



Follow up work in relation to the Examination into the King's Lynn and West Norfolk Local Plan: Site Allocations and Development Management Policies

Additional Note - E1.15 - Bankside - West Lynn

November 2015

Document reference no.	FW08
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Additional Note - E1.15 - Bankside - West Lynn

Introduction

This paper highlights how development on this site can be achieved. It provides additional material on:

- the viability of a development for 200 units allocated for Bankside, West Lynn;
- integration of the development into the West Lynn existing settlement;
- visual impact and density on the site.

Viability

Agents for the landowner have submitted a deliverability form and covering letter (Appendix A) which sets out their view that 200 dwellings would not be viable on this site, but that a lower density scheme providing up to 120 dwellings would be.

Integration

This is a prominent derelict site in the centre of the settlement on Bankside, fronting the River Great Ouse and facing the historic King's Lynn waterfront. The site is adjacent to the ferry terminal and Ferry Square and close to village facilities – the shops and the primary school.

Visual Impact and Density

The allocation provides for some 200 dwellings on 2.6 hectares (a density of 77/ha) on a rectangular, brownfield, waterfront site, previously occupied by industrial buildings (canning factory). Just to the south of this allocation (south of the West Lynn Drain) permission was granted on the former Dredging and Constriction site on St Peter's Road in August 2007 for 149 dwellings on a 1.93 hectare brownfield site (a density of 77/ha) (06/02260/FM). This is a roughly square shaped site, with the Grade II* listed St Peter's Church to the rear. The 'Highlands' area of the site adjacent to the river had 3 storey blocks at a density of 120/ha. The Council's Urban Development Strategy required development on the West Lynn waterfront to present a strong elevation with a definite sense of place. The initial design had been reviewed by urban design consultants and modified leading to the permitted scheme. This scheme was not implemented and was allowed to lapse.

Subsequently a scheme for a residential care village was permitted on this site in 2013 providing for 150 bedrooms in 3 buildings, together with 18 cottages (12/01728/FM):

- Building A - 77 bedroom, 2 storey residential care home providing specialist dementia care;

- Building B - 30 bedroom, 2 ½ storey providing specialist and extra care – multi registration including, specialist nursing care, extra care housing, short term, intermediate, respite and end of life care;
- Building C - 43 bedroom, 2 ½ storey providing specialist and extra care–multi registration including, specialist nursing care, extra care housing, short term, intermediate, respite and end of life care;
- 18 Cottages (Mix of 2&3 bedroom independent living units).

Both previously permitted schemes on this nearby site have a development density similar to that proposed for the allocated site.

Conclusion

Agents for the landowner have shown that development on the site would be deliverable but consider that a reduction of the threshold for this site to 120 units would be appropriate.

They would be grateful if both the Council and the Inspector could consider this option accordingly, for the reasons set out within correspondence, dated 03 December 2015 (Appendix A).

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Appendix A: Letter of Representation



Mr P Jermany
Planning Policy Team
Environment and Planning
Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX

Ref: MW 427

03 December 2015

Dear Mr Jermany

The Borough of King's Lynn & West Norfolk Site Allocation & Development Management Policies Pre-Submission Document

Site Allocation E1.15 (Bankside, West Lynn)

I write further to your email correspondence dated 20 October 2015, Knight Frank is instructed by our client, Del Monte (UK) Limited, to submit representations for the above site towards the Borough Council of King's Lynn and West Norfolk's Site Allocation & Development Management Policies Plan Examination, the hearings for which we understand concluded on 20 November 2015.

The Borough Council of King's Lynn and West Norfolk's Development Management Policies Pre-Submission Document establishes a set of policies and land allocations, which once adopted, will guide the future of the district up to 2026. The sites and policies within this document represent the most sustainable locations for growth, when assessed against the reasonable alternatives. Upon adoption, the document will form a part of the King's Lynn and West Norfolk Local Plan.

Within the Pre-Submission Site Allocations & Development Management Policies Plan, the Council identifies our client's site, Bankside, West Lynn (reference E1.15), as being allocated for housing (C3).

