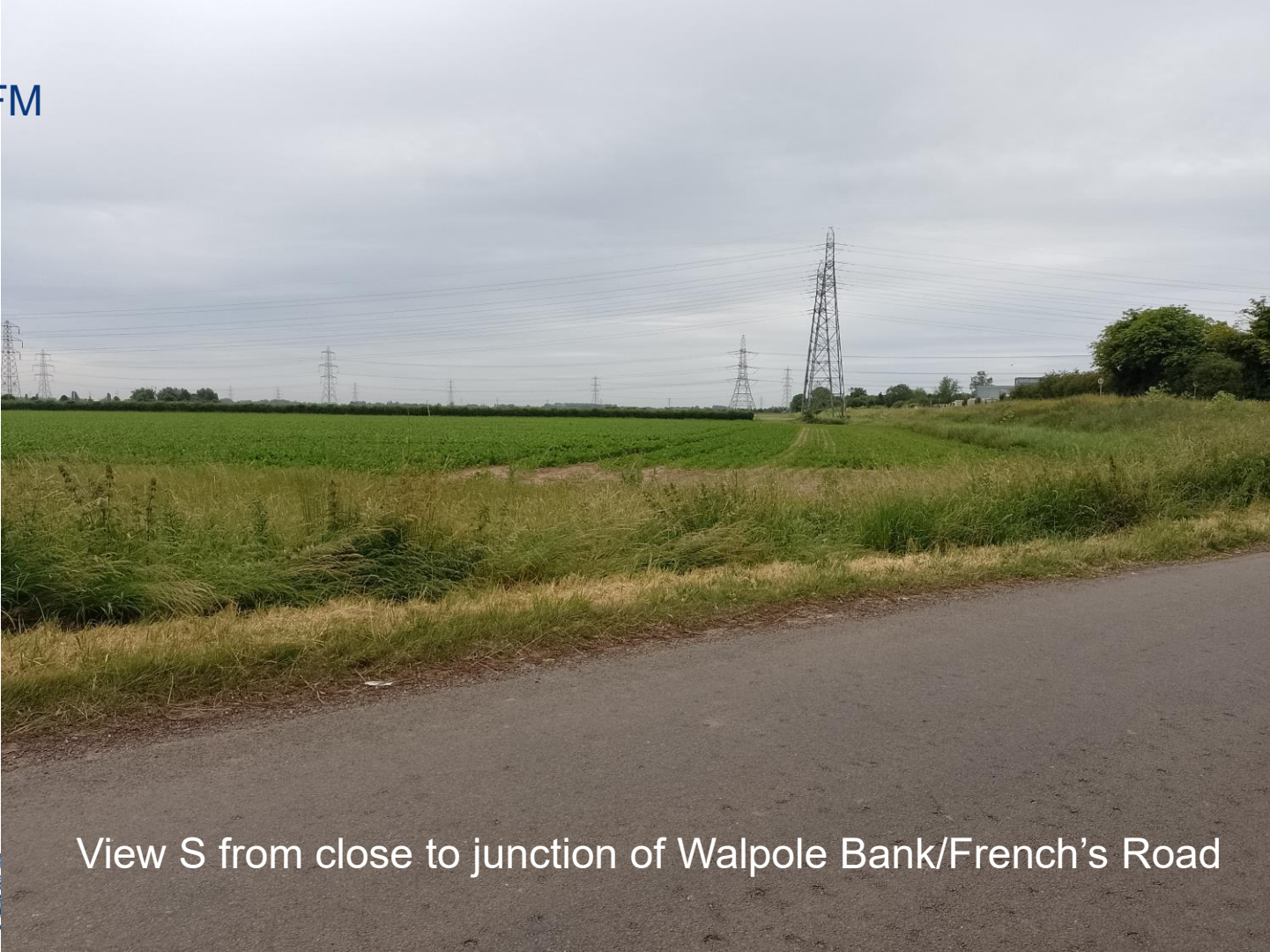
View N from southern end of Folgate Lane





54

View northwards on Walpole Bank – site to right of road



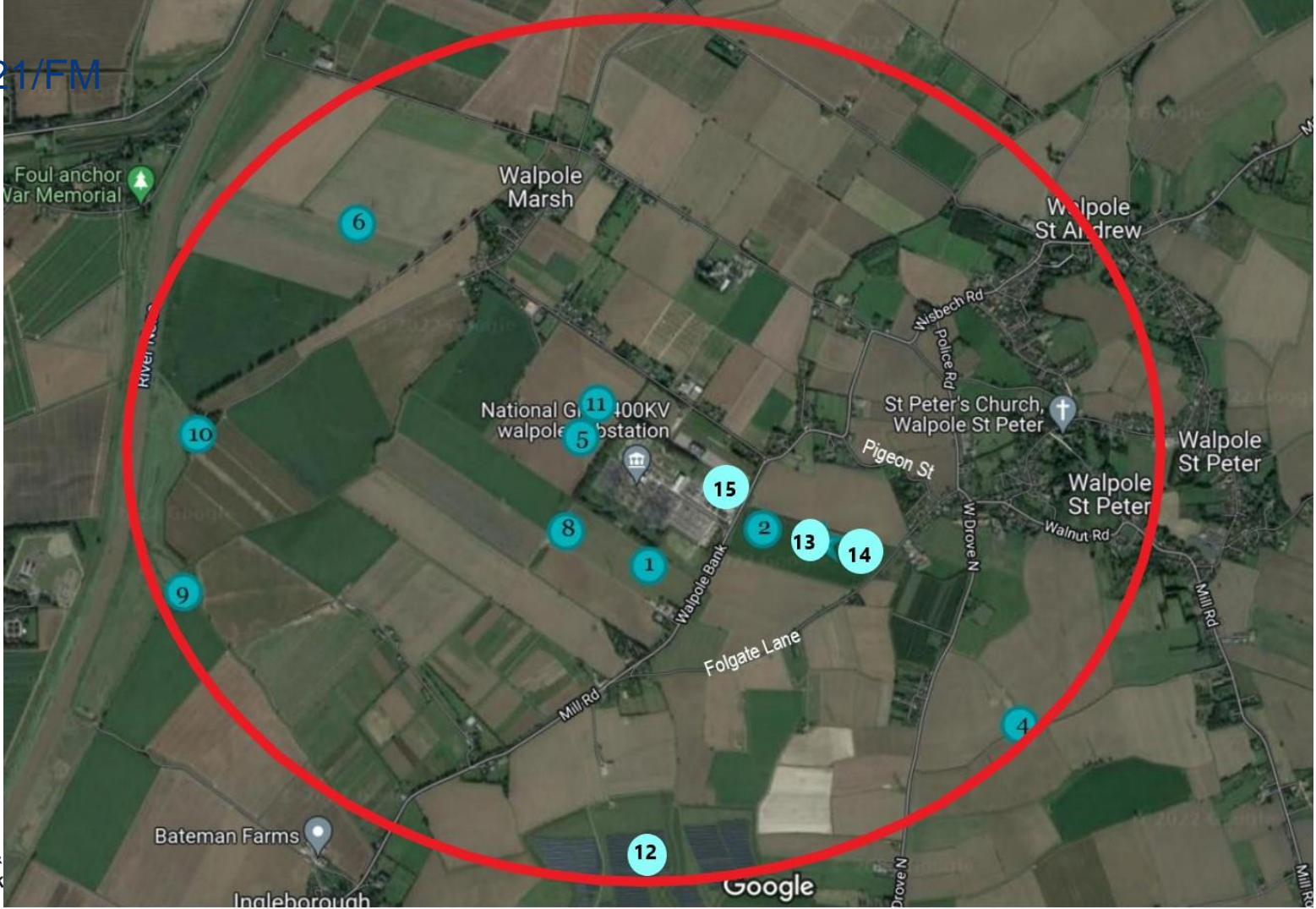
View S from close to junction of Walpole Bank/French's Road



Speaker James Whitaker

56





22/02021/FM

BESS - (Battery Energy Storage System) - (Lithium Iron).

