



Representations to the Examination of the King's Lynn and West Norfolk Local Plan: Site Allocations and Development Management Policies

ISSUE 40: Watlington (G.112)

Introduction

1. This representation is made on behalf of Bennett Plc, respondent reference number (584) in respect of the land allocated for residential development in Watlington under site allocation reference G.112.
2. The representation will answer the question posted by the Inspector in regard to issue 40 of the King's Lynn and West Norfolk Local Plan: Site Allocations and Development Management Policies Issues and Options paper.
3. This representation will follow the format as recommended in the Inspector's guidance note, discussing each point of the relevant part of the Plan, G112, in turn with regard to soundness. As requested in issue 40 it then evidences where an alternative option exists.

Point G112.4

4. Watlington is surrounded by primarily higher quality agricultural land. The proposed site is Grade 2. This point argues that the site is suitable given Watlington's quality land, however lower quality land does exist and therefore the proposed plan is contrary to paragraph 112 of the NPPF. Alternative sites of a lower grade include the land identified as 370 in the Sustainability Appraisal.

Point G112.5

5. Development on this site would appear to significantly extend the extent of Watlington when viewed from Thieves Bridge Road. It is not just infill development as described in the Plan because there is little development to the east of the site, rather it constitutes extension of the settlement and therefore this point is unsound.
6. Although development beyond the settlement boundary is sometimes necessary when no viable alternatives exist, as indicated in DM2, in this instance it is unsound as there are opportunities for development within the existing settlement's boundaries.

Alternatives and Satisfactory Consideration by the Council

7. An alternative site would be the land, located to the north of the allocated site, above Orchard Close. It was previously considered by the Council under reference 370.
8. It is considered that this is more appropriate than the allocated site because of the following reasons:



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- a. The land is within the settlement boundary and therefore would not expand the extent of Watlington;
- b. It is lower grade agricultural land, as discussed in paragraph 112 of the NPPF;
- c. It is located adjacent to a site currently under development for residential dwellings. Further development on the alternative site would consolidate new development within Watlington (rather than beyond its current borders) and provide access opportunities across the new development sites.
- d. The site will provide opportunities to improve the green access links as outlined in CS12, which the allocated site would not provide.