It is understood that following the examination hearing held on 01 October 2015, the Inspector raised a number of questions regarding our client's site, and most notably requested that the Council provide further details in respect of the following:

- Provide a short paper to highlight how development on this site can be achieved;
- Provide additional material on:
 - the viability of a development for the 200 units allocated for Bankside, West Lynn;
 - how development here could be integrated into the existing settlement of West Lynn;

T +44 114 272 9750 F +44 114 272 9772
7th Floor Fountain Precinct Balm Green Sheffield S1 2JA

KnightFrank.co.uk

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street London W1U 8AN where you may look at a list of members' names.



- o the visual impact of development in this locality; and
- o the proposed density of units

As such, this letter summarises what Knight Frank, on behalf of our clients Del Monte (UK), consider to be the key issues associated the deliverability and viability of the site for residential use, at the density presently proposed. At the Council's request, we also submit alongside this document, a completed 'Deliverability Form' for the site, for inclusion within the Local Planning Authority's final paper to the Inspector.

The Site

The site covers an area of approximately 3ha, comprising derelict brownfield land which is currently partially allocated within the King's Lynn 'Saved' Local Plan as 'Built Environment Type D'. The site occupies an attractive riverside location, bordered by the River Great Ouse to the east, a river inlet to the south, residential development to the west and the West Lynn Landing Quay to the north, which provides a regular, daily passenger ferry service from West Lynn to Kings Lynn.

The site was formerly occupied by a fruit canning factory for Del Monte (UK), which ceased operation in February 2008. The site has since been cleared of built form and represents vacant, brownfield land which is presently secured by a steel fence along all boundaries. The site topography is generally flat and level, however there is a slight decrease in gradient from west to east. The site is also situated within Flood Zone 2.

Current Allocation

Within the Borough Council of King's Lynn and West Norfolk's Local Plan Proposals Map (1998), the site is allocated as a 'Built Environment Type D', whereby 'saved' **Policy 4/21** of the Local Plan (1998) states that:

In settled or built-up areas of towns or villages, development which has regard for and is in harmony with the building characteristics of the locality will be permitted in the distinctive areas defined on the Proposals Map as

- i) *Built Environment Type C, which relates to the older usually pre- 1914 development forms;*
- ii) **Built Environment Type D, relating to modern areas.**

Development which damages the appearance of its built surroundings will not be permitted.

With reference to the Borough Council of King's Lynn and West Norfolk's Core Strategy (2011), **Policy CS09** of the document states:

'King's Lynn – Provision for at least 7,510 dwellings in total (with allocations for at least 5,070 new homes) will be made in King's Lynn through development at strategic locations identified on the proposals map and through other smaller sites, both will be allocated through the Site Allocation DPD. Encouragement will be given to brownfield sites which come forward in contributing to the overall total to support the regeneration emphasis in King's Lynn. An allocation of at least 1,600 new homes south east of the town will contribute both to current needs and also establish a direction of future growth to meet anticipated need beyond the current plan period'.

The development of this vacant brownfield site would therefore clearly meet the objectives of this policy.

Proposed Allocation

The Kings Lynn and West Norfolk Site Allocations and Development Management Policies Pre-Submission Policies Map (January 2015), identifies 2.6ha of our client's land as allocated for housing, referenced site E1.15 Bankside, West Lynn. The allocation excludes a strip of land along the site's eastern perimeter, adjacent the river, which forms a flood protection zone in light of the site's Flood Zone 2 categorisation. Our client is in full support of the proposed allocation of the site for residential use (C3).