Map	Ref	Type	Description	Area	MW	Ha	Acre	Date	Status	L / G	Km Centre	Km 1st resi	Own / Occ / Ten
13	22/02265/FM	Battery Storage	Proposed development of an energy storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	Land opposite Walpole Substation; to the east of Walpole Bank, Walpole St Andrew	100	1.82	4.39	17/06/2023	Pending	1	1.11	0.3	Crown Farm / Model Farm /
14	22/02021/FM	Battery Storage	Proposed development of an energy storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	Land opposite Walpole Substation and to the east of Walpole Bank, Walpole St Andrew	100	0.99	2.39	17/06/2023	Pending	1	0.95	0.27	Crown Farm
2	22/00438/FM	Battery Storage	Proposed development of an energy storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	Land opposite Walpole Substation and to the east of Walpole Bank, Walpole St Andrew	100	1.44	3.47	10/09/2022	Permitted	1	1.26	0.27	Crown Farm / Model Farm /
4	21/01803/FM	Battery Storage	Proposed development of an energy storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	Land SE Down Track From Westmoor West Drive North Walpole St Peter Wisbech Norfolk PE14 7HU	100	4.3	10.36	10/06/2023	Permitted	2	1.14	0.41	County Hall
5	21/01715/FM	Battery Storage	Proposed development of an energy storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	Model Farm Frenchs Road Walpole St Andrew Wisbech Norfolk PE14 7JF	100	2.7	6.51	17/01/2022	Permitted	2	1.87	0.37	Crown Farm / Model Farm / Hill Farm
9	19/01002/FM	Battery Storage	Proposed development of a battery storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid	Crown Farm Mill Road West Walton Wisbech Norfolk PE14 7EU	50	1.98	4.77	05/03/2020	Permitted	3a	3.4	0.9	Crown Farm / Hill Farm
10	19/01004/FM	Battery Storage	Proposed development of a battery storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid	Flower Farm The Marsh Walpole St Andrew Wisbech Norfolk PE14 7JG	50	1.46	3.52	19/03/2020	Permitted	1	3.4	0.85	H.Prins
11	19/01003/F	Battery Storage	Proposed development of a battery storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid	Model Farm Frenchs Road Walpole St Andrew Wisbech Norfolk PE14 7JF	50	0.65	1.57	06/03/2020	Permitted	2	0.18	0.13	Crown Farm / Model Farm / Hill Farm
			Totals		800	15.3	36.97						

MW unclear from applications

Some high but again from other reports

Dist (Km) site to WSP Church (Walpole Centre)

Dist (Km) site to 1st resi

Other electrical - grid facilities (inc some Battery storage).

Map	Ref	Type	Description	Area	MW	Ha	Acre	Date	Status	Land grade	Km Centre	Km 1st resi	Own / Occ
6	21/01442/FM	Battery / Solar	Installation of a solar farm and battery storage facility with associated infrastructure	Land At East Marsh S of Gunthorpe Road W of Flowers Farm And Frenchs Road The Marsh Walpole St Andrew Norfolk	50	78.4	188.94	25/02/2022	Refused / appeal pending	1	3.1	0.41	Cliftonville / Rose Hall Farm / Wingland Grange / Newington House London / Norfolk CC / Lincoln CC
8	20/01508/FM	Battery / Solar	Installation of renewable led energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, inverter/transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements	Land West And South of Walpole Substation Walpole Bank/Walpole Marsh Walpole St Andrew Norfolk	40	56	134.96	15/01/2021	Permitted	1B.2	1.9	0.54	Rose Hall Farm / National Grid
12	14/00283/FM	Solar	Erection of 30MW solar photovoltaic facility with associated landscaping and construction of temporary access	Rose And Crown Solar PV Ltd Solar Farm On the Salts Walpole Bank Walpole St Andrew Norfolk	30	67.3	162.24	12/06/2014	Permitted / Built	High grade	2	0.37	FW Deptford
15	14/01059/FM	Sub Station	Alternative sub-station design to serve the Race Bank offshore windfarm.	Land East of Walpole Marsh Substation Walpole Bank Walpole St Andrew Norfolk	N/A	5.97	14.39	26/09/2014	Permitted / Built	Existing	1.3	0.12	Centrica
1	22/01616/FM	Sub Station	Installation of a Synchronous Condenser facility with associated infrastructure access and landscaping.	Land At Rose Hall Farm Walpole Bank Walpole St Andrew Wisbech Norfolk PE14 7JD	NA	3.52	8.48	31/01/2023	Permitted	Agri	1.6	0.1	Cliftonville / Rose Hall Farm / Norfolk CC
			Totals		120	211	509.02						
			Totals - all		920	227	546						

58

22/02021/FM

59

Top 12 largest BESS systems in the world at 2022 (google).				
Rank	Battery	MW	Year	Ctry
#1	The Dalian Flow Battery Energy Storage Peak-Shaving Power Station	400	2022	China
#2	The Moss Landing Energy Storage Facility	400	2020	USA
#3	Pacific Gas & Electric (PG&E) Battery Energy Storage (BESS) Project	183	2021	USA
#4	The Victorian Big Battery	300	2021	Australia
#5	The Hornsdale Power Reserve	150	2017	Australia
#6	The Stocking Pelham Battery	50	2018	UK
#7	The Buzen Substation BESS	50	2016	Japan
#8	The EnspireME Battery	48	2018	Germany
#9	Notrees Energy Storage System	36	2017	USA
#10	The Golden Valley Electric Battery	27	2003	USA
#11	The Newmarket Battery Energy Storage System	4	2019	Canada
#12	The Graciosa Energy Storage System	2.8	2025	Portugal

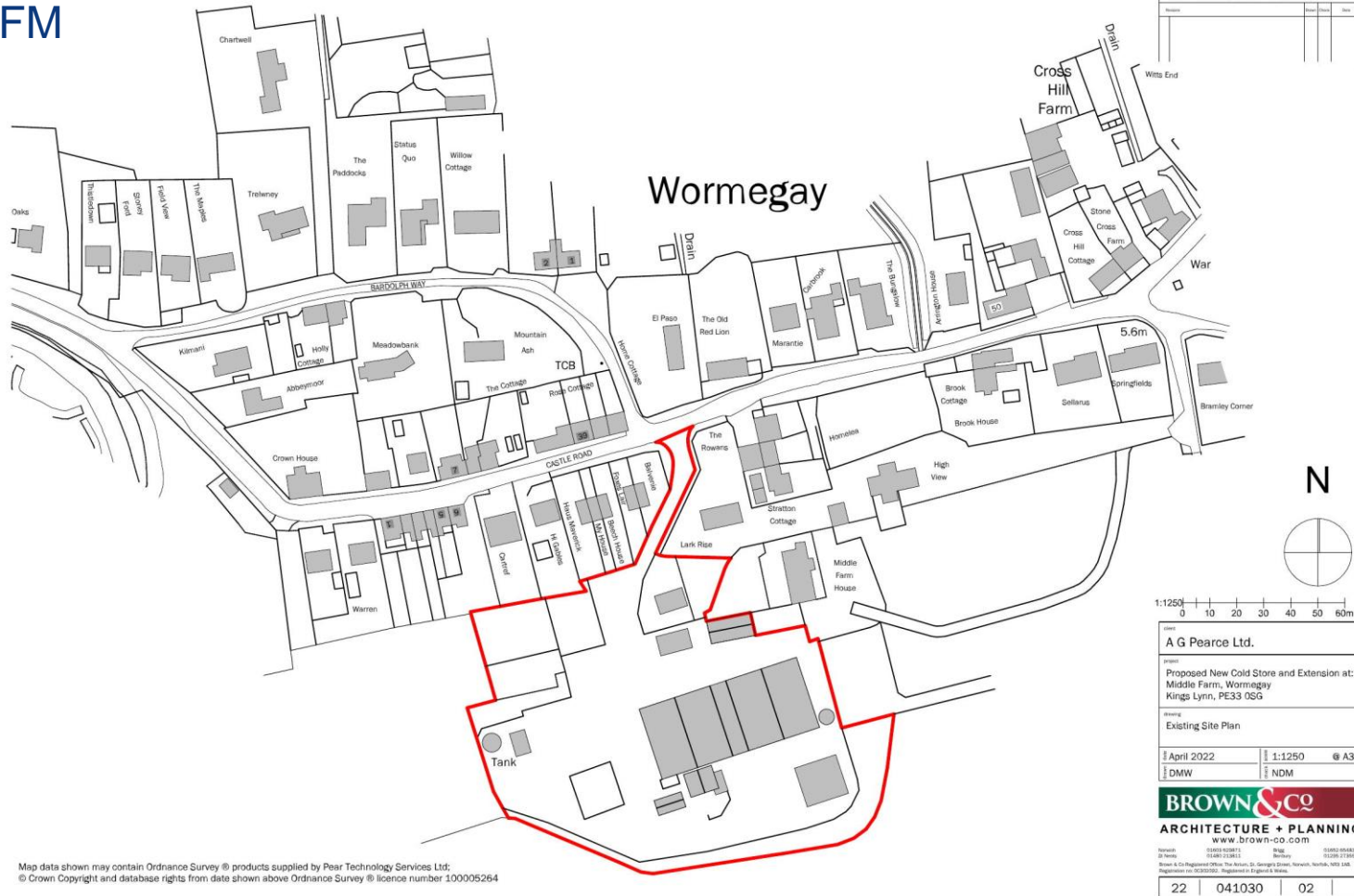
Additional info as of 2023.				
#13	Walpole - BESS within a 2km radius of Walpole Sub station (ex bess inc in Solar	800	N/A	UK
#14	Pillswood East Yorkshire (was largest in Europe)	196	2022	UK
#15	Minty Wiltshire (was largest in Europe)	150	2021	UK

22/01333/FM

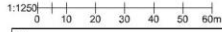
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61



Planning			
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Author	Drawn	Check	Date



