

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.	FW27A
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Introduction

As part of the homework schedule which was put together on the request of the Planning Inspector, there was a request to ask Walpole Parish Council to provide an up to date view on the allocated sites. That information has been supplied to the LDF team and the feedback from the Parish Council has been set out below and forms part of the homework which was requested by the Planning Inspector at the hearing session for Walpole St. Peter, Walpole St. Andrew and Walpole Marsh on November 18th 2015.

Dear Sir

Further to the hearing session held on Thursday 19th November at 2pm with representation from Walpole Parish Council, Chairman of the Parish Council Cllr Richard Broden and Borough Councillor Richard Blunt, Ward Councillor for Walpole, where you asked for the Parish Council's opinion of sites in the Parish of Walpole, the Parish Council returns the following for your consideration.

The SADMPPSD identified two 'preferred' sites. The two sites are;

G109.1 – Land off Walnut Road, Walpole Saint Peter (0.85 hectares) – 10 dwellings

G109.2 – Land south of Church Road, Walpole Saint Peter (1.44 hectares) – 10 dwellings

The SADMPPSD also proposes to alter the 'development boundary' of the settlements.

The Parish Council objected strongly to the allocation of Site G109.2 for development, and also objected to the realignment of the development boundary.

It is suggested that the sites marked red, and numbered 1-4, on the attached plan are considered for allocation for development. This would necessitate small extensions to the existing development boundary, but it is considered that these sites are;

- more appropriate for development based on sustainability principles
- will have a positive effect on the 'street scene' and be appropriate development to compliment the character of the village
- and will have very minimal impact on local residents' visual enjoyment of the village from their homes

Site 1 Land at Chalk Road - 6 dwellings

Site 2 G109.1 Land at Walnut Road (existing preferred site) 10 dwellings –but any development needs to be set back from the highway to allow for off-road parking, and in-line with the current building line to the east and west.

Site 3 Brownfield site at Mill Road - 2 dwellings – brownfield site of former garage

Site 4 Land adjacent to No.1 Townsend Estate, Walnut Road - 2 dwellings

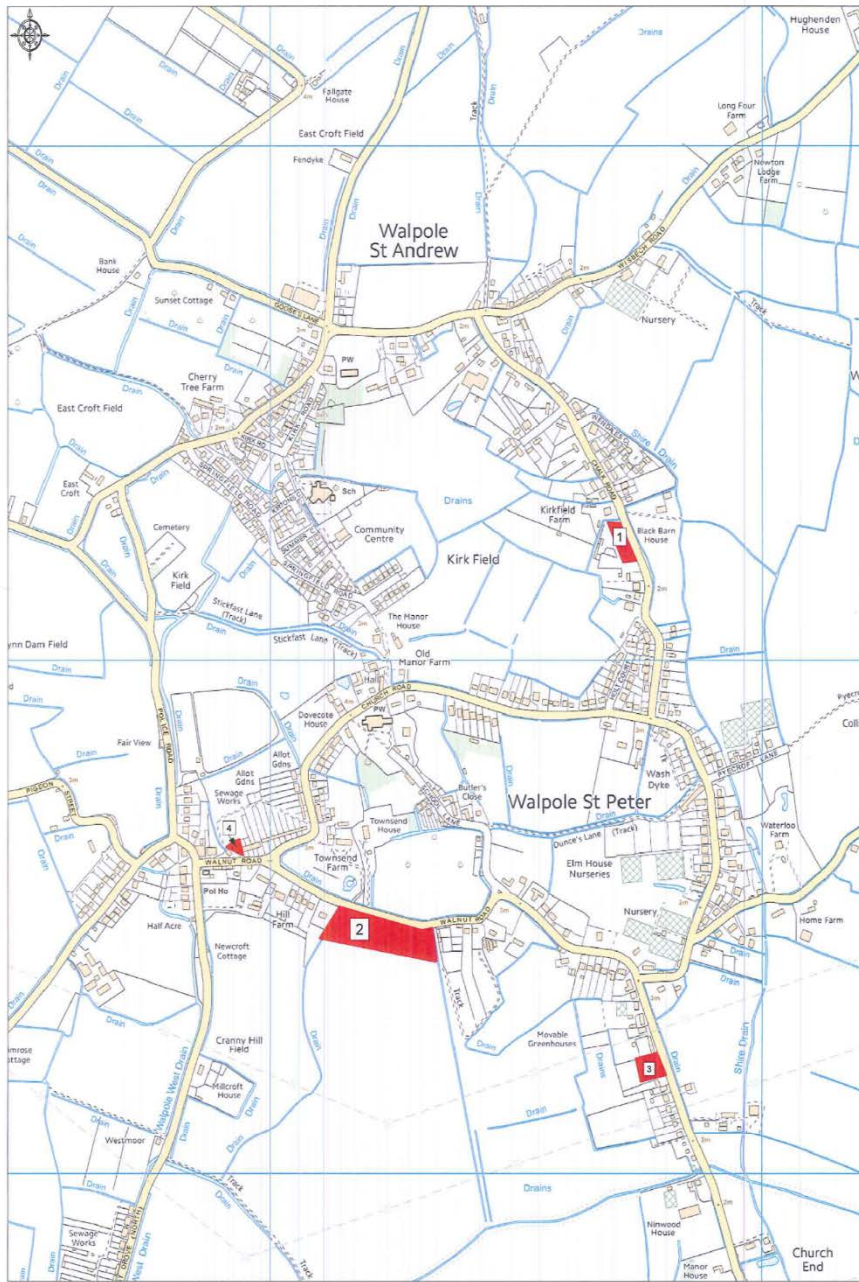
The Parish Council can confirm that Sites 1, 2 and 4 are readily available for development, and perceive that Site 3 might be available, although the landowner has not been consulted.