Proposed Policy E1.15 of the emerging Development Plan document states that:

Land amounting to 2.6 hectares is allocated for residential development of some 200 dwellings. Development will be subject to compliance with all of the following:

- 1. Provision of additional car parking to serve the West Lynn Ferry;*
- 2. Submission of a site specific Flood Risk Assessment;*
- 3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;*
- 4. The precise provision of open space will be considered with regard to the proximity of the development to existing safeguarded facilities (such as the nearby recreational facilities to the west of the site). The Borough Council will consider flexibility of open space provision where this would result in qualitative and quantitative benefits to the community;*
- 5. Financial contributions towards the provision of infrastructure including additional primary and secondary school places;*
- 6. Provision of affordable housing in line with the current standards.*

Site Availability, Deliverability and Viability

Paragraph 47 of the **National Planning Policy Framework (NPPF)**, states that:

Local Planning Authorities' should: use their evidence base to ensure that their Local Plans meet the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies' set out within this Framework, including identifying sites which are critical to the delivery of the housing strategy over the plan period'.

Paragraph 47 also goes on to state that Local Plans should 'identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

The **NPPF** states within footnote 11 of paragraph 47, that 'deliverable' sites are those which are described as being:

- Available;
- Suitable; and
- Achievable

'Developable' sites are those which are described as being:

- Situated within a suitable location for housing development; and
- Have a reasonable prospect that it could be viably developed at the point envisaged.

Within the context of the Bankside allocation (reference E1.15), as the site represents vacant land with no constraints in terms of land ownership, it is subsequently **available**. The site is also considered to occupy an extremely sustainable location well served by local services and amenities, as well as public transport linkages including bus, rail and ferry, making it a **suitable** location for redevelopment. Finally, subject to housing density, there is also a reasonable prospect that housing could be delivered on this site within the prescribed 5 years making development here **achievable**.

Addressing the Inspector's Questions

Viability 200 Unit Residential Scheme

With reference paragraph 173 of the **NPPF**:

'Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.'

Within the context of a 200 unit residential redevelopment, an independent valuation report undertaken on behalf of landowners Del Monte (UK) in August 2015, concludes that this site is unviable for a high density scheme. This is by virtue of the flood engineering costs associated with a scheme of 200 units, alongside the 15% affordable housing requirements which would be deducted as specified within Core Strategy Policy CS09, equates to 30 units on a development of this size. It is therefore considered that a 200 unit scheme would be unlikely to be taken on by developers due to the costs associated, particularly when compared to a lesser density scheme, which could accommodate larger family homes, with a greater sales return, to offset costs of the engineering operations required.

Paragraph 175 of the NPPF states that:

'Where practical, Community Infrastructure Levy charges should be worked up and tested alongside the Local Plan. The Community Infrastructure Levy should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place.'

Whilst Kings Lynn do not presently have an adopted Community Infrastructure levy (CIL) in place, a draft charging schedule has been out to public consultation, indicating a proposed levy of £60 per sqm of new residential floor space created within the borough. Once adopted, this will add an additional burden to high density schemes.

Development Density: Integration and Visual Impact

The built form to the west of the site comprises a mix of predominantly two storey terraced and semi-detached dwellings, of varied architectural styles. In the absence of an indicative site layout for this site, it is difficult to comment on precisely how redevelopment in this locality would integrate with the existing settlement. However it is apparent that by virtue of the size of the site, development at the density proposed by allocation E1.15 would inevitably entail multi-storey units, most likely flats and apartments. This would be completely out of character when viewed within the context of the surrounding development grain.

Development at this scale would therefore clearly be contrary to the requirements of **Core Strategy Policy CS08: Sustainable Development**, which states that new development should:

'respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout And access will enhance the quality of the environment'

Furthermore, Policy CS08 goes on to require that:

'In seeking to make the most efficient use of land, the Council will scrutinise Design and Access Statements to confirm that the proposal optimises the density of development in the light of local factors such as the setting of

the development; the form and character of existing development; and the requirement for any on site infrastructure including amenity space'.

For the reasons set out above, it is considered that a lower density scheme would offer the opportunity to provide a more well-integrated form of development when compared to a scheme of 200 units, which would equate to the provision of up to 80 dwellings per hectare and would represent a substantially more dense form of development when compared to that of the immediate locality.