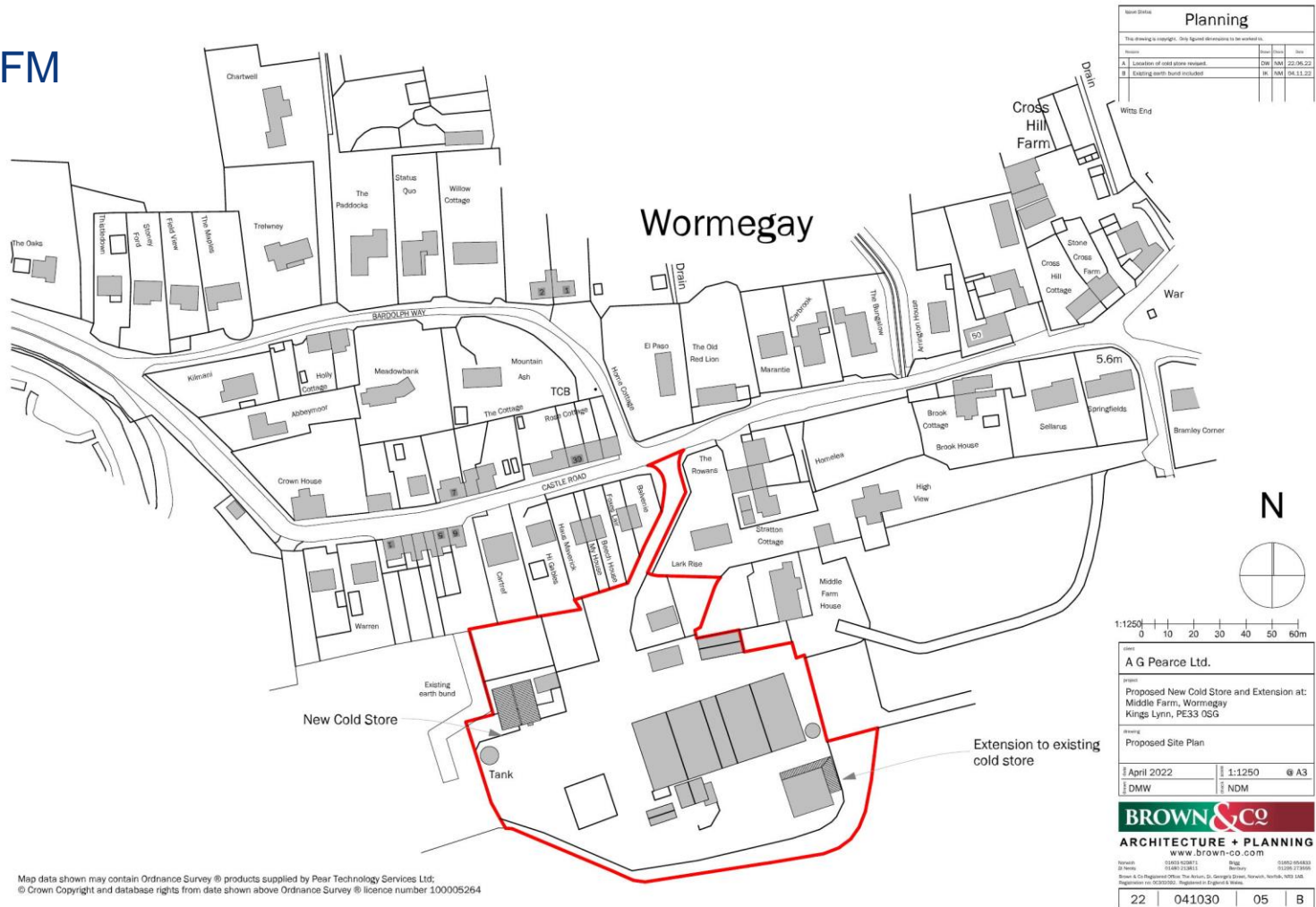
Client A G Pearce Ltd.		
Project Proposed New Cold Store and Extension at Middle Farm, Wormegay Kings Lynn, PE33 0SG		
Drawing Existing Site Plan		
Date April 2022	Scale 1:1250	Sheet A3
Author DMW	Revision NDM	

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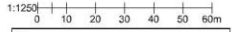
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01405 02871	01405 02871	01405 02871

22	041030	02
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62



Planning			
This drawing is copyright. Only signed dimensions to be worked on.			
Author	Date	Drawn	Issue
A	Location of cold store variant	DM	NM 22/05/22
B	Existing earth bund included	DM	NM 05/11/22



Client
A G Pearce Ltd.

Project
Proposed New Cold Store and Extension at Middle Farm, Wormegay Kings Lynn, PE33 0SG

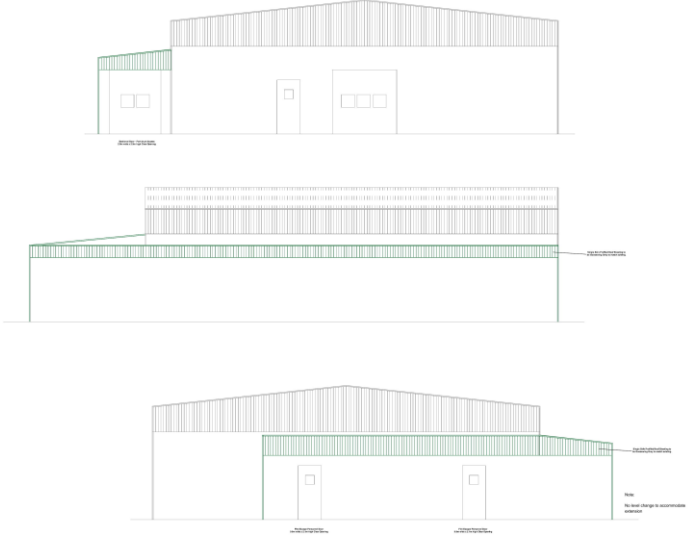
Working
Proposed Site Plan

April 2022	1:1250	A3
DMW	NDM	

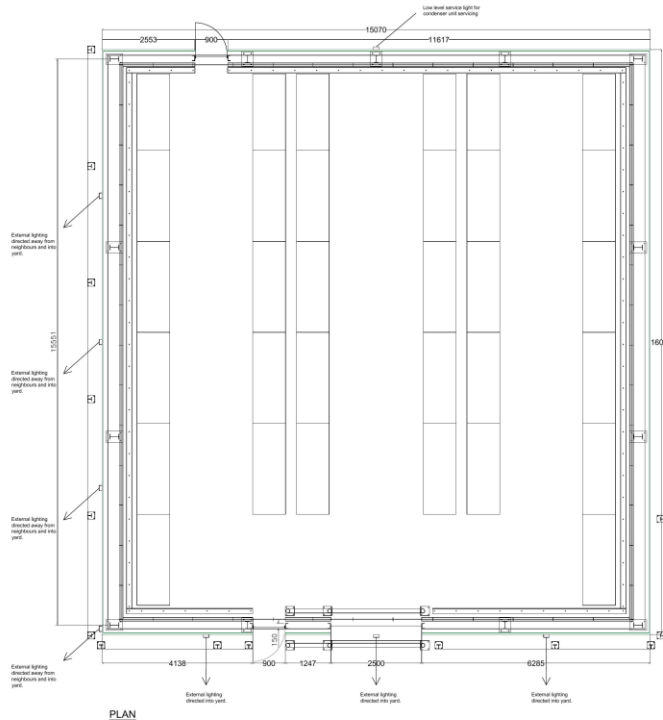
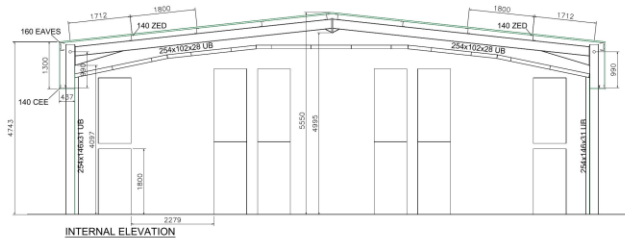
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Number: 01405 028711 B102 01405 044833
20 Home 01405 028812 B103 01405 070004
Street 4, De Rhammond Office, The Millers, St. Georges Street, Norwich, Norfolk, NR1 1AS
Registration no: 012030020 - Registered in England & Wales.

