

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**

Response to Questions in Gayton, Grimston & Pott Row

November 2015

Document reference no.	FW20
	1

Issue 1: Update of Applications in Gayton, Grimston & Pott Row

Site	Settlement Area	Application	Details	Application Status
Site 646: Non preferred option in the Pre-Submission document	Pott Row	15/01407/O	Proposed residential development (5 dwellings) Land Between 21 - 31 Leziate Drove Pott Row King's Lynn Norfolk PE32 1DB	Pending consideration
Site 175: Non preferred option in the Pre-Submission document	Pott Row	15/01838/OM	Outline application for residential development White House Farm 28 Chapel Road Pott Row King's Lynn Norfolk PE32 1BS	Pending consideration
Site 64: Rejected site in the Pre-Submission document	Gayton	15/01789/O	Outline application for site development for 4 detached dwellings East of Meadowvale Lime Kiln Road Gayton King's Lynn Norfolk PE32 1QT	Pending consideration
Site 1177 (Non preferred option) Site 164 (Rejected site) Part of Site 160 (Rejected site) in the Pre-Submission document	Gayton	15/01776/OM	OUTLINE APPLICATION WITH SOME MATTERS RESERVED: Residential development (29 residential dwellings) Allens Garage Lynn Road Gayton King's Lynn Norfolk PE32 1QJ	Pending consideration
Neighbouring site 66, classified as non-preferred option in the Pre-Submission document	Gayton	15/01264/F	Change of use from former public house to four residential dwellings and associated works Rampant Horse Lynn Road Gayton King's Lynn Norfolk PE32 1PA	Application permitted
Neighbouring site 66, classified as non-preferred option in the Pre-Submission document	Gayton	15/01468/O	Outline application: Proposed residential development (2 residential dwellings) Rampant Horse Lynn Road Gayton King's Lynn Norfolk PE32 1PA	Pending consideration

Issue 2: Update of current scenario in relation to the Sustainability Appraisal's Reasonable Alternative Sites

Site Reference Number 66: Land behind the former Rampant Horse Public House

Land south of an adjoining the Rampant Horse Public House. The adjoining pub site has been granted planning consent (Reference 15/01264/F) for a change of use to 4 residential dwellings. Furthermore there is an application pending consideration (reference 15/01468/O) for development of two dwellings to the north of the site boundary of site 66. This consent and pending application provides vision splays and a short adoptable access road to the boundary of site 66. With the closure of the pub, this removes the negative Sustainability Appraisals scoring of site 66 in relation to its concerns regarding the possible loss of a community/ social facility and business use/ employment. The agent of site 66 makes the points that this site is a more central, sustainable and least constrained choice in the settlement of Gayton for allocation/additional allocation in the plan.

Original Preferred Option GAY1 Adjacent St Nicholas Church

Following information supplied at the Examination Hearing of Gayton, Grimston & Pott Row from New Hall Properties Ltd. (Appendix 1) in relation to Preferred Option Site GAY1 the Borough Council has put together an updated report on site GAY1.

Following the examination hearing the Council contacted Richard Doleman of Norfolk County Council Highways Authority for their feedback on the new site access proposed off Lynn Road which was provided at the hearing session. A detailed response from the Highways Authority is set out below, they do not have an objection in principle to the proposed access junction which was supplied and as a result access can be achieved to the originally selected preferred site of GAY1. However, access would require a route to cross through non-preferred site option 557, which is in the ownership of the same landowner of site GAY1 and could lead to a proposal for more dwellings than are required and being proposed in our allocation of G41.1- Land north of Back Street.

The proposed junction off Lynn Road to open access to site GAY1, has the possibility of joining up to the access routes in place to the south of site GAY1 and further access to Back Street, where a development was granted permission (Reference 06/01770/OM) and has an access road which could access the boundary of site GAY1, which is set out in Appendix 2 with a location map of the site south of site Gay1

Below is the feedback from Richard Doleman of Norfolk County Council Highways Authority.

Land North Of Back Street (G41.1)

The site is well related to the site identified for the relocated primary school. The site has the ability to and would be expected to bring forward improvements on Back Lane that would enhance pedestrian facilities to the site and more generally for the new school location.