The development of this site for a lesser number of residential units would not only help to raise design standards in the locality, but would address the impact upon landscape visual impact when compared to both the factory which formerly existed and a scheme of 200 multi-storey apartments which would potentially conflict with the Council's own policies. Notwithstanding the housing numbers proposed here, the site remains an extremely sustainable, suitable, available and achievable location for housing growth and there undoubtedly remains scope to develop a well designed and integrated scheme, albeit of a lower density.

Suggested Amendments to Allocation E1.15

Considering the commentary above, whilst Knight Frank wholly support the inclusion of our client's land as a housing allocation (C3), it's considered that in order to maximise the deliverability and viability of this site, the accompanying policy wording needs to be revisited to allow greater flexibility for potential redevelopment proposals.

The present wording is considered to be overly restrictive, being density led as opposed to ensuring a well-designed and well integrated scheme. It is our contention that a development of 200 units on this site is simply not realistic and if the policy wording remains the same, there is a strong chance that there will be no developer uptake and that the site will continue to remain in its presently unsightly and derelict form throughout the plan period.

We therefore consider it appropriate to amend the proposed wording to either significantly reduce, or remove in its entirety, a prescribed development density. Alternatively, as a minimum the policy should allow for development of 'up to' 200 units or a lesser number.

Finally, we note that the policy also lists items which the development proposals for this site must comply with, such as the submission of a Flood Risk Assessment; SUDs scheme; open space provision and financial contributions. Arguably compliance with these matters would be ensured as a matter of course either throughout the validation or application process and through mechanisms such as CIL (once adopted). This represents an unnecessary duplication which could be open to interpretation and act as a further barrier to sustainable development.

Conclusion

Knight Frank, on behalf of our Clients Del Monte (UK), fully support the inclusion of the former factory site as housing allocation reference E1.15, within the emerging Site Allocations & Development Management Policies document. The site represents an extremely sustainable, suitable, available and achievable location for housing growth, which could be delivered in the short term to medium term.

Notwithstanding our support for this allocation, we consider, in its present form, the policy wording may restrict the viable redevelopment of this site and may act as a barrier to regeneration in this locality. Subject to minor policy re-wording, this allocation will be fit for purpose and the site will be a far more attractive prospect to developers, for the use preferred by both the Council and Del Monte (UK).

We would welcome the opportunity to discuss this site further with the Council and to be involved in later stages of the consultation/Examination process in due course. Please do not hesitate to contact me directly with any questions or queries you may have in relation to this representation, or any other matter. We wish to be kept informed of the Sites and Policies document's progress.



Yours faithfully

A handwritten signature in black ink that reads "Megan Wilmott".

Megan Wilmott

Senior Planning Consultant

megan.wilmott@knightfrank.com

T 0114 272 9750

M 0746 872 9119

Appendix B: Completed Deliverability Form

17 October 2014

Dear Sir / Madam,

Without prejudice

**King's Lynn & West Norfolk Local Plan
Preferred Option Site E1.15 (Bankside, West Lynn)**

The Borough Council published the Preferred Options for the Detailed Policies and Sites Plan on July 29th 2013. In preparation for the final submission version, we are seeking to contact landowners and agents of sites considered as potential options for allocation. We hold your contact details as the landowner or representative for a site. If this is not the case, please contact me directly or return the form provided.

It is important for us to be able to show, at the Plan examination, that the development promoted is 'deliverable' (viable, available and achievable). Therefore we wish to understand, as far as possible, the likely prospects for development of each of the sites under consideration before making final decisions on what allocations to include in the Plan. I am therefore writing to encourage you to submit further information about the site, in order to help us decide whether to include such an allocation in the final 'Proposed Plan'.

The proposed Plan will be submitted for examination, where an independent planning inspector will decide whether it is legally compliant and 'sound' and can therefore be adopted by the Council. Deliverability is one of the key tests the Inspector will be applying to the Plan.

We request that you please return the form by the **deadline 7th November 2014**. Please complete the form, even if you have previously provided this information to us at any stage. The Planning Inspectorate requests that any evidence to support an examination of plan documents is up to date and provided in a clear format. In the case that more detailed information has previously been submitted there is no requirement to repeat this. We would appreciate if you could complete the basic questions and tick box answers and refer to your submission for further details.