22	041030	05	B
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- SPECIFICATION:
- STEELWORK FINISH: SHOTBLAST GREY FINISH
 - PORTAL TIE SPACERS: 254x102x25 UB
 - PORTAL COLUMNS: 254x146x31 UB
 - GABLE COLUMNS: 203x133x25 UB
 - ROOF BRACING: 76x3.2 CHS
 - PORTAL TIES: 76x3.2 CHS
 - ROOF JOISTS: 155x1.5 ZED
 - CLADDING RAILS: 140x1.4 C SECTION
 - EAVES BEAMS: 160x2.0 EAVES BEAM
 - DOOR FRAMES: 150x76x20 CHANNEL
 - CLADDING: 40mm COMPOSITE PANEL OLIVE GREEN
 - TRIMMS: OLIVE GREEN
 - GUTTER: BLACK PVC



65

Slide No. 64

General Notes

No.	Revision/Issue	Date

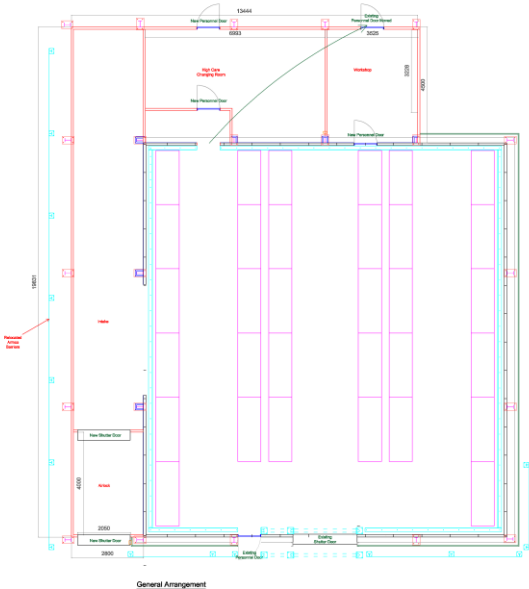
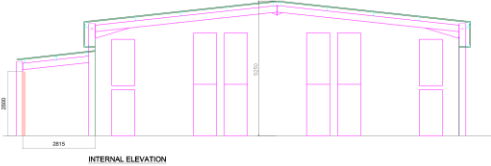
For Name and Address

MAGNUM
FABRICATIONS LTD
MAGNUM HOUSE
DONINGTON

Project Name and Address

GPL Construction
AG Pearce
Kings Lynn

Plant	NEW CHILL STORE	Sheet	2
Date	19.4.22		
Scale	1:50@A1		



Date:
 Author:
 Checked:
 Approved:
 Title:
 Project:
 Drawing:
 Scale:
 Revision:
 E13686/1



67





Entrance to site



69



On application site looking west

70



On application site looking north





On application site looking north





73



On application site looking north





On application site looking northwest, showing earth bund



75



On application site looking east





On application site looking south



77



On application site looking south

78



On application site looking south, existing cold store on right



On application site looking north with
existing cold store on left



80



Existing cold store





Southern elevation of existing cold store



Staff car park and northern boundary

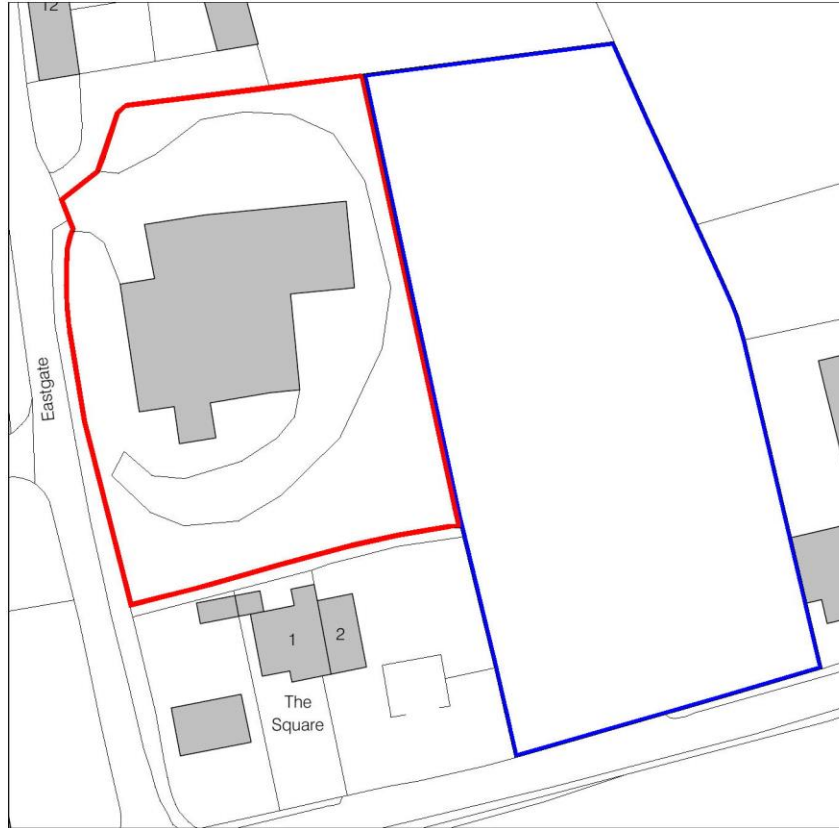


Staff car park and northern boundary

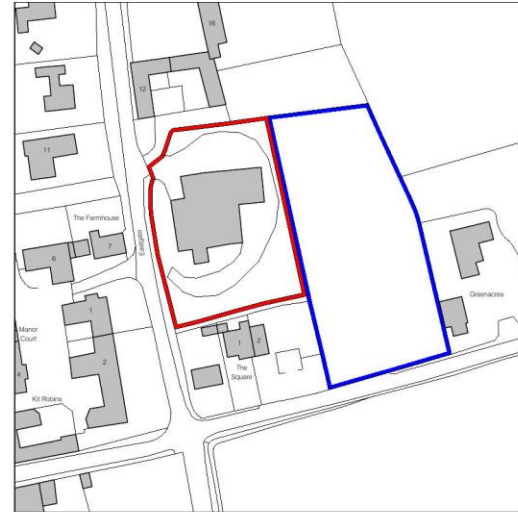
22/01884/F



Site Plan
Scale 1:500



Location Plan
Scale 1:1250



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Unit 12, Drove Orchards, Thornham Road,
Holme-next-the-Sea, Norfolk, PE36 6LS
Tel: 01328 738239 Web: www.strataarchitecture.com

Project:
Eastgate Barn
Holme next the Sea
PE36 6LL

Title:
Location and Site Plan

Scale(s): As shown @A3 Date: 24/10/22

Drawn: SS Checked: JL

Drawing issued for: Planning

Dwg No: 543-002 Rev:

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Rev.	Date	Description	Drawn
B	20/10/22	Garage removed (see note 04/20)	RL
C	08/04/23	Gardens increased, see note 04/20	RL
D	04/04/23	Final 2D plan completed	RL
E	28/08/23	Section A-A completed, see note 04/20	RL



Section A-A Proposed 1:100



Section B-B Proposed 1:100

88



Site Plan Proposed 1:250

STRATA ARCHITECTS

11th Fl, Swan Districts, The Shipyard,
Highway 4, King's Lynn, Norfolk, PE30 3LQ
Tel: 01553 756239 Web: www.strataarchitects.com

Project:
Eastgate
Holme next the Sea

Title:
Site Plan &
Site Sections Proposed

Scale: 1:100 / 1:500 @ A1 Date: 16-09-22

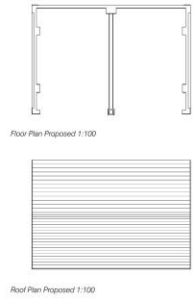
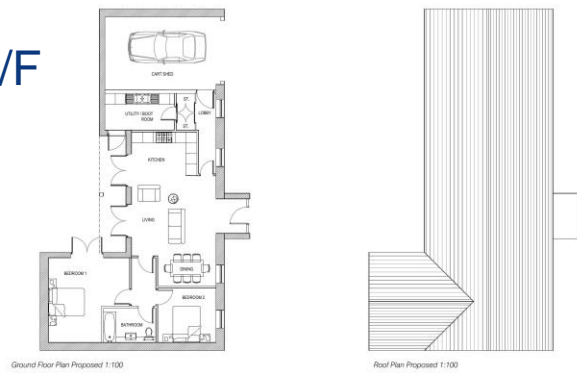
Drawn: RL Checked: JL

Drawing issued for: FEASIBILITY

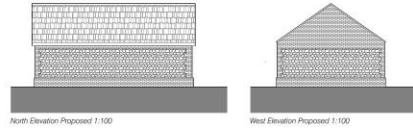
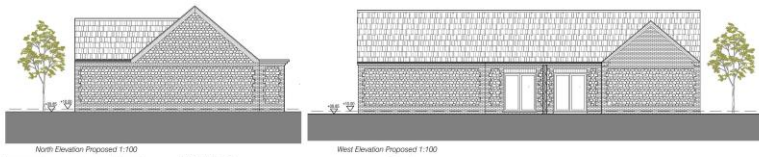
Drawn by: 543-P213 Rev: D

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Rev	Date	Description	Drawn
A	20-04-22	Original proposal	RS
B	20-04-22	Changes received from planning	RS
C	20-04-22	Final proposal	RS



87



STRATA ARCHITECTS

Unit 10, Swan Districts, Thurston Road, King's Lynn, Norfolk, Norfolk, PE30 2LJ
Tel: 01508 738339 Web: www.strataarchitects.com

