

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



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

Downham Market - Howdale Rise Site

November 2015

Document reference no.	FW15
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Issue

Borough Council to provide a paragraph on the planning application (land off Howdale Rise, Downham Market) and a map to explain –

- **Relationship to Andrew Campbell sites**
- **Physical location of sites, etc.**
- **Explain why Andrew Campbell's clients' site is not sound.**

Response

1.1 The critical question for the Examination is not whether Mr. Campbell's proposed development is in itself 'sound', but whether the Council's proposed SADMP, which allocates other sites in Downham Market in preference to this one, is sound.

There is a current outline planning application for residential development of the Howdale Rise site (further details below). In the current context of the Council's current inability to demonstrate a five years supply of housing land, it might perhaps be appropriate to grant planning permission for its development (though it is emphasised that no decision has yet been made on it by the Council). However, that does not necessarily mean that the site should have been allocated.

1.2 In the SA Report accompanying the submitted SADMP, the site (Ref. No.515) is scored generally positively (page 125), and particularly for access to services, with no serious constraints. In the accompanying discussion (page 127) it is stated that 'the scale of potential development of this site would not of itself provide a substantial contribution to the overall housing required for Downham Market, and would be better provided as part of the larger areas of F1.3 and F1.4 to provide the necessary volume required to help deliver the associated benefits and necessary infrastructure'. The Borough Council's view is that its choice of F1.3 and F1.4 meets the tests of soundness.

1.3 Taking a long term, strategic view, and with regard to CS Policy CS04 (which states "the provision of new housing will be carefully balanced with the need to provide additional services and local facilities") the proposed allocations F1.3 and F1.4 would provide road infrastructure to access new areas, whereas the Howdale Rise site did not offer this prospect. If the Howdale Road site came forward at a later date, there may be a potential to link this to a new road network serving the south-east quadrant of the town, rather than solely through the existing rather constrained network of lanes in the area.

1.4 Mr. Campbell's current outline planning application (Ref. No. 15/01779/OM, all matters reserved)¹ is for 50 dwellings, garages and public open space a 2.69ha site off Howdale Rise and Rouse's Lane.

1.5 Access is one of the reserved matters for the application, but the indicative site layout plan submitted with the application shows access to the southern portion of the site, with 37 dwellings, taken from Howdale Rise. Howdale Rise is a partial cul de sac leading to a further cul de sac, Prince Henry Place, and currently serving around 60 dwellings in total. Howdale Rise can be accessed only via Howdale Road.

1.6 The indicative plan shows the 13 dwellings in the northern section of the site accessed via Rouse's Lane at the triangular green at the junction of Rouse's Lane and Howdale Road. Norfolk County Council's Public Rights of Way Officer has advised that Rouse's Lane is an unadopted restricted byway with no public right of way for motorised vehicles. He considers that with other development proposals in this vicinity, there is the likelihood that Rouse's Lane will be increasingly used for recreational/non-motorised access which increases potential conflict with motorised traffic,

¹ Full application details and associated documents are available on the Council website for the Howdale Rise site. The following provides a direct link <http://online.west-norfolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NX8MAVIV07800>

and that taking these factors into account it would be preferable from a Public Rights of Way perspective for access to the entire site to be made from Howdale Rise. To the west of the proposed access Rouse's Lane is unmade, and to the east it is a metalled, but narrow, lane providing access to half a dozen houses, a sign-making business and the town cemetery, beyond which it becomes yet narrower and more rural and provides access on foot and to Rouse's Farm about 500m further.

1.7 Both Howdale Rise and Rouse's Lane can only be accessed via Howdale Road. To the west and the town centre this is a two way road. To the east Howdale Road is narrow with one-way traffic westwards only towards the site and town centre from Bexwell Road. Hence while there is ready access to the town centre, there is no egress from the area except via the westward part of Howdale Road and all departing traffic must pass through the town centre.

1.8 It is currently considered that this application could potentially be recommended for approval (particularly in light of the Borough's current five year housing land supply situation), but consultation and consideration are as yet incomplete so this is not at all certain. A number of objections to the proposed development have already been received, many of which consider the access to the site inadequate. At the time of writing the advice of the local highway authority was awaited.

1.9 Reference was made at the hearing to another planning application off Rouse's Lane. It is believed that it was being suggested that this would enhance the connectivity of the local road and footpath network in the vicinity of the site. The only other current application in the vicinity is that in outline (all matters except access reserved) for 20 dwellings on a narrow strip of land off Bexwell Road and extending to Rouse's Lane at the rear (Ref. No. 15/01454/OM)². Contrary to the suggestions that seemed to be made at the hearing, this proposal does not, as it stands, provide either a vehicular or pedestrian link to Rouse's Lane.

1.10 It is currently considered that this application is likely to be recommended for refusal on grounds of form and character. The applicant has been advised of this, and is considering a revision of the proposals. The applicant has been encouraged to provide a footpath link through to Rouse's Lane if the other issues can be overcome. It is understood that a vehicular link to Rouse's Lane is unlikely to be feasible because of the unadopted byway status of Rouse's Lane and also limited width at this point.