The Alternative Sites detailed above will deliver the same amount of development in the Parish, but the development would be visually subtler for the street scene and the character of the villages. The Parish Council does not support sites 990 and 330, which were drawn to your attention by other parties at the Hearing on 19th November. These two sites were rejected due to both being completely within Tidal Flood Zone 2.

A copy of the Representations made in March 2015 are also attached to this letter. In addition, in the last two months, the Parish Council has supported planning applications for 14 new dwellings that were not included in the plan and is additional to the requirements set by the document. It must also be noted that the single community shop mentioned in the representation has now closed, therefore leaving the Parish of Walpole without any retail outlets.

Yours sincerely

Clerk to Walpole Parish Council



SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

PUBLISHED ON 12TH JANUARY 2015 BY KING'S LYNN AND WEST NORFOLK BOROUGH COUNCIL

Representation submitted on behalf of Walpole Parish Council

STATEMENT OF OBJECTION

Walpole Parish Council object to the 'soundness' of the Site Allocations and Development Management Policies Pre-Submission Document (SADMPPSD), insofar as it relates to the settlements of Walpole Saint Peter, Walpole Saint Andrew and Walpole Marsh.

The Parish Council has discussed the Local Development Framework at Parish Council Meetings over recent years, and specifically held a meeting in January 2015 to consult with residents in respect of the SADMPPSD.

SADMPPSD

The SADMPPSD identifies two 'preferred' sites;

The two sites are;

G109.1 – Land off Walnut Road, Walpole Saint Peter (0.85 hectares) – 10 dwellings

G109.2 – Land south of Church Road, Walpole Saint Peter (1.44 hectares) – 10 dwellings

The SADMPPSD also proposes to alter the 'development boundary' of the settlements.

THE OBJECTION

This Objection is founded on two of the Borough Council's stated tests of 'soundness'; that the plan should be 'justified' and 'consistent with national policy'.

The Parish Council objects to the allocation of site G109.2 (land south of Church Road) for development of 10 dwellings, and the changes to the development boundary, for the following reasons;

1. At the heart of the National Planning Policy Framework is 'sustainable development'. The SADMPPSD has incorrectly perceived that the three villages have a range of services and facilities.

The document records that the services include schools, churches, a bus service, convenience store, retail and employment uses. There is only one retail store/use, which operates as a 'Community' shop (with limited voluntary support, hence restricted opening hours).

There is only very limited employment opportunities within the settlements. There are no commercial or industrial enterprises, and the limited number of jobs that there are, have an extremely low turnover. There are not perceived to be any opportunities for business development in the settlements and thus there is very limited scope for the creation of any new jobs.

The bus service is very restricted, and is not time-tabled to transport people to and from Wisbech, Downham Market or King's Lynn for a standard working day, or for young people to attend educational establishments, such as the College of West Anglia in Wisbech or King's Lynn.

With extremely limited job opportunities within the Parish, and very poor (if not non-existent) public transport links to and from the Parish, it is considered that development in the Parish is actually unsustainable if the National Planning Policy Framework's sustainability principles are applied. There is only one school which is understood to be nearing capacity.

2. Under the Core Strategy, Walpole Saint Peter, Walpole Saint Andrew and Walpole Marsh were designated, collectively, as a 'Rural Village'.