Project: Eastgate, Holme next the Sea

Title: Plot E & Car Shed Floor Plans and Elevations Proposed

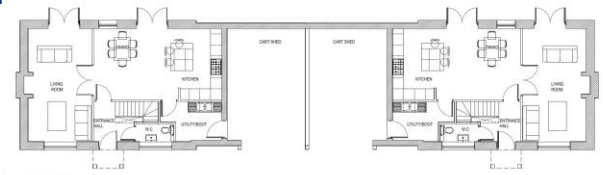
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Drawn: RS Checked: JL

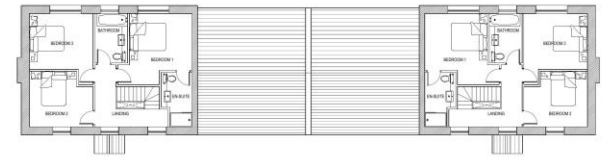
Drawing used for: FEASIBILITY

Drawn No: 543-P210 Rev: C

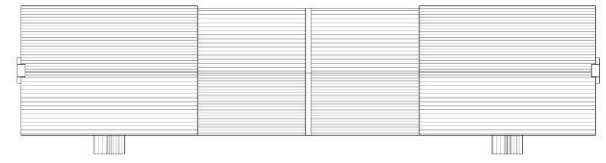
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Ground Floor Plan Proposed 1:100



First Floor Plan Proposed 1:100



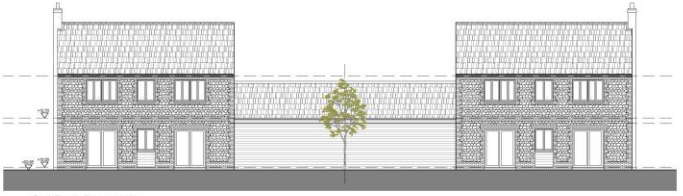
Roof Plan Proposed 1:100



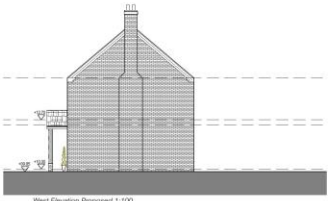
Site Plan Proposed 1:500



North Elevation Proposed 1:100



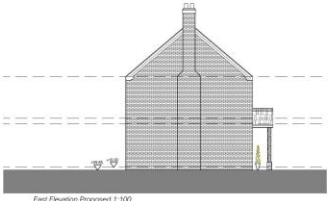
South Elevation Proposed 1:100



West Elevation Proposed 1:100



West Elevation Proposed 1:100



East Elevation Proposed 1:100



East Elevation Proposed 1:100

Rev	Date	Description	Drawn
A	20-03-22	Original proposal (plot A&B amended)	RS
B	20-03-22	Revised proposal (plot A&B amended)	RS
C	20-04-22	Final proposal (plot A&B amended)	RS

STRATA ARCHITECTS

Unit 10, Swan Works, The Swan Road, Kings Lynn, Norfolk, PE30 2JL
Tel: 01508 738038 Web: www.strataarchitects.com

Project: Eastgate Helme next the Sea

Plot: Plots C & D Floor Plans and Elevations Proposed

Scale: 1:100 / 1:500 @ A1 Date: 16-09-22

Drawn: RS Checked: JL

Drawing issued for: FEASIBILITY

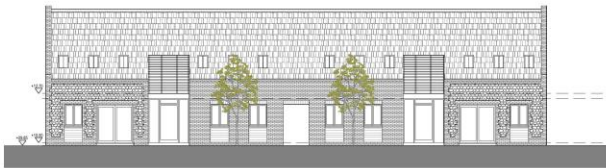
Drawn No: 543-P211 Rev: C

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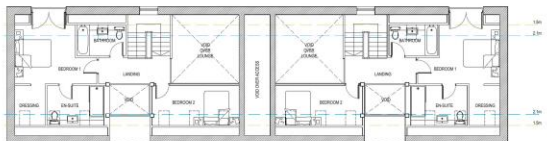
22/01884/F



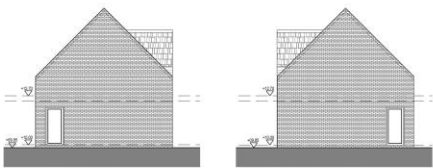
Ground Floor Plan Proposed 1:100



West Elevation Proposed 1:100



First Floor Plan Proposed 1:100

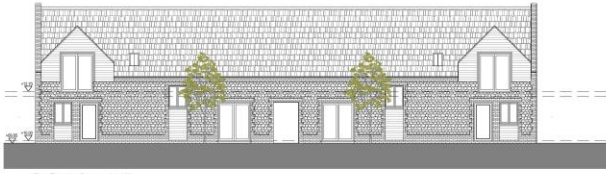


South Elevation Proposed 1:100

North Elevation Proposed 1:100



Roof Plan Proposed 1:100



East Elevation Proposed 1:100

68



Site Plan Proposed 1:500

Borough Council of
King's Lynn &
West Norfolk

STRATA ARCHITECTS

Unit 11, Swan Works, The Shipyard,
Highway 404, King's Lynn, Norfolk, PE36 6LJ
Tel: 01553 783039 Web: www.strataarchitects.com

Project:
Eastgate
Holme next the Sea

Title:
Plots A & B Floor Plans
and Elevations Proposed

Scale: 1:100 / 500 @ A1 Date: 16-09-22
Drawn: RS Checked: JL
Drawing issued for: FEASIBILITY

Drawn by: 543-P212 Rev: B

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06



View of barns from access point



22/01884/F

Slide
No. 90

91









View from barns to south east









Houses opposite and existing hedgerow

Speaker Wendy Norman

88



ALLOCATION OF 5 SMALL MARKET HOMES FOR LOCAL RESIDENTS

Slide
No. 98

22/01884/F



No homes would be better than five more second homes or holiday lets on this site

A Section 106 Agreement is required to ensure five homes for our local community



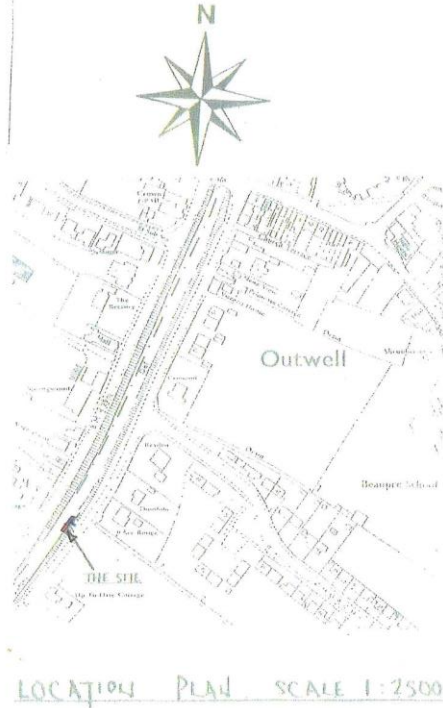
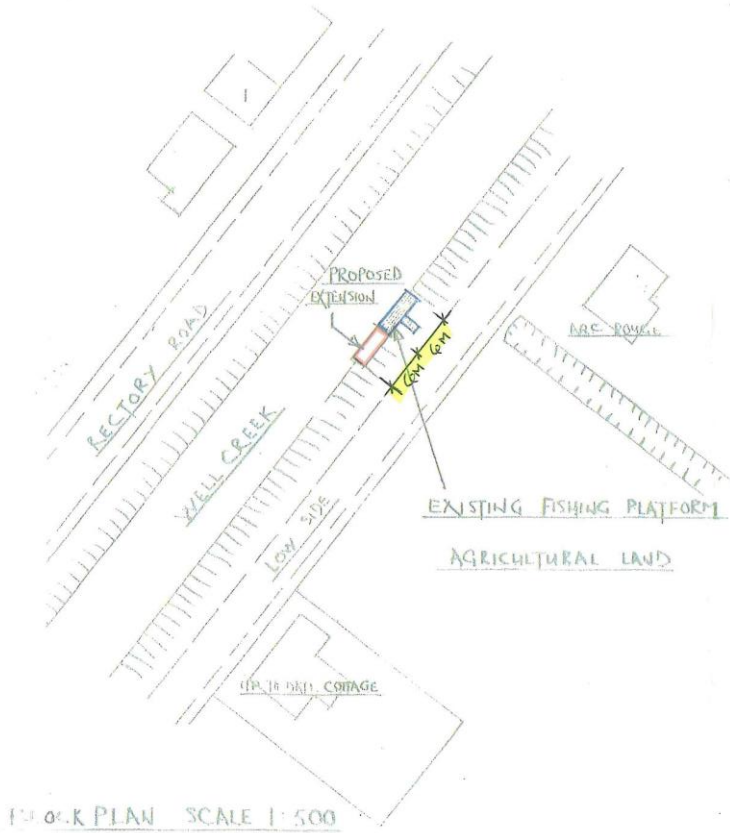
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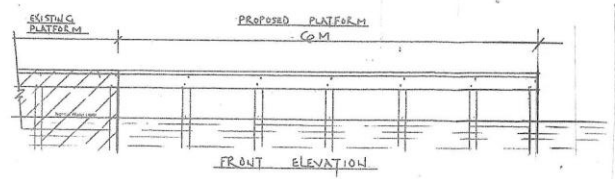
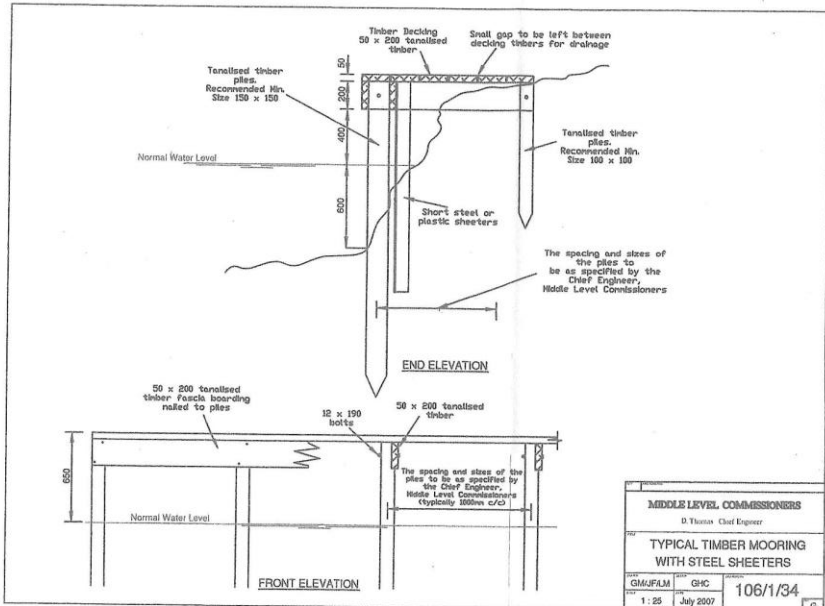
23/00253/F