Land behind the former Rampant Horse Public House

The site is will located for village services. The land available provides the opportunity to create pedestrian and cycle links into the existing estate development to the west which could improve access to the new school site.

Original Preferred Option GAY1 Adjacent St Nicholas Church

In summary all sites could meet basic highway requirements. Land north of Back Street is preferred because of its proximity to the new school site and the ability to bring forward local footway improvements. The site adjacent to the Public House would be the next preference, provided footway and cycle links are created into the existing development to shorten the route to the new school site.

An access solution to GAY1 has been demonstrated. This is the least preferred of the sites because of the distance from, and footway links to, the new school site.

Issue 3: Commentary on the Heritage Advisory Note submitted at the Pre Submission Stage

New Hall Properties worked with consultants Purcell of Norwich seeking advice in the best way forward to develop site GAY1/557 in respect of the setting of St. Nicholas Church. In the report it acknowledges the need to push development west on the allocated site in order to provide a buffer to maintain the setting of the listed building.

At a previous stage of the process, the Borough Council's Conservation Officer accompanied agents of New Hall Properties and of Purcells of Norwich on a site visit to this area to assess the potential impacts on St. Nicholas Church. The Conservation Officer's comments at that stage were that the development of GAY1/557 would not impact on the setting of the listed St. Nicholas Church as long as the buffer between the church and the site was maintained. Following the final examination hearing, recent discussions with the Conservation Officer have taken place and the comments remain the same as at an earlier stage with regards this site. The previously suggested buffer has been suggested as a continuation of the existing treeline along the Public Right of Way on the western boundary of St. Nicholas Church and the eastern boundary of site GAY1/557.

Some of the other key findings from the Heritage Advisory Note recognise that:

A public right of way which runs along the western boundary of site 557 must be noted in terms of view lines to the listed building. The report recommends locating dwellings to be developed to the west of the site to provide a buffer between possible development and the listed church. Hard and soft landscaping is required to maintain the setting of the church and to alleviate the visual impact of development on the surrounding landscape particularly along the north western boundary. The design and layout of possible development requires careful consideration in relation to massing and materials used to preserve the setting of the listed church.

Allocating site GAY1 for development will have some impact upon views and setting, though the Heritage Advisory Note sets out how potential use of screening layout and design can provide some level of mitigation of impact. The Heritage Advisory Note sets out how the current site of GAY1/557 is no longer viable for its historic use as a farmland as it has become enclosed within the centre of the village by housing developments which places pressure on minimising noise and other disruptions associated with agricultural use given the location of the fields to surrounding residential development.

The Heritage Advisory Note does have recommendations when considering development of this site. These range from an early undertaking of understanding the site fully by way of historic research and site assessment through to minimising the impact of proposals on the adjacent St. Nicholas Church. It recommends that a full Heritage Asset Statement to meet the requirements set out in section 128 of the NPPF, discussions with the BCKLWN be held to outline the best use of the site for development and be followed by a heritage Impact Assessment. Design recommendations include moving development to the west of the site; consideration to view lines should be explored when considering the layout of possible housing development.

Issue 4: Response to Inspector's query regarding clause 1 in policy G41.2

Current Scenario:

An application has been submitted for our proposed allocation at G41.2 Grimston and Pott Row- Land adjacent Stave Farm, west of Ashwicken Road. This application, 15/01786/OM, has yet to be validated but has proposed development of 27 dwellings on this allocated site.

