

Borough Council of
**King's Lynn &
West Norfolk**



**Borough Council of King's Lynn and West Norfolk's
Response to
the Issues and Questions raised by Inspector David
Hogger
in relation to the
King's Lynn and West Norfolk Local Plan:
Site Allocations and Development Management
Policies**

**Issue 12: Brancaster/ Brancaster
Staithe/ Burnham Deepdale (G.13, G.14
and G.16)**

**Examination
June 2015**

Table of abbreviations used with the Council's Statements

Abbreviation	Full Wording
AONB	Area of Outstanding Natural Beauty
BCKLWN	Borough Council of King's Lynn and West Norfolk
BDC	Breckland District Council
CLG	Communities and Local Government
CITB	Construction Industry Training Board
CS	Core Strategy
DM	Development Management
DPD	Development Plan Document
EA	Environment Agency
FDC	Fenland District Council
FRA	Flood Risk Assessment
GI	Green Infrastructure
GTANA	Gypsy and Traveller Accommodation Needs Assessment
ha	Hectare
HELAA	Housing and Economic Land Availability Assessment
HLF	Heritage Lottery Fund
HRA	Habitats Regulation Assessment
HSEHA	Health and Safety Executive Hazard Areas
IDB	Internal Drainage Board
KRSC	Key Rural Service Centres
KLATS	King's Lynn Area Transportation Strategy
LDS	Local Development Scheme
LLFA	Lead Local Flood Authority
LPSO	Local Plan Sustainability Objectives
NCC	Norfolk County Council
NE	Natural England
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
NORA	The Nar Ouse Regeneration Area
NWT	Norfolk Wildlife Trust
OAN	Objectively Assessed Need
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
RV	Rural Village
RAF	Royal Air Force
RLA	Residential Land Assessment
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SADMP	Site Allocation and Development Management Policies Plan
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHMA	Strategic Housing Market Assessment
SHLAA	Strategic Housing Land Availability Assessment
SMP	Shoreline Management Plan
SPA	Special Protection Area
SSF	Site Sustainability Factors
SSSI	Site of Special Scientific Interest
SuD	Sustainable Drainage systems
SVAH	Smaller Villages and Hamlets
SWMP	Surface Water Management Plan
THI	Townscape Heritage Initiative
UPC	Un-attributable Population Change

12.1:

Is there evidence that any of the following proposed residential development sites in Brancaster/Burnham Deepdale are not justified, sustainable, viable, available or deliverable:

- East of Mill Road (G13.1)
- Land off The Close (G13.2)

If such evidence exists what alternatives are available and have they been satisfactorily considered by the Council?

1. Introduction

1.1. The proposed residential development sites in Brancaster (G.13.1) and Burnham Deepdale (G13.2) are chosen and justified for the SADMP proposed document following the comparative assessment in the SA. Both sites are considered the most sustainable options for development in Brancaster and Burnham Deepdale when compared to the other sites which were put forward for these areas. Further justification and explanation for these decisions being made can be found in the supporting text accompanying the proposed policy G.13.1 Brancaster – Land to the east of Mill Road and G.13.2 – Brancaster Staithe and Burnham Deepdale – Land off The Close.

1.2. In the case of proposed policy, G.13.1, the Deliverability Form; completed by the landowner dated the 18/02/14 (Appendix 1) states the land is available, vacant and deliverable within the first 5 years of the plan period to 2026. Similarly, with proposed policy G13.2, the Deliverability Form, completed by the land owner's agent, dated the 31/03/14, (Appendix 2); states the land is available, vacant and deliverable within the first 5 years of the plan period to 2026.

2. Site Specific Issues

2.1. Brancaster Parish Council has submitted a representation regarding site G.13.1 and in particular they have concerns regarding safe walking and cycling access from site to local school and services. As is the nature of many rural villages, walking routes can be compromised by narrow footpaths or may require crossing roads at points to continue on the footpath. The Highways Authority has not objected to G.13.1 and the Council do not consider this a fundamental constraint to development.