Disclaimer

The Council is still assessing all potential options for housing allocation. Completion of this form will be used to consider whether a site is deliverable within the plan period (to year 2026). However, completion of this form does not guarantee that any site will continue to be identified for housing allocation at the submission stage.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alan Gomm', with a horizontal line underneath.

Alan Gomm
LDF Manager

Site Deliverability Form

- Please complete this form to the best of your knowledge and return to the Council by post by **7th November 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	E1.15 (Bankside, West Lynn)
Are you the correct person/company to contact about the site?	<input 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	Megan Wilmott, Senior Planning Consultant
Relation to the site	<input type="checkbox"/> Landowner <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other, please provide details
Company	Knight Frank
Address	Fountain Precinct 7 th Floor Balm Green Sheffield
Postcode	S1 2JA
Telephone	0114 272 9750 07468 729 119
Email	megan.wilmott@knightfrank.com
Ownership	

Is the land under single ownership?	<input type="checkbox"/> Yes <input checked="" 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>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>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>

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 is presently vacant and it's understood would require little financial output in terms of remediation. However, by virtue of the low lying land level, below sea and river level, a degree of flood response planning and engineering works will be required to</p>

	<p>support redevelopment (of any form/density). For further details, please refer to accompanying letter reference MW 427.</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 type="checkbox"/> No</p> <p>If yes, please provide details.</p> <p>By virtue of the site's situation below sea and river level and its location within Flood Zone 2, a degree of flood response planning and engineering works will be required to support redevelopment (of any form/density). For further details, please refer to accompanying letter reference MW 427.</p>
<p>Are there any other constraint 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 type="checkbox"/> No</p> <p>If yes, please provide further details or state 'see submission for full details'</p> <p>No obvious industrial or liquid spillage contamination is present and as the site was originally used as a cannery, it's highly unlikely to have been a major historic polluter.</p> <p>However, the site is situated within Flood Zone 2. For further details, please refer to accompanying letter reference MW 427.</p>

	<p>support redevelopment (of any form/density). For further details, please refer to accompanying letter reference MW 427.</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 type="checkbox"/> No</p> <p>If yes, please provide details.</p> <p>By virtue of the site's situation below sea and river level and its location within Flood Zone 2, a degree of flood response planning and engineering works will be required to support redevelopment (of any form/density). For further details, please refer to accompanying letter reference MW 427.</p>
<p>Are there any other constraint 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 type="checkbox"/> No</p> <p>If yes, please provide further details or state 'see submission for full details'</p> <p>No obvious industrial or liquid spillage contamination is present and as the site was originally used as a cannery, it's highly unlikely to have been a major historic polluter.</p> <p>However, the site is situated within Flood Zone 2. For further details, please refer to accompanying letter reference MW 427.</p>

Further Information

If the site was identified by the Council as a preferred option have you read the draft policy relating to it?

- Yes**
- No**

Do you have any comments on the requirements and consideration set out in that draft policy?

Yes, please refer to accompanying letter reference MW 427.

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)

Please refer to accompanying letter reference MW 427.

Signature *Megan Wilmott*

Print name Megan Wilmott.....

