

New local developments – residential, commercial and public

New residential developments

The previous Updating and Screening Assessment noted proposals for new residential schemes in the area adjacent to St Peters Road (West Lynn), the former Dairy site at Queen Elizabeth Avenue, the former EDF site at Wootton Road, and for locations within the Nar Ouse Regeneration Area (NORA), all in King's Lynn.

Construction work has not yet commenced on the housing development at St Peters Road, West Lynn, which was referred to in the 2006 USA.

Further outline planning applications have been received for the former Eastern Electricity (EDF) and Dairy sites at Wootton Road, Gaywood. Air quality assessments have been requested in order to demonstrate any likely changes in air quality, or exposure to air pollutants, as a result of the proposed developments.

A planning application has been granted and an initial housing development completed within the Nar Ouse Regeneration Area (NORA), occupying a small corner of the site. 2006 NO₂ concentrations at NORA 1 were 23 µg m⁻³ – well within the annual mean objective of 40 µg m⁻³. Further housing construction is planned for NORA, so concentrations should continue to be monitored.

Planning permission has been applied for with regard to a residential development at a former tank farm site at Edward Benefer Way, King's Lynn. An air quality assessment was called for and subsequently submitted by URS Corporation Limited (URS) on behalf of the applicant. The assessment report concluded that the site currently complied with national AQS Objectives and was therefore suitable for residential development. It predicted that the likely impact on air pollution attributable to road traffic generated by the development would be negligible and would not result in the need for a new AQMA or extension of the current AQMA. The application remains pending and any developments will be addressed in the next round of Review and Assessment.

No further residential planning applications have been lodged. Air quality assessments in respect of the required construction works will be called for as and when planning applications are received.

New commercial developments

The following developments were noted in the previous Updating and Screening Assessment:

- **St Nicholas Retail Park, King's Lynn** – three new stores have been constructed and begun trading. As previously concluded, it was considered unlikely that traffic flows would change significantly as a result. NO₂ concentrations measured by the Edward Benefer Way diffusion tube were 23 µg m⁻³ in 2006.
- **NORA, King's Lynn** – no commercial units have, as yet, been built. NORA will be considered again in the next round of Review and Assessment.
- **Tesco, Gaywood** – there have been no developments with regards extension of this store. Any new plans should be considered in the next round of Review and Assessment.
- **Jaeger, Hansa Road, King's Lynn** – planning permission granted. The Jaeger building has now been demolished and the new B&Q DIY store is under construction.

No further planning applications have been approved for commercial developments in the Borough.

New public developments

New public developments such as schools, hospitals, stations, major car parks require consideration as they may impact on local traffic flow. However, no new public developments have been given approval in the Borough since the previous Updating and Screening Report.