2.2. Brancaster Parish Council has produced a neighbourhood plan for its area. Reference is already made to this plan is on page 179 of the SADMP document. The document entitled Brancaster Village Design Statement was

prepared locally and is a clear expression of local views, and it is appropriate that it should be referred to by the parish or local groups in responding to planning applications as appropriate. Where provisions are drawn to officers attention the content of this informal document would be considered. However it would not be appropriate to imply similar weight to informal local guidance as to a Neighbourhood Plan.

3. Conclusion

- 3.1. Overall, the Council considers that the proposed residential development sites in Brancaster and Burnham Deepdale are justified, sustainable, viable, available and deliverable.

Appendix 1

Site Deliverability Form

- Please complete this form to the best of your knowledge and return to the Council by post by **1st April 2014**. If you would prefer to complete these electronically please contact the LDF team on LDF@west-norfolk.gov.uk or 01553 616443 to receive an electronic version.
- If you have previously sent more detailed information to the Council, for example, in response to the preferred options consultation (29/07/13 – 04/10/13) please indicate this on the form.
- Where more detailed information has been submitted previously, there is no requirement to repeat this information. The Council appreciates you taking the time to complete basic questions on the form and indicating that more detail is available elsewhere.
- The form provides the Council with an overview of the deliverability of any site, and will be collated as evidence to support the Detailed Policies and Sites Plan.

Return Address

Please return completed forms to:

Planning Policy Team (Deliverability Form)

Environment and Planning

Borough Council of King's Lynn and West Norfolk

King's Court, Chapel Street

King's Lynn, Norfolk

PE30 1EX

Data Protection and Freedom of Information

The information collected in this response form will be used by the Borough Council to inform the Detailed Policies and Site Plan and subsequent components of the Local Plan.

By responding you are accepting that your response and the information within it will be in the public domain, and that it may be disclosed if requested under the Freedom of Information Act.

Site Reference	BRAN 1 (Site 669)
Are you the correct person/company to contact about the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please explain why you are no longer the contact person/company for the site and please provide the correct contact details, if known, on the form below

Contact details	
Name	Peter Warner
Relation to the site	<input checked="" type="checkbox"/> Landowner <input type="checkbox"/> Agent <input type="checkbox"/> Other, please provide details
Company	
Address	Home Farm Castle Street Marsh Gibbon Bicester Oxon
Postcode	OX27 0HJ
Telephone	01869 278191
Email	peter.warner@zen.co.uk
Ownership	

Is the land under single ownership?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If 'no' who are the other landowners?	Please list other owners:
Is the access to the site under separate land ownership/s	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide details <p style="text-align: center;">Norfolk County Highways Authority own the verge in front of the land BRAN1</p>
<p>In the case that the site, or access to the site is owned by more than one landowner, the Council may contact you to establish which part of the site is under your control. If it is possible to indicate this on the attached map, or you have previously detailed this in documentation to the Council, please confirm this by providing details below.</p> <p>The site BRAN1 is in single ownership, the verge as is commonly found is owned by Norfolk County Highways Authority. The new access will be created and accessed through Norfolk County Highway Land to service the site BRAN1. The site access has been designed to meet Norfolk County Highways Standards. See attached drawing demonstrating land ownership and the access drawing 17670/SK4 Rev A produced by Plandescil Engineers and submitted with the submission documents at the Preferred Options Document stage of the Site Specifics Consultation.</p>	


