

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**

**Issue 39
Walpole Cross Keys
Walpole Highway
Walpole St Andrew, Walpole St. Peter, Walpole Marsh**

November 2015

Document reference no.	FW27
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Issue 39

Issue 1

Walpole Cross Keys

Site 1212 - Can the BC provide an appreciation of the position and suggest some text referring to how the site could be brought into beneficial residential use. Explain relevance of Policy CS10.

Response

The representation made by Freshpeel Produce Ltd. at Pre Submission stage provided a detailed description of the site including the site history, the current position and the need for a future use for the site which now comprises a derelict factory in the heart of Walpole Cross Keys.

The Council had not allocated the site for housing because representations prior to the completion of the pre submission document had not demonstrated that an application could meet the requirements of Core Strategy policy CS10 Employment. This was detailed in the Sustainability Appraisal. Further information was provided at pre submission stage by the agent but crucial information regarding viability, deliverability and the remediation of land had not been forthcoming.

The Inspector has requested an explanation of the relevance of CS10 and an appreciation from the Borough Council of the position regarding the site. The relevant extract of Core Strategy policy CS10 is provided in the box below:

Retention of Employment Land

The Council will seek to retain land or premises currently or last used for employment purposes (including agricultural uses) unless it can be demonstrated that:

- continued use of the site for employment purposes is no longer viable, taking into account the site's characteristics, quality of buildings, and existing or potential market demand; or
- use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for sustainable modes of transport; or
- an alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council's regeneration agenda.

The Borough Council seek to retain employment land for employment uses. The pre submission representation made by Freshpeel Produce Ltd successfully demonstrated that the last use of the site as a produce factory was unsuitable due to changing market demand for longer operational hours and the unacceptable environmental impact to neighbouring residents. The agent failed to demonstrate that adequate consideration had been given to whether any alternate employment uses could be suitable for the site, and therefore failed to adequately address policy CS10. It would be preferable for the site to have been marketed to test whether there was a demand for any employment use in this location. If there is adequate evidence to suggest the site would be unsuitable to be marketed for any employment use, either because it is no longer a suitable location for employment or because there is no demand for this then the Council would accept that the site should be considered for alternative uses. In summary, a wider overview of the lack of potential to retain the employment use on the site was required, and based on information provided by the agent at the hearing session; it is believed that this could be provided.

Whilst the issue of overcoming Policy CS10 is not insurmountable, the Borough Council had an additional concern regarding the potential scale of development provided by this site. Walpole Cross Keys is a small rural village with a declining number of services and is therefore, in principle, an unsuitable location for large scale residential development. The Borough Council was originally seeking approximately 5 dwellings in the village. The former factory site is a large site which could accommodate a much greater number of dwellings than 5 houses. Freshpeel Produce Ltd had not indicated how many houses they were seeking on the site and the Council could not be assured that the site would be viable if included as a small scale allocation for approximately 5-10 dwellings. No information was provided regarding the cost to remediate the land for housing and any additional constraints relating to the former use of the site.

The Inspector has requested some text referring to how the site could be brought into beneficial residential use. The Borough Council requires the following information from the agent:

- Demonstrate that an application can meet the conditions of Policy CS10 Employment in respect of at least one of the clauses listed under the heading 'Retention of Employment Land'
- Provide a more detailed assessment of the number of houses required to make the site a viable option for residential development based upon evidence of financial costings and market conditions and taking into account any potential constraints to development and the process and cost of overcoming such constraints.

The Borough Council consider that an allocation should not be made without certainty that the site is viable and deliverable. However, the Borough Council recognise that there is a demonstrable need for a future use for this derelict site. Additionally there is a clear mechanism for judging the suitability of such a proposal- Policy CS10.

There is currently a window of opportunity to submit planning applications for housing in sustainable locations as the Borough Council does not have a proven 5 year supply of housing land. In addition to the criteria based policy CS10 there is the additional imperative of securing additional housing land which can be amended in the balance. Whilst this option does not afford the guarantee provided by allocation in the plan, this is the most appropriate alternative solution to open dialogue

about securing a future for the site and would enable the site owners to resolve the issues identified above in preparation for an application.

To aid the decision making process, the Borough Council suggests a modification to the supporting text in the Walpole Cross Keys chapter in the SADMP document. The proposed text is shown in bold type (see appendix C)

Issue 2

Walpole Highway

Did anyone comment on this site at an earlier stage? Provide information.

Response

Note: The schedule of follow up work for the examination makes reference to commentary on a site in Walpole Highway. The site which was discussed in the session and which is referred to in the follow up work is located in Walpole St. Andrew (site 990) represented by Andrew Campbell.

The Inspector requested whether any public representations were made regarding site 990 at an earlier consultation stage of the SADMP document to the Borough Council. Site 990 was shown on a map and presented as an option which had been rejected on the grounds of flood risk at the preferred options stage. 33 comments were received in response to the Walpole St Andrew, Walpole St. Peter, Walpole Marsh chapter at the preferred options stage. Only one representation referred to site 990 which was received by the agent Mr Andrew Campbell on behalf of the landowner T. Pitcher to promote the site for allocation.