101



17/2/23	EXISTING BLUE LINE SHOWN ON
17/2/23	EXISTING BLUE LINE SHOWN ON
<p>Graduate Newton 10 St James Road, South, Wells & Coles, PO11 1EP Tel: 01263 222522 Fax: 01263 222525 Email: newton@graduate.co.uk</p>	
<p>RECEIVED 20 FEB 2023 JENNY HAMILTON POSTALADMIN</p>	
<p>Client: WELL CREEK TRUST LTD % GRAHAM SCOTON</p>	
<p>Job title: EXTENSION TO EXISTING FISHING PLATFORM ON RIVER BANK, LOWSIDE, OUTWELL</p>	
<p>Planning Title: LOCATION & BLOCK PLAN</p>	
Scale: 1:2500	1:500
Date: JAN 2023	Drawn by: C. Dean
Drawn: 23/1/2021	Proc: A

102



A 17/1/25 FRONT ELEVATION 1:50	
Client	Middle Level Commissioners
Designer	Grahame Seaton
67 St. Peter's Road, Upwell, Wisbech, Cambs PE14 9EB Telephone/Fax (01454) 772332 Mobile (07709) 933159 Email: gse@grahamseaton.co.uk	
RECEIVED 20 FEB 2023 JENNY HAMILTON POSTAL ADMIN.	
Client	WELL CREEK TRUST LTD % GRAHAME SEATON
Job Title	EXTENSION TO EXISTING FISHING PLATFORM ON RIVER BANK, LOW SIDE, OUTWELL.
Drawing Title	FULL DETAILS
Scale	1:25 1:50
Date	JAN 2023 Drawn by GSE/SA
Dwg No.	23/r/2151/A

23/00253/F

Slide
No. 102



View westwards from Lowside towards the Well Creek

23/00253/F

Slide
No. 103



View northwards along Well Creek showing existing platform

23/00253/F

Slide
No. 104

105

View southwards along Well Creek





106

23/00253/F

Slide
No. 106

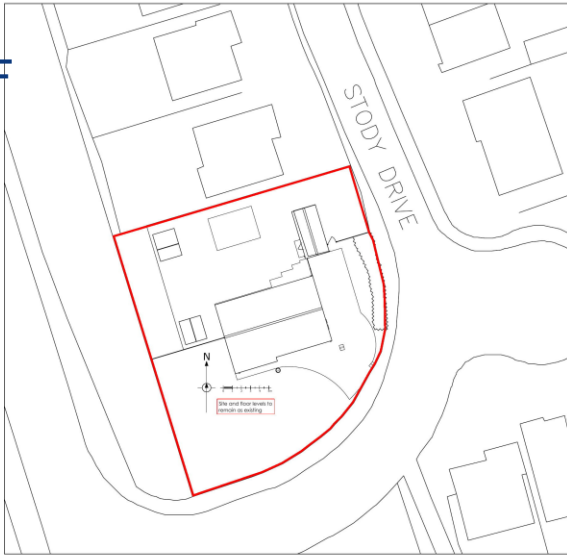
107

View of existing platform from bank

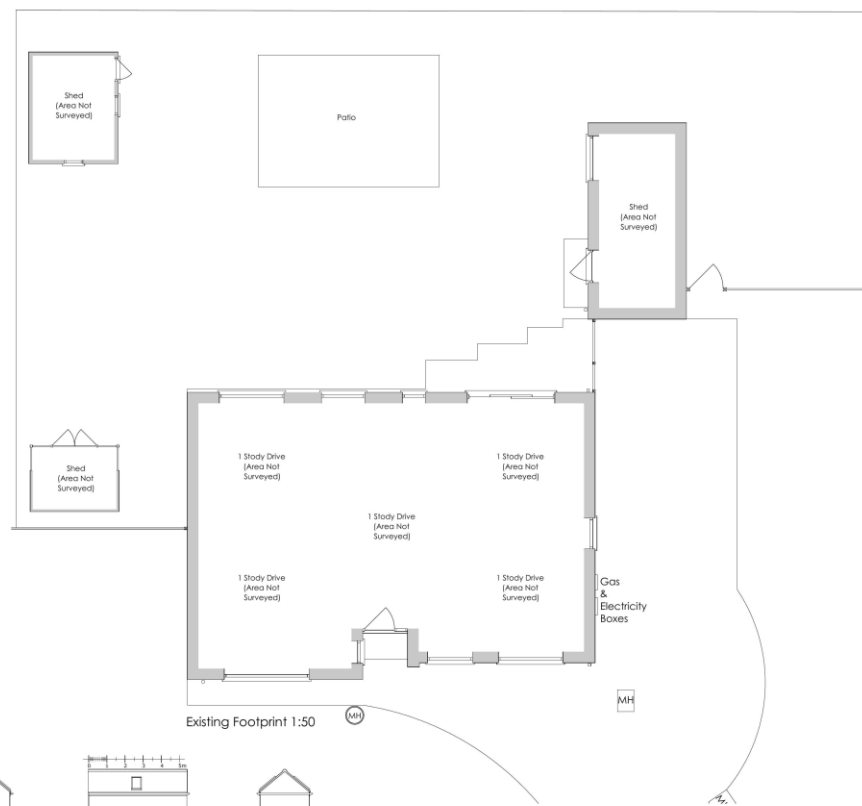


21/01921/F

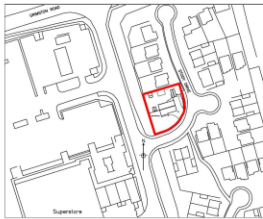




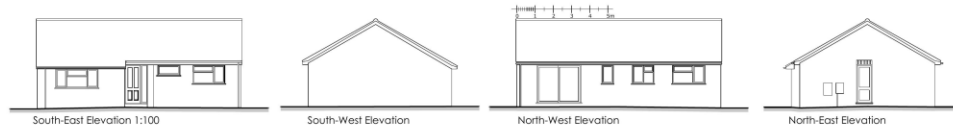
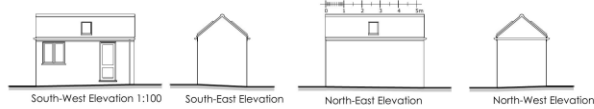
Existing Site Plan 1:200



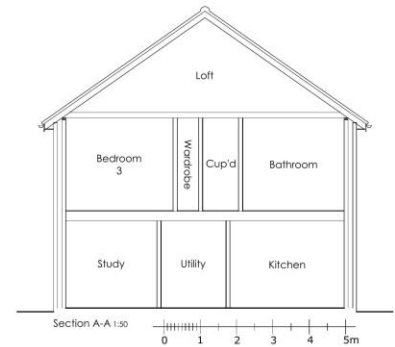
Existing Footprint 1:50



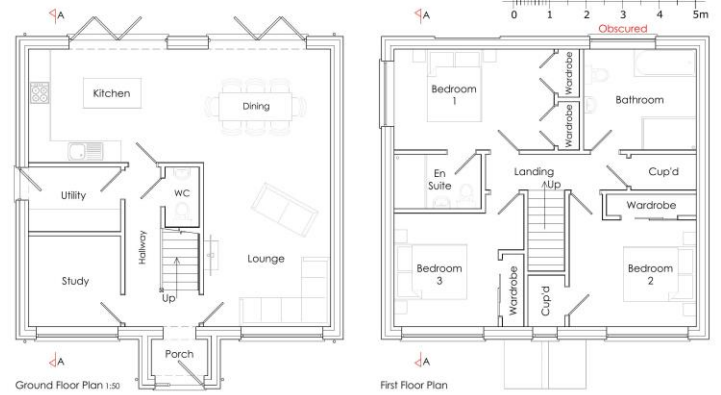
Location Plan 1:1250



Revised	Date	Description
 VERTEX ARCHITECTURE <small>114 The Old Rectory, 114 The Old Rectory, King's Lynn, Norfolk, PE30 3JQ</small>		
1 Study Drive, South Wootton, King's Lynn Norfolk, PE30 3JQ		
Extension & Alterations to Dwelling Existing Plans & Elevations, Section & Site		
Date	Scale	
June 2021	1:50, 1:100, 1:200 1:1250 @A1	
Project No.	Drawing No.	Revision
21127	01	



