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KING'S LYNN & WEST NORFOLK BOROUGH COUNCIL: SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES (SADMP)

PRE-HEARING STATEMENT ON BEHALF OF MR D CARTER (F & T SHORT) LAND AT FITTON ROAD, WIGGENHALL ST GERMANS (ID 892351)

ISSUE 45: WIGGENHALL ST GERMANS (SITE G.123)

REFERENCES:

LPA REFERENCE

OUR REF - ASCA/15/01

MR A S CAMPBELL (ID 401851)

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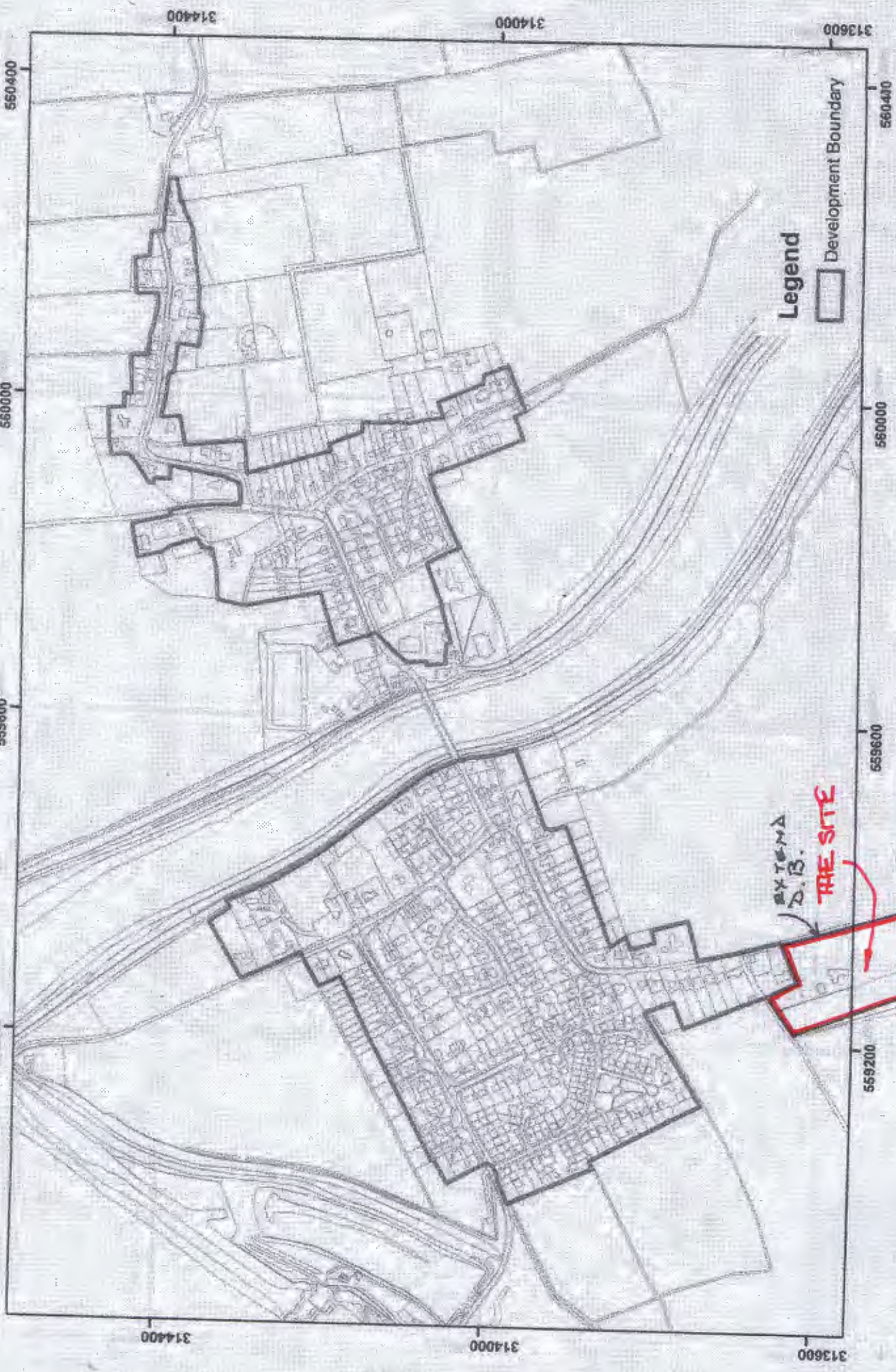
1. **General Introduction** - We act for Mr David Carter of F & T Short, who have factory premises at Fitton Road, Wigginhall St Germans. There is in excess of 40,000 sq ft (not 60,000 sq ft as stated in the representation) on the site with over two thirds of the site covered in concrete for access, servicing and lorry/car parking purposes. The site was bought a few years ago by Twigden Homes PLC but the sale has never been completed and F & T Short are still in occupation of the site.

The opportunity has arisen to relocate the site some 2-3 miles away on to the King's Lynn Industrial Estate, given that F & T Short will need to re-equip within the present buildings. Moreover, most of the current workers live outside the village, many in the direction of Sutton, and the proposed move would reduce the current journeys to work. The other reason for relocation is the weight restrictions on access from the village to the A47 to one particularly route that goes over the river and through both parts of the village. Previous discussions with the Parish Council indicated their general support for a relocation, subject to the assurance on jobs and a reduction in development to that which had been proposed by Twigden Homes. Our clients are prepared to restrict a redevelopment of the site to between 8-12 houses, 12 houses being the limit suggested for Wigginhall St Germans in the pre-submission document. The pre-

submission document had indicated that there was no suitable site available in Wiggenhall St Germans unfortunately, no representation was made at the Issues and Options Stage and only belatedly has our proposal been submitted to the Council for consideration. We consider that the site is suitable for allocation. The redevelopment of the site can provide a low density housing scheme, reflecting the general character of Fitton Road and the general appearance of the area. F & T Short will be able to re-equip and expand on a properly laid out industrial estate, re-accommodate present workers and provide the basis for further expansion of business and employment.

- 2. Representations** – Whilst a planning proposal can be made in accordance with Policy CS10 of the approved Core Strategy, discussions with the Borough Council Planning Officers has indicated that there was any benefit in pursuing an allocation of the land for residential purposes in the SADMP. We feel therefore that the representation site (less possibly that area lying behind Fitton Hall) be allocated for housing purposes with a maximum of 12 dwellings. This will be subject to an update of the previous FRA and a commitment regarding the proposals for relocation. These are matters that we have discussed with the principle planning officer and the LDF officer following the submission of the representation. We would welcome the opportunity of expanding upon these views at the Hearing set for 30th July (Issue 45).
- 3. Conclusions** – We accept the proposals for Wiggenhall St Germans as set out in the SADMP, with the exception that we feel that our

client's site is most suitable as a housing allocation and has many planning benefits following the relocation F & T Short and redevelopment of the site for housing purposes.



Inset G123 Wigenhall St Germans