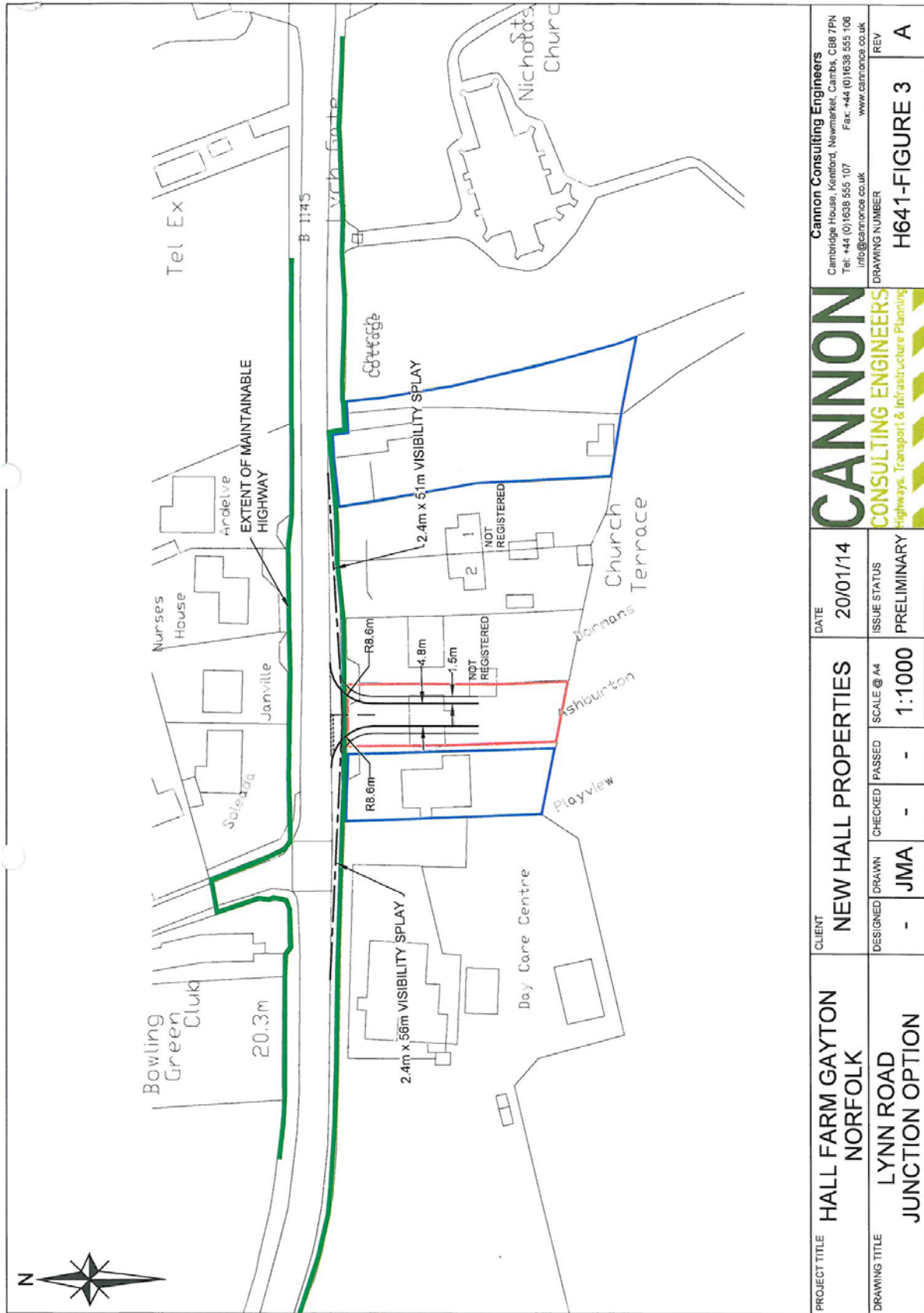
There is currently an Anglian Water pumping station to the north of the site, located inside the piece of land we have allocated, which can be seen in Appendix 3. The application 15/01786/OM includes a note stating that Anglian Water have submitted a pre-development report covering water and sewerage issues has been received by the agent and recommends no building within 15 metres of the Sewage Pumping Station in the North East of the site.

Through recent discussions with Stewart Patience of Anglian Water they have informed us that they normally require sensitive developments to be located at least 15m from the boundary of pumping stations and we note this as an issue which can be met through discussions between the agent and case officer for redesigning the site layout with the proposed application.