110



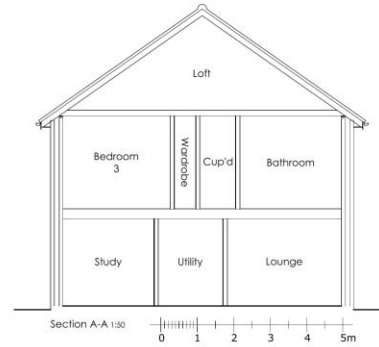
- Materials to be:
- Red facing brickwork
 - Red Clay Pan Tiles
 - UPVC windows
 - Aluminium doors
 - Galvanised rainwater goods

VERTEX ARCHITECTURE
 11 King's Lynn Road, King's Lynn, Norfolk, PE30 3UG
 01328 821111 | www.vertexarchitecture.co.uk

Project: 1 Stody Drive, South Woolton, King's Lynn Norfolk, PE30 3UG
 Name: Extensions & Alterations to Dwelling Proposed Plans & Elevations, Section & Site
 Date: February 2023 | Scale: 1:50, 1:100, 1:200
 Project No: 21127 | Drawing No: 02 | Revision: L

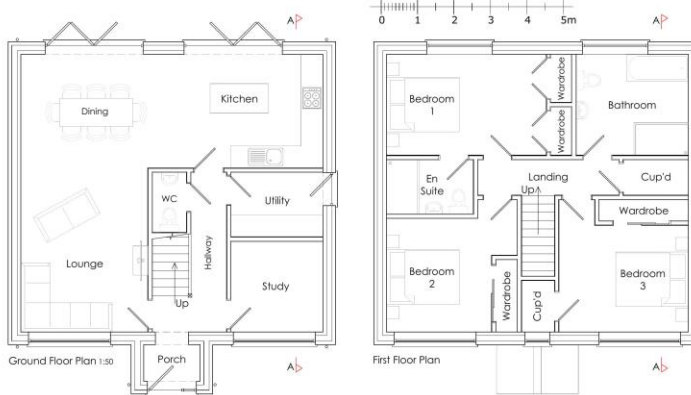
21/01921/F

Plot 2



Materials to be:

- Red facing brickwork
- Red Clay Pan Tiles
- UPVC windows
- Aluminium doors
- Galvanised rainwater goods



VERTEX
ARCHITECTURE

1 Stody Drive, South Woolton, King's Lynn
Norfolk, PE30 3UG

1 Stody Drive, South Woolton, King's Lynn
Norfolk, PE30 3UG

Extensions & Alterations to Dwelling
Proposed Plans & Elevations, Section & Site

Date:	February 2023	Scale:	1:50, 1:100, 1:200
Project No:	21127	Drawing No:	03
		Version:	L

21/01921/F

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Views on the site looking west with and
the neighbouring property to the north





Views on the site from the east





Views on the site looking west



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No. 114

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Front elevation on the existing bungalow (looking north)





Access into Stody Drive (looking north)





Existing trees and hedging to the west of the site

21/01921/F

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Looking east from the rear garden of the bungalow



21/01921/F

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Slide
No. 118

Looking north from the rear garden of the bungalow



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Looking north to the neighbouring property



21/01921/F

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Slide
No. 120



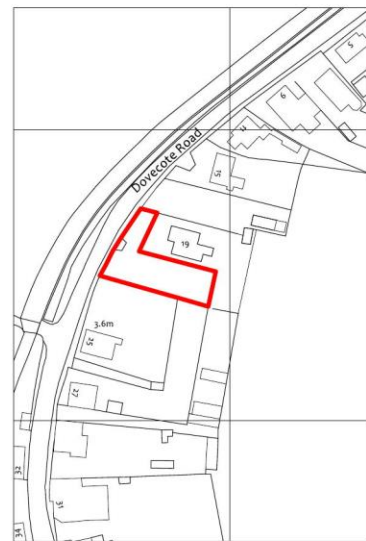
Looking west along the northern boundary



23/00551/RM

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No	Date	Revision
Issue: For Planning Approval		

Site: Plot adjacent 19, Dovecote Road, Upwell, Norfolk, PE14 9HB

Project: Residential Development

Drawing Title: Location Plan

Client: Mr Stanford and Ms Satt

Date: March 2023

Scale: 1:1250 at A3

Drawing Number: P-22-2301-1





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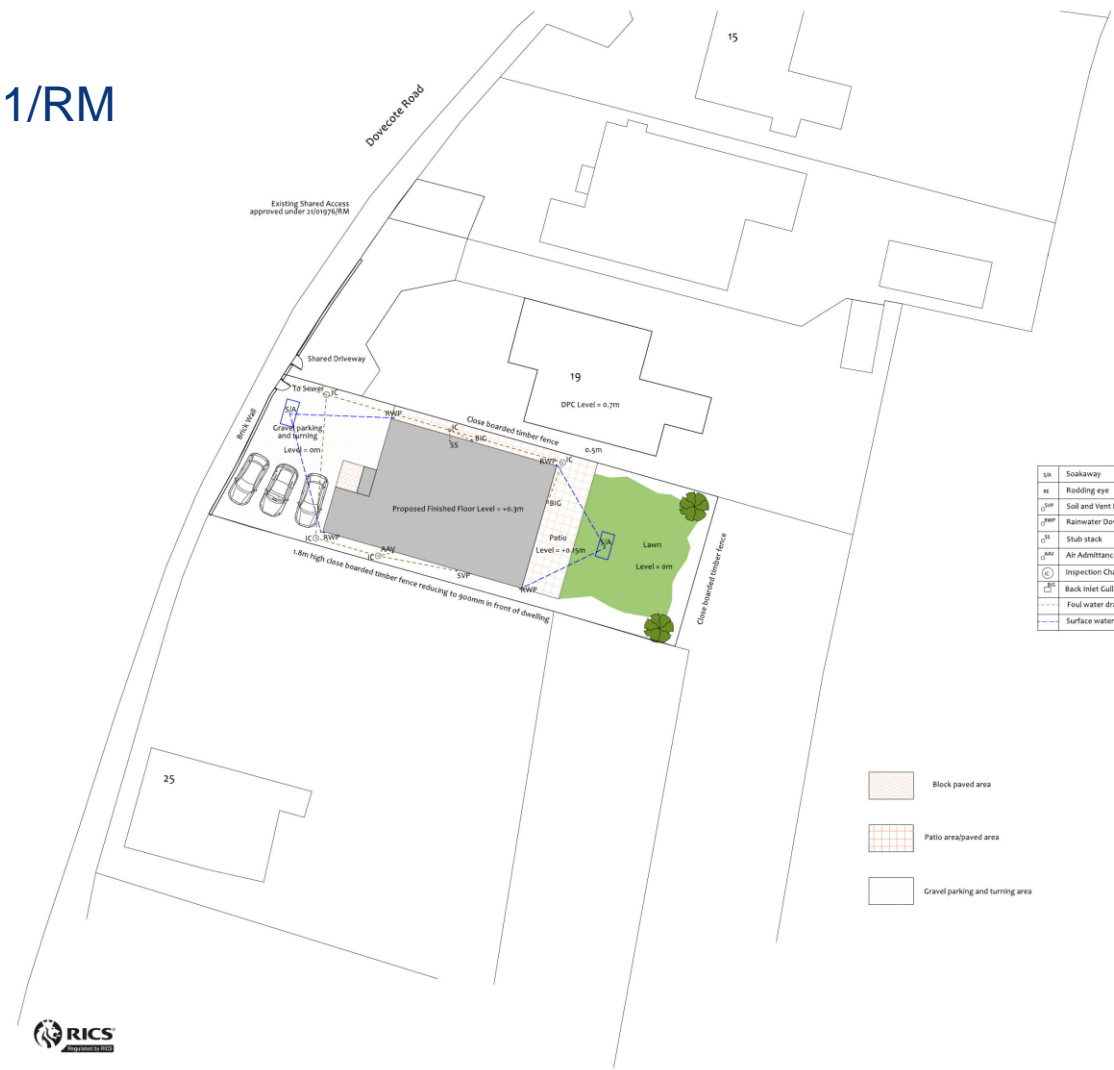
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Slide
 No. 123