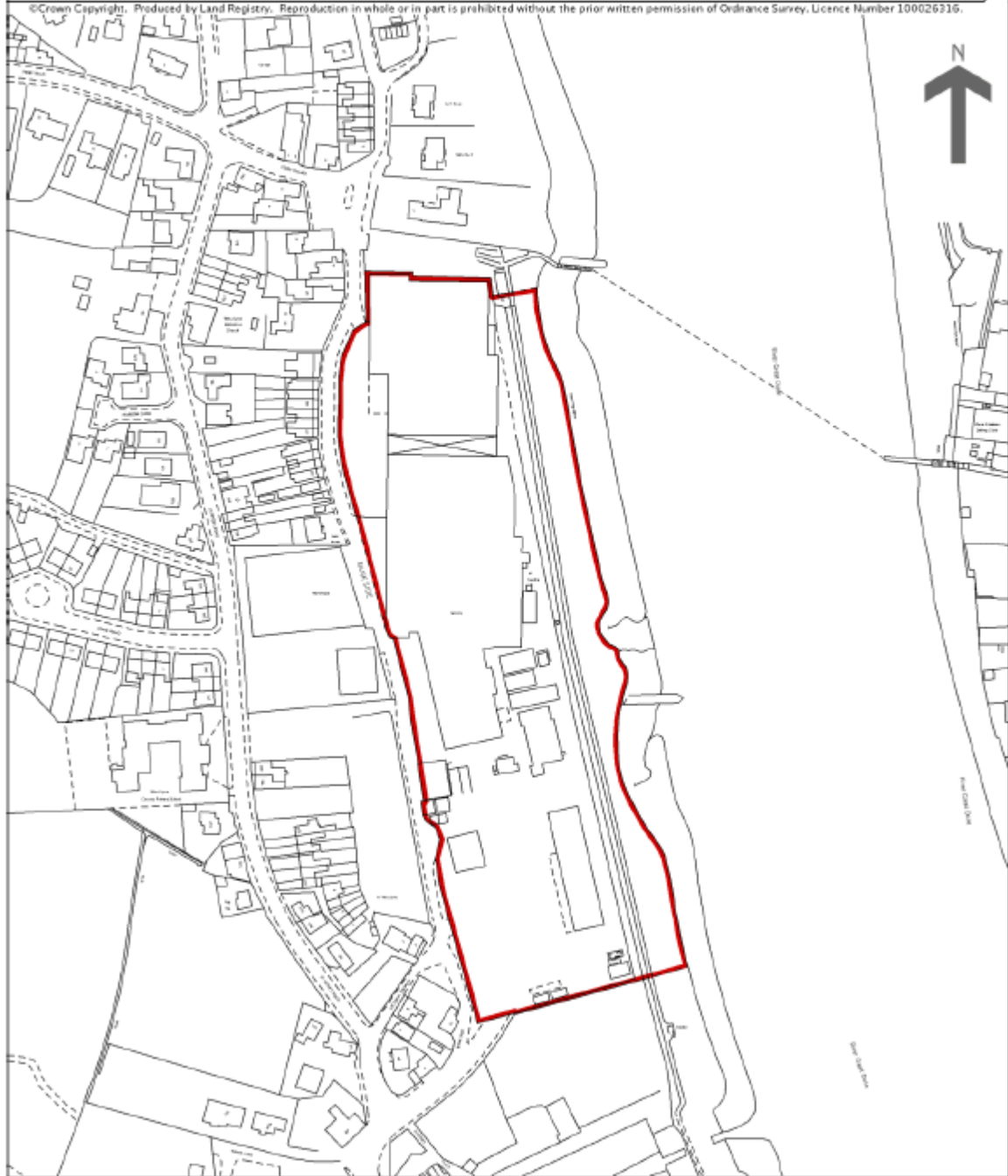
Date 03/12/2015.....

Land Registry
Current title plan

Title number **NK308237**
Ordnance Survey map reference **TF6120SW**
Scale **1:2500 reduced from 1:1250**
Administrative area **Norfolk : King's Lynn and West Norfolk**



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Appendix C: Email Correspondence

Good afternoon Peter,

Further to our conversation last week, having spoken to my client, we consider that a reduction of the threshold for this site to 120 units to be most suitable.

We would be grateful if both the Council and the Inspector would consider this option accordingly, for the reasons set out within our previous correspondence, dated 03 December 2015.

Kind regards

Megan



Megan Wilmott
Senior Planning Consultant

M 07468 729 119

megan.wilmott@knightfrank.com
KnightFrank.com

Save a tree – we only print emails we need to.



