

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 43: West Walton / Walton Highway**

**November 2015**

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## **Issue 43: West Walton / Walton Highway**

### **Issue**

Noted that a planning application had been submitted on site 916. What evidence has been submitted that might have an impact on deciding whether the BC approach is sound e.g. viability; contamination etc.? Are the relative choices between the sites sound?

### **Response**

The main body of evidence that was used to aid determination of the choice of sites for allocation is contained in the Sustainability Appraisal which accompanies the SADMP document. The two sites in question; site G120.1 Land adjacent to Common Road and site 52/432 Land adjoining the Poplars, Lynn Road were individually scored based on evidence submitted and assessed over the course of the set stages of plan production. Previously site 52/432 scored poorly in categories Economy A Business (due to the loss of the poultry farm), Highway & Transport (in light of site specific comments from NCC Highways Authority) and Landscape and Amenity (noted as an issue in an earlier planning application decision statement for refusal of residential dwellings on the site). By comparison site G120.1 scored higher overall across all categories apart from Food Production due to the loss of high grade, productive agricultural land. This evidence informed the selection of site G120.1 for allocation of 10 dwellings.

Since the final (pre-submission) version of the SADMP document was produced, the Borough Council has received further information regarding the two sites which was raised in the hearing session for West Walton / Walton Highway and is the context for this statement.

The response to the pre submission consultation Site G120.1 Land adjacent to Common Road indicated widespread local opposition to the development of the site for housing from both the parish council, and members of the public including a petition signed by local residents. The Borough Council had not received this number of submissions expressing opposition to development of the site at an earlier stage of consultation and therefore this had not informed the selection of sites in the village. There was no objection from statutory consultees at any stage and there are no known constraints to the development of the site.

In September 2015 the Borough Council received an outline planning application (reference 15/01428/OM) for residential development at land adjoining the Poplars, Lynn Road (site 52/432). This application has progressed to a point where additional information has been submitted and correspondence between statutory consultees and the development planner have resulted in the resolution of identified issues. The agent has demonstrated that the site meets the conditions of policy CS10 Economy, presents a design and access statement to address the impact on the landscape and NCC Highways Authority have recommended conditions to ensure that there is safe access and egress from the site. The Councils Environmental Quality officer has recommended conditions regarding contamination on site. Whilst a decision on the planning application has not been issued, this new evidence suggests that the site, if reassessed in the Sustainability Appraisal would be likely to score more highly than site G120.1 Land adjacent to Common Road and would make use of previously developed land.

The Borough Council considers that the choice of sites was justified by evidence at the time of the pre submission consultation and has sought to defend the pre-submission plan on this basis of fairness to all respondents that made representations and in the interest of finalising and adopting a

plan. The Inspector has the ability to determine whether the new evidence supplied at the hearing session renders the choice of sites for allocation unsound.

However it is not considered that the choice has been made in an 'unsound' way, but rather through the operation of policy CS10 and the caveats/ tests it contains, an element of flexibility is being demonstrated. The combination of allocations and the operation of criteria based policies i.e. providing the appropriate use of brownfield sites and additional housing opportunities.