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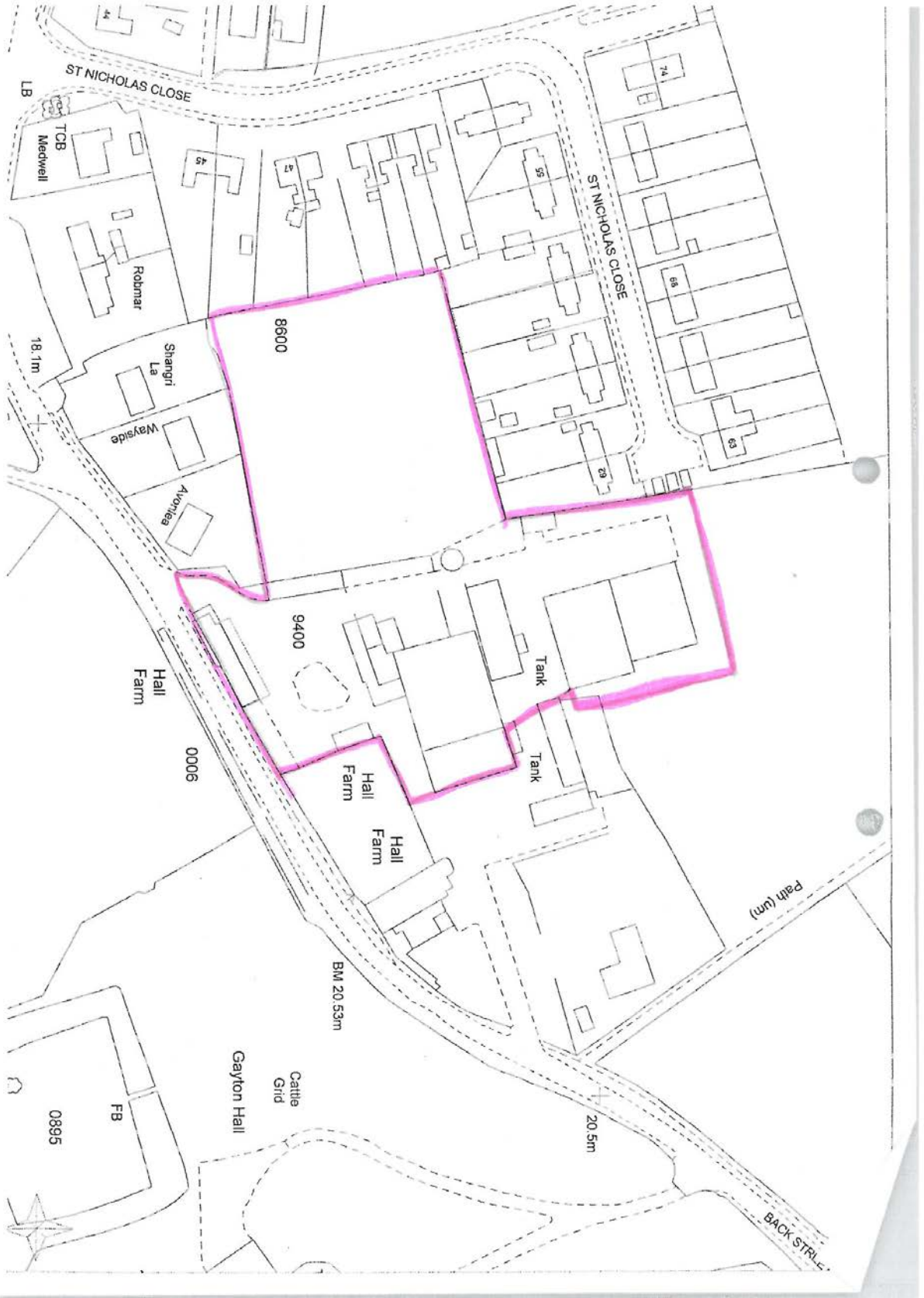