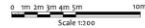
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No	Date	Revision
Issue: For Planning Approval		
Site: Plot adjacent 19, Dovecote Road, Upwell, Norfolk, PE14 9HB		
Project: Residential Development		
Drawing Title: Existing Site Plan		
Client: Mr Stanford and Ms Satt		
Date	March 2023	
Scale	1:500 at A3	
Drawing Number	P-22-2301-2	



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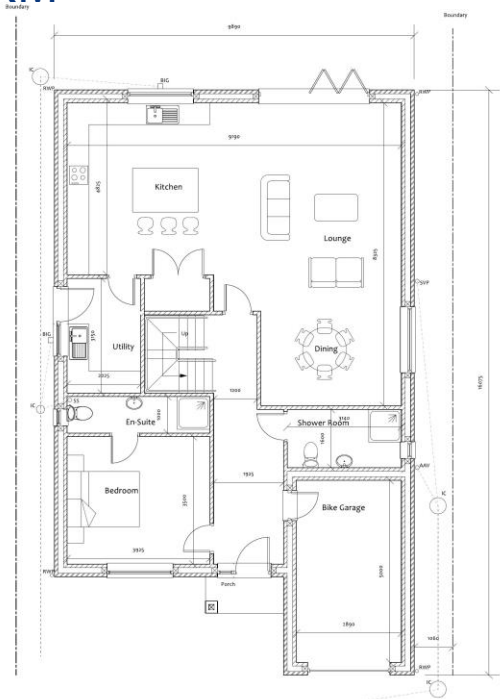
SW	Soakaway
M	Roofing eye
SP	Soil and Vent Pipe
RDP	Rainwater Downpipe
SS	Stub stack
AV	Air-Admittance valve
IC	Inspection Chamber
IG	Back Inlet Gully
FD	Foul water drain run
SWD	Surface water drain run

	Block paved area
	Patio area/paved area
	Gravel parking and turning area

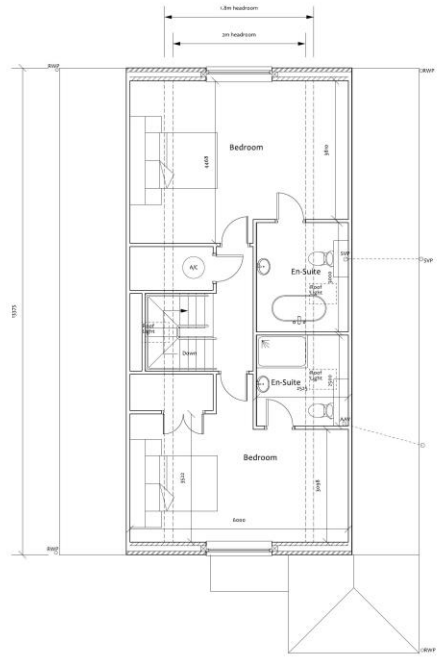


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No	Date	Revision
Issue: For Planning Approval		
Site: Plot adjacent 19, Dovecote Road, Upwell, Norfolk, PE14 9HB		
Project: Residential Development		
Drawing Title: Proposed Site Plan		
Client: Mr Stanford and Ms Satt		
Date	March 2023	
Scale	1:200 at A2	
Drawing Number	P-22-2301-3	



Ground Floor Plan



First Floor Plan

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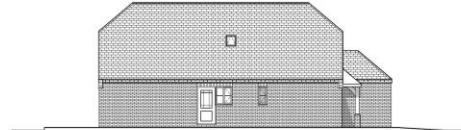
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No.	Date	Revision
1		For Planning Approval
Site: Plot adjacent to, Devecote Road, Upwell, Norfolk, PE14 9HB		
Project: Residential Development		
Drawing Title: Proposed Floor Plans		
Client: Mr Stanford and Ms Satt		
Date: March 2023		
Scale: 1:50 at A1 or 1:100 at A3		
Drawing Number: P/23-2301-4		





Front Elevation

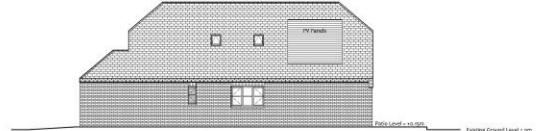


Side Elevation

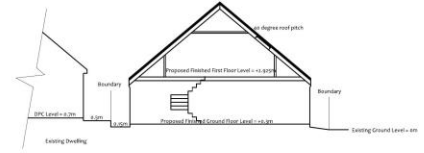
Materials:
 Walls: Reddish Antique bricks
 Roof: Natural Clayware Tiles
 Windows: Cream UPVC



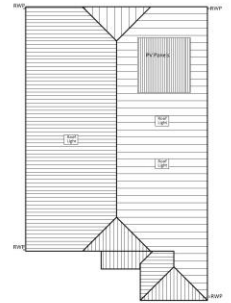
Rear Elevation



Side Elevation



Site Section



Roof Plan

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No.	Date	Revision
None For Planning Approval		
Site: Plot adjacent to, Derecote Road, Upwell, Norfolk, PE14 9HB		
Project: Residential Development		
Drawing Title: Proposed Elevations, Roof Plan and Site Section		
Client: Mr Stanford and Ms Satt		
Date:	March 2023	
Scale:	1:100 at A1	
Drawing Number:	P-22-2301-5	

23/00551/RM

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Context view northwards along Dovecote Road



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View of plot to N of No.19 Dovecote Road



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View of plot to south of No.19 Dovecote Road

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No. 130



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Closer view of application site

23/00551/RM

Slide
No. 131

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View across site from SW corner on frontage



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No. 132

View back towards road from rear of the site



23/00551/RM

Slide
No. 133

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Adjoining property to the south



23/00551/RM

Slide
No.134

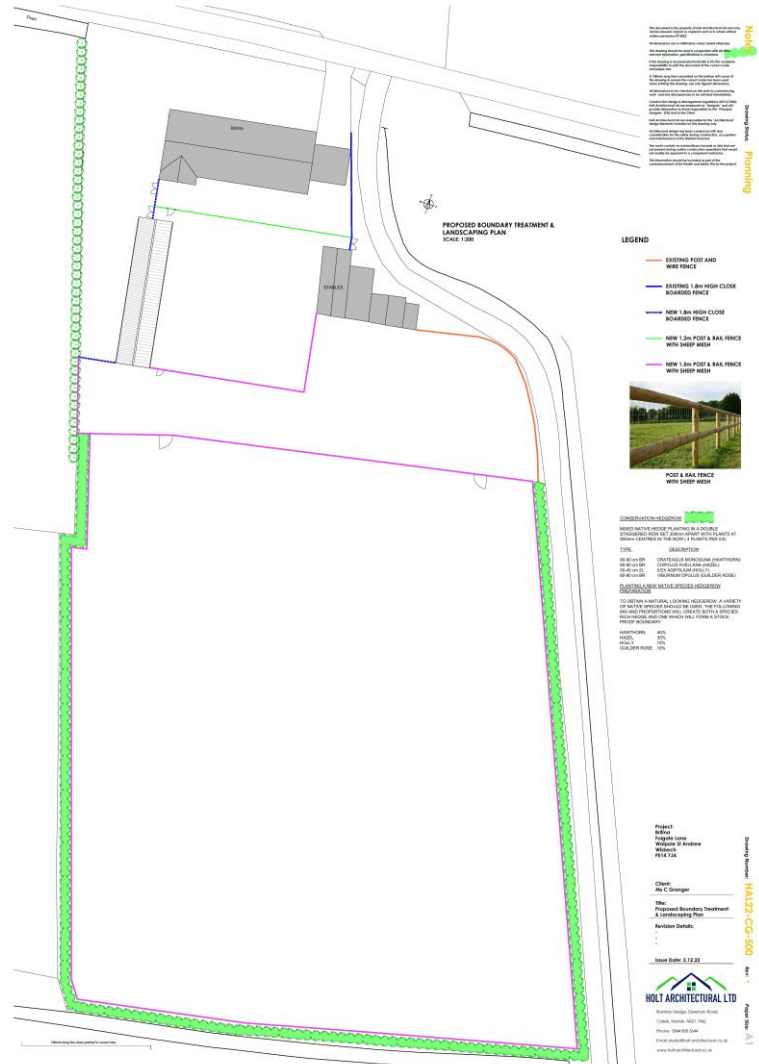


Context view southwards along Dovecote Road beyond the site

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Applicant's dwelling 'Britina'



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Western boundary to front and side of dwelling



Western boundary between site and neighbour



Application site, showing agricultural land to rear.
Rear boundary marked by sporadic tree line



Application site showing rear boundary (sporadic trees) and eastern boundary (hedge line).



22/00832/F

Slide
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Application site with existing stable block to left side



Existing stable block





Existing 'stable block' to rear of bungalow



Within site looking north towards neighbouring dwelling on opposite side of Folgate Lane



End of Presentation

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