Issue 3

Walpole St Andrew, Walpole St. Peter, Walpole Marsh

Ask the Parish Council to provide an up to date view on the allocated sites. BC to send this to the Inspector.

Response

The Inspector requested an update from Walpole Parish Council regarding their position on the allocated site G109.2 following the submission of a planning application for 10 dwellings on the site. The Parish Council had recently withdrawn support for the application. Appendix A is a copy of the Parish Councils latest representation on the planning application: 15/01520/OM Outline application with some matters reserved for proposed 10 dwellings including 2 affordable, Land West of Cedars Lodge Church Road, Walpole St Peter, Norfolk. The representation demonstrates that the Parish Council object to the revised application for the site.

Appendix B is a copy of an earlier representation by Walpole Parish Council on the planning application: 15/01520/OM in which they expressed support for the application, which was referred to at the hearing session. This has been superseded by the latest objection.

Appendix A

15/01520/OM | Outline application with some matters reserved for proposed 10 dwellings including 2 affordable | Land West of Cedars Lodge Church Road Walpole St Peter Norfolk

From: Walpole Clerk Walpole Clerk
Sent: 18 November 2015 11:55
To: Planning EConsultation; Natacha Osler
Subject: Planning Application No 15/01520/OM

Walpole Parish Council

Clerk - Mrs E Bateman

Walpole Parish Council objects to Planning Application No 15/01520/OM Re-application. Residential development for the construction of 10 dwellings on Church Road, Walpole St Peter for the following reasons:

- a/. poor drainage poses significant concerns regarding adequate and effective surface water management.
- b/. the site is listed as Grade 1 Agricultural Land.
- c/. alterations to the original application which had one access road from Church Road show that there are now two access roads leading off Church Road to the front of properties and one further access from Church Road to the rear of properties (totalling three), deeming it to be of an unacceptable risk to road users should the volume of traffic / access increase.
- d/. strong opposition from local residents due to the significant and negative visual impact of such a development.

Regards

Emma Bateman

Clerk to Walpole Parish Council

15/01520/OM | Outline application with some matters reserved for proposed 10 dwellings including 2 affordable | Land West of Cedars Lodge Church Road Walpole St Peter Norfolk

From: Walpole Clerk Walpole Clerk
Sent: 09 October 2015 11:47
To: Planning EConsultation; Natacha Osler
Subject: Planning Application No15/01520/OM

Walpole Parish Council

Clerk - Mrs E Bateman

Walpole Parish Council has no objections to Planning Application No15/01520/OM – proposed 10 dwellings including 2 affordable homes at land west of Cedars Lodge, Chalk (Church) Road, Walpole St Peter. The Parish Council recommends that Church Road, Walpole St Peter is added to Norfolk County Council's winter gritting route for the safety of current and future residents, without compromising any other currently gritted route.

Regards

Emma Bateman

Clerk to Walpole Parish Council

Appendix C

Note: Proposed new additional text in bold

G105.1 Walpole Cross Keys (RV)

Rural Village

Description

G.105.1 Walpole Cross Keys is a comparatively small village that lies to the north of the A17 approximately six miles west of King's Lynn and six miles northeast of Wisbech. The village is positioned in the Fens and is mainly linear in form with an area which contains the few services in the settlement. The topography is flat and this gives the settlement an open feel. The predominant building material is brick, usually light red in colour or occasionally buff. Roofs are in the main pitched covered with either pantiles or slate.

G105.2 There is limited employment opportunities in the village and few services aside from the school and bus route. The population was recorded as 518 in the 2011 Census

G105.3 A former food processing factory located in a central location in the village close to the school is now derelict following the relocation of the business. The Borough Council seek to support the landowner in identifying a viable use for the site. Whilst the Borough Council wishes to retain land/ premises for employment use it does acknowledge that the former 'Freshpeel' factory site has the potential to be considered for a change from employment to residential use. Policy CS10 provides an outline of the criteria that should be addressed should a proposal for such a change of use come forward.

G105.4 The settlement is situated within the "Drained Coastal Marsh" landscape type. This is described in the Landscape Character Assessment as having a strong sense of openness, with open views towards a generally undeveloped coastal skyline. It is predominantly isolated and rural with open, panoramic views across the ever-changing nature of the seascape (The Wash) and has an intricate network of inter-tidal habitats.

G105.5 Walpole Cross Keys is designated a Rural Village in the Core Strategy, capable of accommodating modest growth to support essential rural services. On a population pro-rotta basis (see Distribution of Development section) Walpole Cross Keys would receive an allocation of 5 new dwellings. However no suitable site has been identified in the settlement due to constraints in terms of form, character, highway and access. As such Walpole Cross Keys will not receive an allocation.

G105.6 Walpole Cross Keys Parish Council are preparing a neighbourhood plan for the parish which will help guide development in the area.