Availability

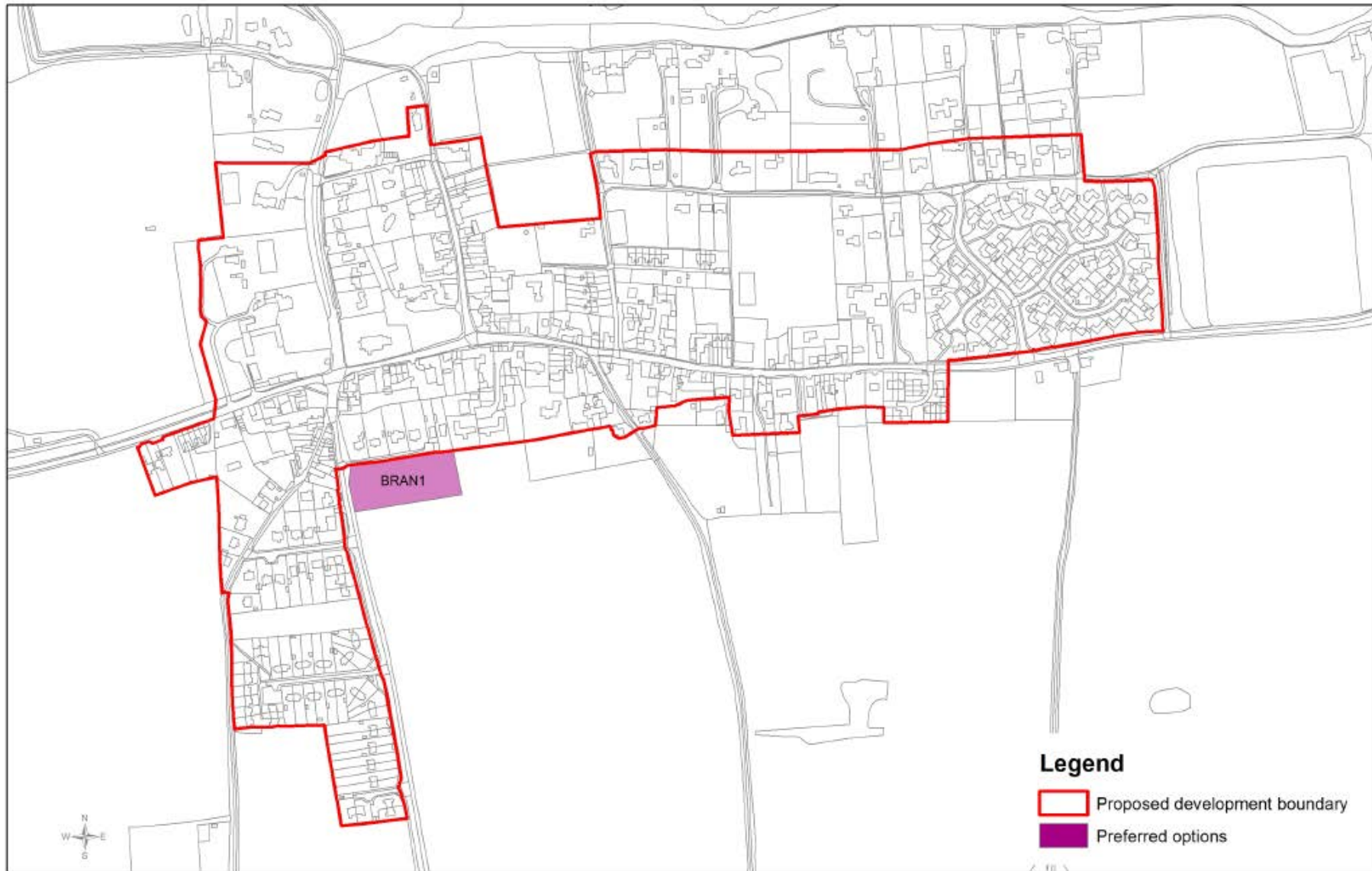
<p>Is the site occupied?</p>	<p><input type="checkbox"/> Occupied <input type="checkbox"/> Part occupied <input checked="" type="checkbox"/> Vacant</p> <p>If occupied, please provide details</p>
<p>When is the site available?</p>	<p><input checked="" type="checkbox"/> Available now <input type="checkbox"/> Not immediately available but could be developed within the plan period (before 2026) <input type="checkbox"/> not within the plan period (2027+)</p>
<p>If the site were allocated for development, when would you intend to develop the site?</p>	<p><input checked="" type="checkbox"/> 2014/15-2018/19 <input type="checkbox"/> 2019/20-2032/24 <input type="checkbox"/> 2024/25-2025/26</p> <p>Please provide any comments you may have on how firm the indicated dates are, and what would cause this to change.</p> <p>These dates are considered 'certain'</p>