From: Megan Wilmott
Sent: 03 December 2015 18:15
To: 'Peter Jermany'
Cc: Alan Gomm; Claire Dorgan
Subject: RE: Bankside, West Lynn

Good afternoon Peter,

Further to our telephone and email correspondence below, as requested please find attached a copy of the completed deliverability form for site allocation E1.15 Bankside, West Lynn, alongside an accompanying letter to supplement the details contained within this form. We would request that both of these documents be passed to the Inspector for consideration.

Many thanks for your patience in awaiting this document, I trust this suffices for the purposes of including within your response to the Inspector's questions, arising throughout the Examination.

Please don't hesitate to come back to me with any queries regarding the contents of this letter.

I would be grateful if either yourself or one of your colleagues could confirm receipt of this email at your earliest opportunity.

Kind regards

Megan



Megan Wilmott
Senior Planning Consultant

M 07468 729 119

megan.wilmott@knightfrank.com
KnightFrank.com

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From: Peter Jermamy [<mailto:Peter.Jermamy@West-Norfolk.gov.uk>]
Sent: 03 December 2015 08:33
To: Megan Wilmott
Cc: Alan Gomm; Claire Dorgan
Subject: RE: Bankside, West Lynn

Hi Megan

Thanks for your message. I've been out of the office a lot this week. I'm here today until 2:30 and then not back until Monday, so if you send it through after that could you copy in my colleagues Alan Gomm and Claire Dorgan please to ensure that we are able to append it to my paper.

Regards

Peter

Peter Jermany

Principal Planner LDF & Water Management Officer

LDF Team - Environment & Planning

Borough Council of King's Lynn & West Norfolk

T: 01553 616239 (Mon. & Wed. 614123)

F: 01553 775726

E: peter.jermany@west-norfolk.gov.uk

W: www.west-norfolk.gov.uk

From: Megan Wilmott [<mailto:Megan.Wilmott@knightfrank.com>]

Sent: 02 December 2015 18:33

To: Peter Jermany

Subject: RE: Bankside, West Lynn

Good afternoon Peter,

Just to update you, it is our intention to submit the completed deliverability form and accompanying letter for Bankside, West Lynn (site E1.15) by close of play tomorrow.

Having left a couple of messages with your colleagues earlier in the week, I was assured that the Council's response to the Inspector is due for completion by this Friday and that as such this should fit in with your timetable? I would be most grateful if you could just confirm for me whether these timeframes are acceptable as I am out of the office until late afternoon and will need to arrange for a colleague to deal with this in my absence if not.

Kind regards

Megan



Megan Wilmott
Senior Planning Consultant

M 07468 729 119

megan.wilmott@knightfrank.com
KnightFrank.com

Save a tree – we only print emails we need to.



From: Peter Jermamy [<mailto:Peter.Jermamy@West-Norfolk.gov.uk>]
Sent: 20 October 2015 12:01
To: Megan Wilmott
Subject: Bankside, West Lynn

Dear Megan

I understand that you spoke to my colleague Alex Fradley yesterday in relation to the Local Plan process and the Bankside, West Lynn (former Del Monte) site.

Following the hearing when this site was discussed on 1 October the Inspector has asked us to do the following work in relation to this site:

- Provide a short paper to highlight how development on this site can be achieved.

- Additional material to be provided on:
 - o the viability of a development for 200 units allocated for Bankside, West Lynn.
 - o integration of the development into the West Lynn existing settlement.
 - o visual impact and density on the site.

Any assistance you could give in demonstrating the site's viability and deliverability would be gratefully received. It would be particularly useful if the deliverability form could be completed so that we could attach it as an appendix to the above paper. All we have had up to now is the letter attached, with no follow up. This is the only allocated site with no deliverability form.

The hearing sessions are due to be completed by 20 November so I am aiming to have my additional work including the paper above completed by that time.

Regards

Peter

Peter Jermany

Principal Planner LDF & Water Management Officer

LDF Team - Environment & Planning

Borough Council of King's Lynn & West Norfolk

T: 01553 616239 (Mon. & Wed. 616479)

F: 01553 775726

E: peter.jermany@west-norfolk.gov.uk

W: www.west-norfolk.gov.uk

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