The Core Strategy states; *Rural villages have a limited but locally important role meeting the needs of the immediate village. Sustaining the existing services is a key priority. These settlements may see some limited growth, which will help support surrounding rural areas (eg. Some small scale infilling or affordable housing (Core Strategy Adopted Version July 2011)).*

It is considered that the development of both of the sites G109.1 and G109.2 would place increased pressure on already pressurised local services, and the development of both of these sites cannot be seen as 'small scale infilling'.

3. The alterations which have been proposed by the SADMPPSD for the realignment of the 'development boundary' are unjustified and despite requests made to the Borough Council for an explanation of the alterations, no explanation has been given. The realignment of the development boundary will not restrict development encroaching into the countryside and neither prevent urban and village sprawl, to any greater extent, than with the present development boundary. The current development boundary has allowed for the development of 40 dwellings in the last 10 years, and there is still scope for infilling within the existing development boundary, as set out below in the Parish Council's 'Alternative Sites'.
4. Based on 2011 census figures, 10 per cent of houses in the Parish are 'affordable' homes. This is a higher proportion than many neighbouring Parishes.

The Parish Council understands and appreciates the need to provide affordable housing but would like to draw attention to the fact that the Parish already has a high proportion of affordable housing in comparison to other local villages of a similar size.

5. Aside from the allocation of site G109.2, which is the main objection covered by this Representation, the Borough Council have not offered an explanation for why there is an allocation for the development of 20 dwellings, whereas the Strategic Housing Land Availability Assessment (May 2008) documents that the development of 18 dwellings is to be enabled. The only reason stated is; 'to optimise the development potential of the selected site'. The principles of sustainability have not been adopted in this justification.
6. Of the two proposed allocated sites, this Representation is to strongly object to site G109.2, Land south of Church Road, Walpole Saint Peter (1.44 hectares) – 10 dwellings.

The development of this site would have a detrimental impact on the visual amenity of this area of the settlement. The visual enjoyment of the settlement by residents within close proximity to the site would be severely hampered, as, at present, residents enjoy views over open fields from the front of their properties. The 'street scene' would be greatly affected, and would change the character of this part of the village.

The development of site G109.2 would also exacerbate traffic congestion on Church Road, caused by the narrowness of the road, particularly at the west end where there are parked cars on one side. Large vehicles (refuse lorries and farm machinery, in particular) have great difficulty in passing along Church Road, and this would be exacerbated if there is further development along Church Road, due to increased traffic movements to and from any new development. There is already surface water problems on the south end of Chalk Road, which takes water from Church Road, and this would be exacerbated if Site G109.2 was developed.

Site G109.2 is Grade 1 agricultural land, in commercial production. The SADMPPSD incorrectly states that the other sites proposed are within a similar category. This is not the case, as the other sites are Grade 2. This is therefore an incorrect statement in the document. Under the principles of sustainability, the Borough Council should consider the grading of agricultural land and be able to justify any allocation of Grade 1 land, over alternative Grade 2 sites. The Borough Council have not given any justification and have incorrectly assessed the grading of alternative sites.

The Borough Council have suggested that site G109.2 is of a lesser flood risk than other sites. This is not the case, as evidenced by the Environment Agency's 'flood maps'.

ALTERNATIVE SITES

As reasoned above, the Parish Council object strongly to the allocation of Site G109.2 for development, and also object to the realignment of the development boundary.

It is proposed that the sites marked red, and numbered 1-4, on the attached plan are considered for allocation for development. This would necessitate small extensions to the existing development boundary, but it is considered that these sites are;

- more appropriate for development based on sustainability principles
- will have a positive effect on the 'street scene' and be appropriate development to compliment the character of the village
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The Parish Council can confirm that Sites 1, 2 and 4 are readily available for development, and perceive that Site 3 might be available, although the landowner has not been consulted.

CONCLUSION

This Representation is submitted to challenge the Borough Councils processes in the preparation of the SADMPPSD, insofar as they relate to Walpole St Peter, Walpole St Andrew and Walpole Marsh.

Principles of sustainability have not been adopted, notably in respect of the lack of services in the villages.

The Parish Council are firmly of the view that the development boundary proposed by the SADMPPSD is unjustified, as sites which are currently subject to outline planning permission, but are not yet developed, are not included in the proposed boundary. The Parish Council support the retention of the 1998 boundary, but would consider supporting a proposal for extending the development boundary, so as to achieve development on sites which are sympathetic to the existing villages' character and street scene.

Site G109.2 is not appropriate for development for the reasons set out above.

The Alternative Sites detailed above will deliver the same amount of development in the Parish, but the development would be visually subtler for the street scene and the character of the villages.