Constraints	
<p>Are there any financial considerations that you are aware of that may influence whether or when the site would be developed?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please provide details</p>

<p>Are you aware of any abnormal costs associated with bringing forward this site for development, e.g. contaminated land?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please provide details</p>
<p>Are there any other constraints that may prevent or delay development of the site? (see examples)</p>	<p>e.g. access issues, land contamination, ecology issues, land covenants, heritage issues, flood risk, legal issues, infrastructure requirements, hazards, land use, occupation of land, market demand, other?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please provide further details or state 'see submission for full details'</p> <p>There are no constraints, please see submission under the Preferred Options for a Detailed Policies and Sites Plan.</p>

Further Information	
If the site was identified by the Council as a preferred option, have you read the draft policy relating to it?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Do you have any comments on the requirements and consideration set out in that draft policy? We have no comments on the requirements of the draft policy
Other	
Please provide details of any other viability issues in relation to the site that the Borough Council should be aware of that has not been covered in your submission or this form (use separate sheets if necessary)	
There are no viability issues affecting the delivery of the site as envisaged by the Draft Policy BRAN1 in the Preferred Options for a Detailed Policies and Sites Plan	

Signature	
Print name	Peter Warner
Date	18.02.2014



Appendix 2



Established 1756 • Chartered Surveyors • Auctioneers • Valuers • Property Consultants

Direct Dial: Jonathan Fryer 01553 816423
e-mail: jgf@crusowilkin.co.uk

Our ref: JGF/CA/352/32
Your ref:

27 March 2014

Planning Policy Team (Deliverability Form)
Environment & Planning
Borough Council of King's Lynn & West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk PE30 1EX

Dear Sirs

Preferred Option Site – Deep 1 (Site Ref. 183)

In accordance with your earlier emails we enclose herewith the Site deliverability Form duly completed on behalf of our Client in relation to the above preferred option site.

We would be pleased to consider any other matter arising, or further queries that you may have in order to assist in determining your Policy.

Please use the stated file reference number in all future correspondence and address same to jgf@crusowilkin.co.uk Please do not use the Cruso & Wilkin general email address in the future.

Yours faithfully

Cruso & Wilkin
Enc

Waterloo Street,
King's Lynn,
Norfolk PE30 1NZ
Tel: 01553 691691
Fax: 01553 692388

mail@crusowilkin.co.uk
www.crusowilkin.co.uk

Bernard C Matthews FRICS FMAV
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Alice R Dickson BSc (Hons) MRICS FMAV

Associate Partner:
Alexander P Ison MRICS FMAV

Assisted by:
Megan E Scourfield BA (Hons) PDip
James Hill BA (Hons) MA MSc
Georgina Armstrong BSc (Hons)

Also at Snettisham Auction Centre
(01485) 542656

Our file Ref. 352/32

Site Reference	Deep 1
Are you the correct person/company to contact about the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <p>If no, please explain why you are no longer the contact person/company for the site and please provide the correct contact details, if known, on the form below</p>

Contact details	
Name	J. G. Fryer
Relation to the site	<input type="checkbox"/> Landowner <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other, please provide details
Company	Cruso + Wilkin
Address	Waterloo Street, King's Lynn Norfolk
Postcode	PE30 1N2
Telephone	01553 - 691691
Email	jgf @ crusowilkin .co.uk.
Ownership	