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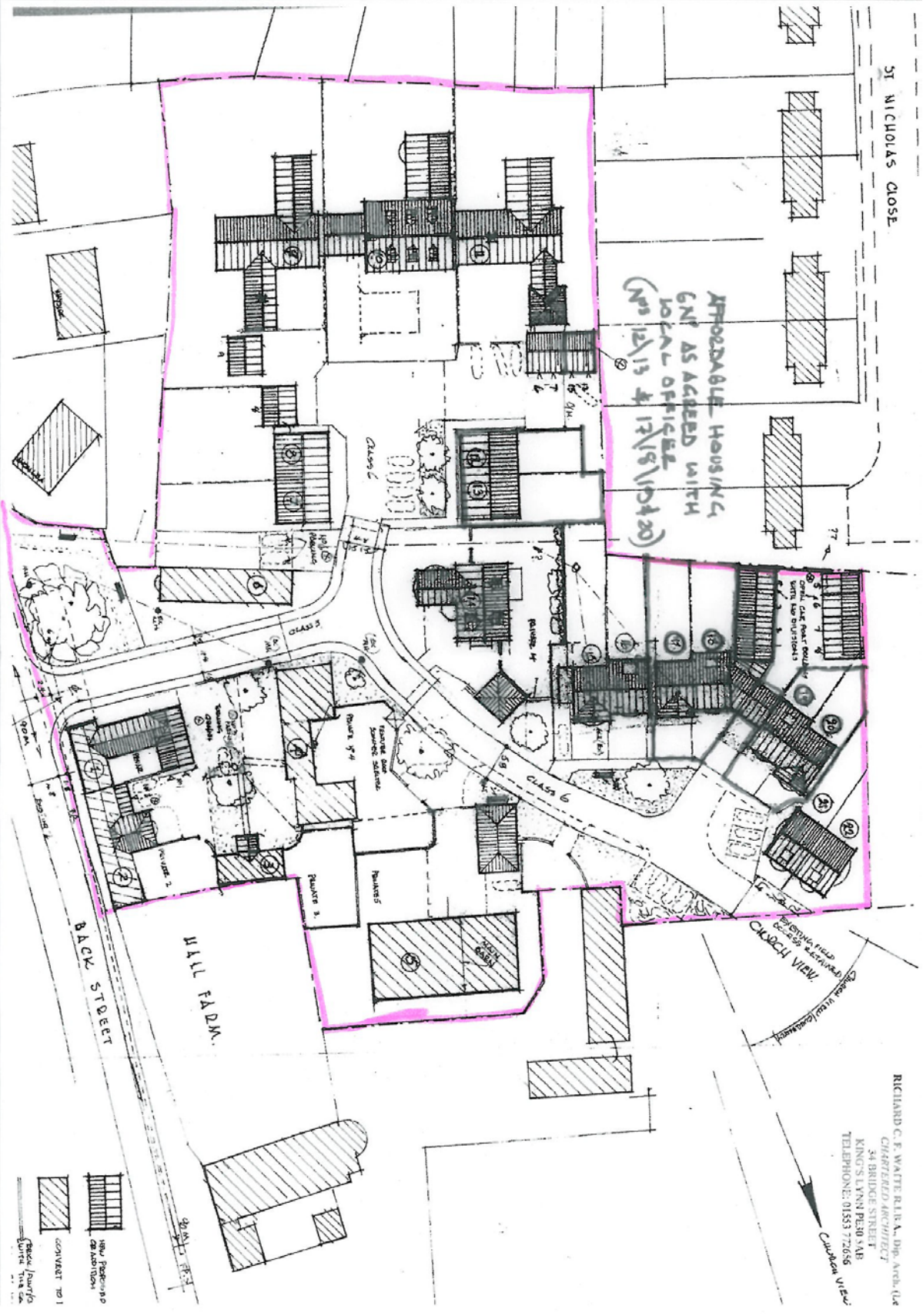
Appendix 1: Proposed access to site GAY1



