

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

PRE-HEARING STATEMENT ON BEHALF OF DENE HOMES (ID 602997)

**ISSUE 36 : TERRINGTON ST CLEMENT (G.93) – LAND ADJOINING CHURCHGATE
WAY (SITE G93.2)**

REFERENCES:

**LPA REFERENCE – 886
OUR REF - ASCA/11/25
MR A S CAMPBELL (ID 401851)**

CONTENTS

1. **General Introduction**
2. **Representations**
3. **Conclusions**

1. **General Introduction** – The client supports the allocation of the land shown in site G93.2, and which extends to 0.7 ha for the accommodation of residential development. It is accepted that part of the site already has planning permission for residential development, and there is every benefit in the wider identification of land as shown in the site allocation which only helps to make the development more viable.
2. **Representations** – The client has only two concerns. The first is with the indication of the scale of development which is restricted to 17 dwellings. Given the size of the site and the need to ensure the viability of the development, and given the need to improve access, we consider that the development of the site should be for at least 25 dwellings, and indeed our original submissions included an illustrative layout showing a development of 23 dwellings can be accommodated on the land. We suggest that a limit of 17 dwellings be removed, whilst accepting the Local Plan comment (paragraph 3.93.14) that the overall development of the site would improve the viability of the development.

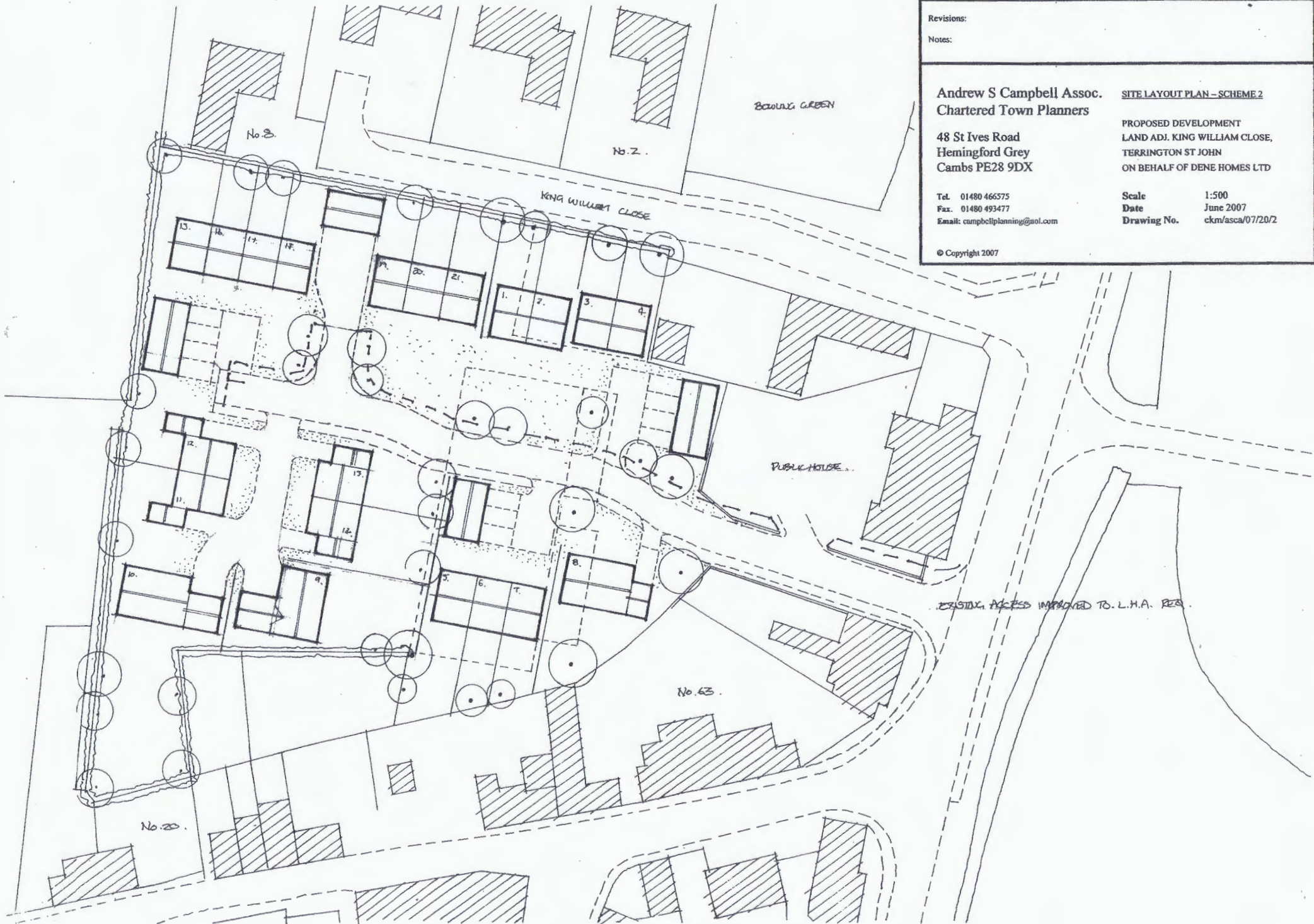
The second representation relates to access to the site. The client has no control over access to King William Close but has made arrangements to improve the access along the southern side of the adjoining public house direct to Churchgate Way. This is shown illustratively in the plan attached to our original representations. This form of access has been agreed in discussions with the highway authority, subject to the preparation of a fully dimensioned access drawing.

- 3. Conclusions** - We are set to debate these issues at the hearing session already arranged for Wednesday 29th July at 9.30 am (Issue 36). However, if these two minor changes are agreed by the planning and highway authorities as part of their response statement, we would not need to attend that hearing sessions.

ASCA/11/25 17TH JUNE 2015



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449. Plotted Scale - 1:1250



Revisions:

Notes:

Andrew S Campbell Assoc.
Chartered Town Planners

SITE LAYOUT PLAN - SCHEME 2

48 St Ives Road
Hemingford Grey
Cambs PE28 9DX

PROPOSED DEVELOPMENT
LAND ADJ. KING WILLIAM CLOSE,
TERRINGTON ST JOHN
ON BEHALF OF DENE HOMES LTD

Tel. 01480 466575
Fax. 01480 493477
Email: campbellplanning@aol.com

Scale 1:500
Date June 2007
Drawing No. ckn/asca/07/20/2

© Copyright 2007