<p>Is the land under single ownership?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>If 'no' who are the other landowners?</p>	<p>Please list other owners: For Information Owned by a family jointly.</p>
<p>Is the access to the site under separate land ownership/s</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please provide details Access to the site is via the "Close" a residential Development. The land was owned by the present owners of Deep1 we understand that there is no ransom strip as access was reserved however we are checking with solicitors.</p>
<p>In the case that the site, or access to the site is owned by more than one landowner, the Council may contact you to establish which part of the site is under your control. If it is possible to indicate this on the attached map, or you have previously detailed this in documentation to the Council, please confirm this by providing details below.</p> <p>See Pro - Map attached to a larger Scale.</p>	

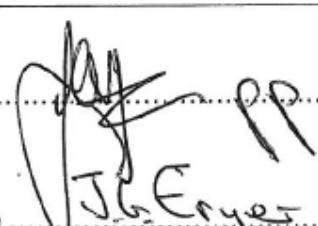
Availability

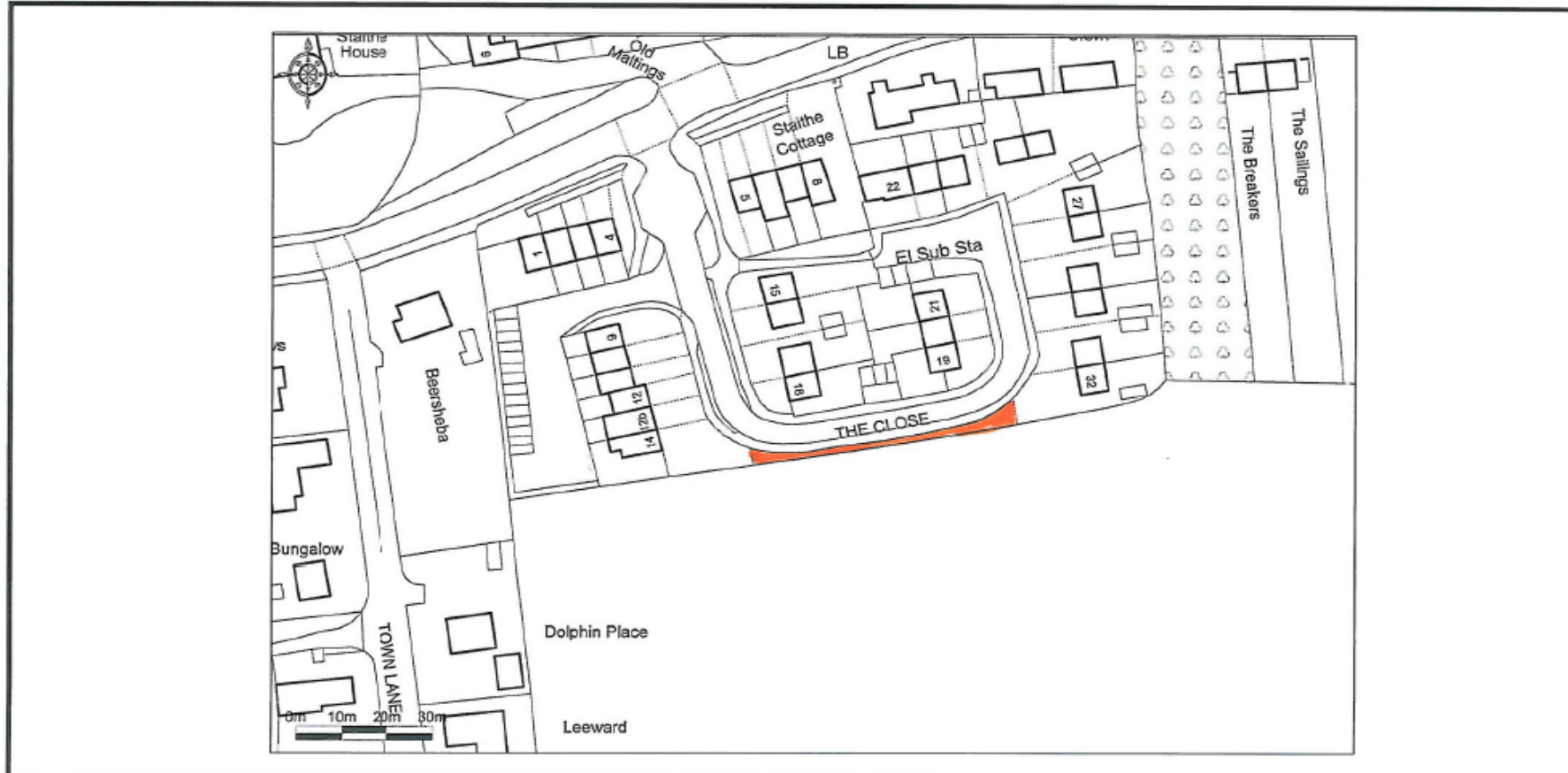
<p>Is the site occupied?</p>	<p><input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Part occupied <input type="checkbox"/> Vacant</p> <p>If occupied, please provide details</p> <p>Occupied by an agricultural Tenant Thompson Brancaster Farms. There is provision / agreement to allow resumption by the landlord.</p>
<p>When is the site available?</p>	<p><input checked="" type="checkbox"/> Available now <input type="checkbox"/> Not immediately available but could be developed within the plan period (before 2026) <input type="checkbox"/> not within the plan period (2027+)</p>
<p>If the site were allocated for development, when would you intend to develop the site?</p>	<p><input checked="" type="checkbox"/> 2014/15-2018/19 <input type="checkbox"/> 2019/20-2032/24 <input type="checkbox"/> 2024/25-2025/26</p> <p>Please provide any comments you may have on how firm the indicated dates are, and what would cause this to change.</p> <p>The Owners have indicated they will develop the site as soon as early as possible, although some work will be needed by accountants. This would not fall outside this time frame indicated</p>