Illustrations

- **Map 1** shows the Howdale Rise site in relation to the surrounding road and public rights of way (PRoW) network, and also the Bexwell Road site
- **Map 2** is a map showing the Howdale Rise site in relation to the other land put forward for consideration for allocation in the SADMP.
- **Layout 1** is the indicative site layout plan submitted with the Howdale Rise application.
- **Layout 2** is the indicative site layout submitted with the Bexwell Road application.

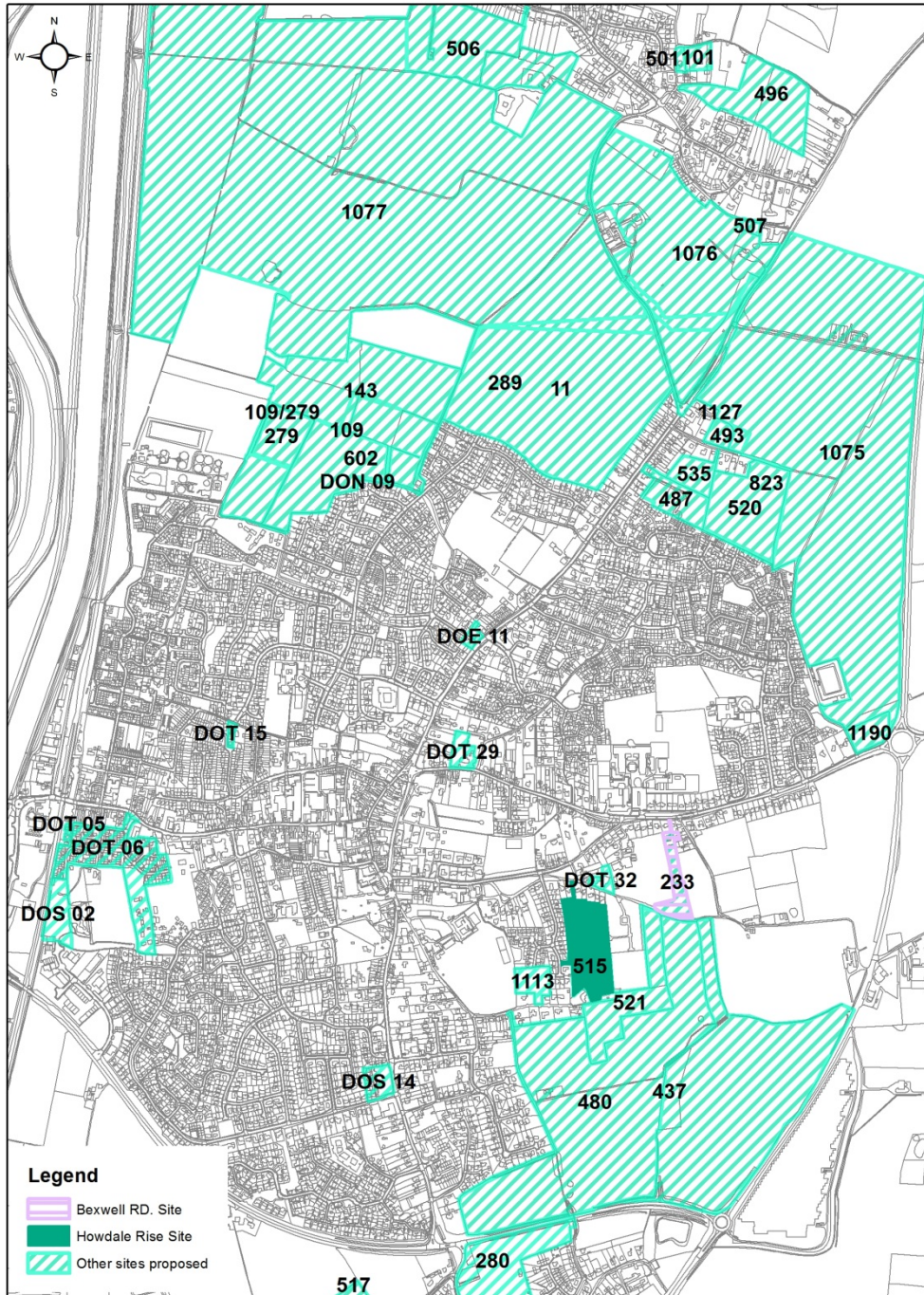
² Full application details and associated documents are available on the Council website for the Bexwell Road site. The following provides a direct link <http://online.west-norfolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NURGRLIV08O00>



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Map 1: Howdale Rise Site in Relation to Surroundings

0 0.05 0.1 0.2 0.3 0.4 Kilometers



Map 2: Howdale Rise Site in Relation to Others Proposed

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0 0.075 0.15 0.3 0.45 0.6 Kilometers

Layout 1 - Indicative Layout Howdale Rise Site



DEVELOPMENT PRINCIPLES
 RECEIVED
 02 NOV 2015

Layout 2 - Indicative layout Bexwell Road Site