PROJECT TITLE	HALL FARM GAYTON NORFOLK		CLIENT	NEW HALL PROPERTIES		DATE	20/01/14		 Cannon Consulting Engineers Cambridge House, Kentford, Newmarket, Cambs, CB8 7PN Tel: +44 (0)1638 555 107 Fax: +44 (0)1638 555 106 info@cannonce.co.uk www.cannonce.co.uk	
DRAWING TITLE	LYNN ROAD JUNCTION OPTION		DESIGNED	JMA	DRAWN	-	CHECKED	-		DRAWING NUMBER
					SCALE @ A4	1:1000		ISSUE STATUS	PRELIMINARY	
									REV	A

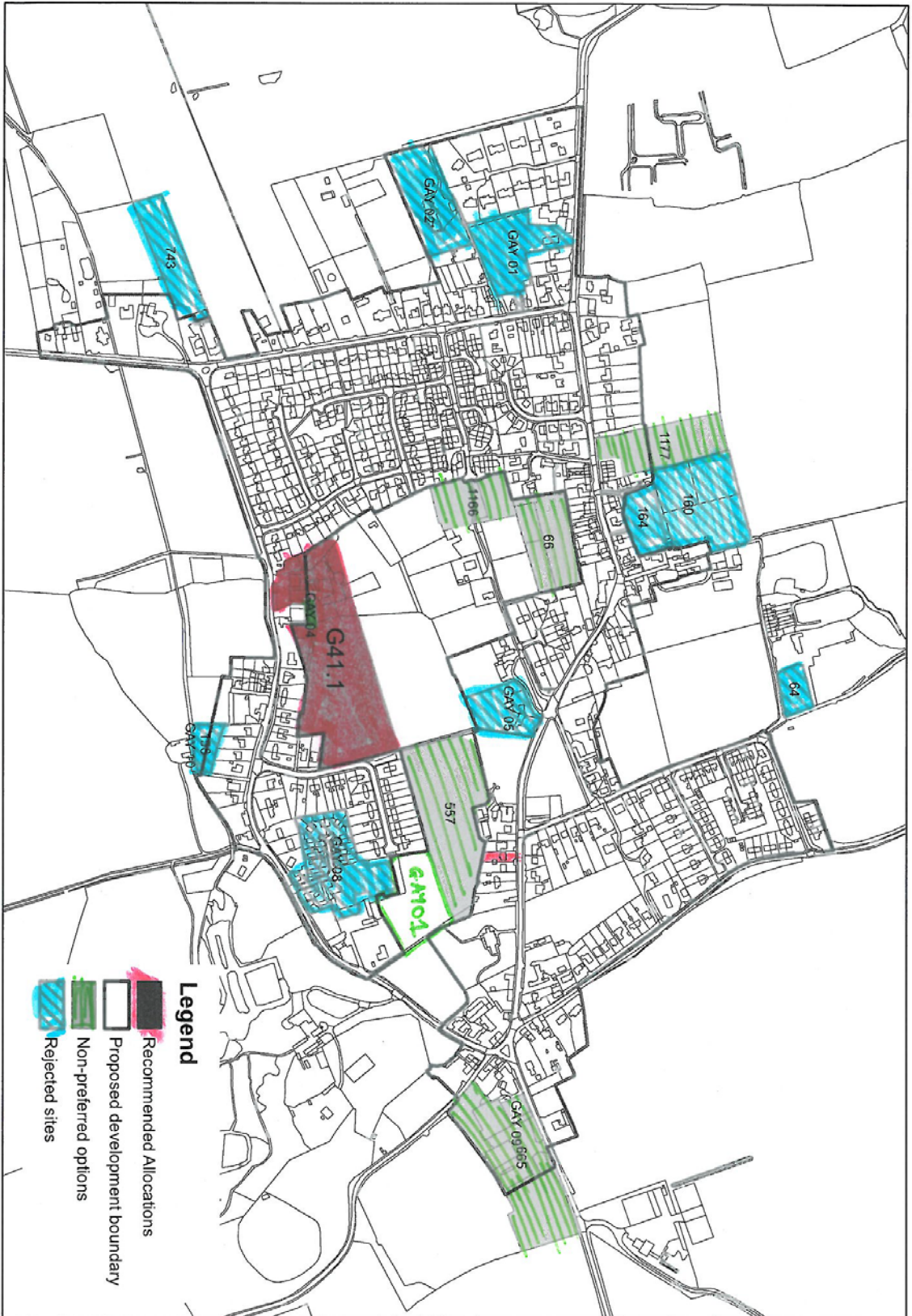
Appendix 2: Site permitted development consent south of site GAY1





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Gayton (G41)



Appendix 3: Proposed application on site G41.2

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DEVELOPMENT SERVICES
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KEY

- Proposed Roof Area
- Proposed Adopted Road Area
- Proposed Swaley/SUDS Planting
- Proposed Soakaway

PRELIMINARY

Rev	Date	Chkd	Desc
0	02.07.15	MJH	First Issue

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civil • structural • environmental • surveying

Client

Ian H Bix Associates Ltd

Project

Ashwicken Road,
Pott Row,
King's Lynn

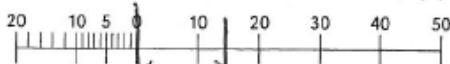
Drawing Title

Proposed Highway
Soakaway Plan

Scale U.N.D. Date July 2015 Drawn By JJB

Drawing No. 20106-001 Rev 0

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