Constraints	
<p>Are there any financial considerations that you are aware of that may influence whether or when the site would be developed?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please provide details</p> <p>The site would need to have a value taking into account any planning conditions which is acceptable to the owner eg Number of Social Houses etc.</p>

<p>Are you aware of any abnormal costs associated with bringing forward this site for development, e.g. contaminated land?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please provide details</p> <p>It is currently arable farm land ie green field site. Having walked the site there would appear to be no likely ecology issues.</p>
<p>Are there any other constraints that may prevent or delay development of the site? (see examples)</p>	<p>e.g. access issues, land contamination, ecology issues, land covenants, heritage issues, flood risk, legal issues, infrastructure requirements, hazards, land use, occupation of land, market demand, other?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please provide further details or state 'see submission for full details'</p> <p>Access to the site needs to be clarified. It is understood there is no ransom strip as the close used to belong to the current owners. The farmland has no relevant ecology issues it is cultivated and the land lies outside a flood risk area. There is a proven demand in this area for Housing.</p>

Further Information	
If the site was identified by the Council as a preferred option, have you read the draft policy relating to it?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Do you have any comments on the requirements and consideration set out in that draft policy? The owners have considered points 1-6 in your Draft statement and do not consider these terms to be unreasonable subject to formal clarification within the final document.
Other	
Please provide details of any other viability issues in relation to the site that the Borough Council should be aware of that has not been covered in your submission or this form (use separate sheets if necessary)	

Signature	 pp Causobulk
Print name	J.G. Eyer
Date	31/3/14



DEEP1—Preferred Development Site Brancaster Staithe

Based upon the Ordnance Survey
with the sanction of the controller of
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Cruso & Wilkin

Waterloo Street, King's Lynn,
Norfolk, PE30 1NZ
Tel: 01553 691691
mail@crusowilkin.co.uk

SCALE
1:1250

DATE
March 2014

This plan is published for the
purpose of identification only,
and, although believed to be
correct its accuracy is not
guaranteed.

Ref: JGF/MES/

