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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 AND MRS R GOOCH
(ID 401859)**

LAND AT THE LODGE, UPWELL

ISSUE 38 : UPWELL WITH OUTWELL (G.104)

REFERENCES:

**LPA REFERENCE – 953
OUR REF - ASCA/03/02
MR A S CAMPBELL (ID 401851)**

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1. **General Introduction** – We represent Mr and Mrs Gooch who own approximately 0.6 ha of land adjoining The Lode at Upwell. The land is used for garden purposes, but is separate from the principle garden of the main dwelling (Lode House) and is well screened by trees from both other parts of the village and from Lode House itself. Contrary to the information included in the pre-submission draft, there is already an approved access which will be used to service the development. Our site layout plan shows 5 dwellings accommodated on this land, although that number can be, as necessary, reduced, following negotiations with the Council. We have provided an illustrative layout, and this is subject to discussions at the detailed stage. We do not accept the Council's only contention in this matter ie that it should be excluded from allocation merely because it is within the Conservation Area. You will see that a carefully laid out development can be achieved in a positive fashion without any impact upon the general character of the area. The Council have already accepted that its location is acceptable, and indeed (by mistake) the land was

originally allocated. Its development would represent sustainable development and its allocation would reflect the fact that it is surrounded by housing on all sides.

- 2. The Role of Key Rural Service Centres** – The NPPF 2012 makes it clear that Local Plans “must be prepared with the objective for contributing to the achievement of sustainable development”, with a “presumption in favour of sustainable development”. (Paragraph 151. Opportunity should be sought “to achieve each of the economic, social and environmental dimensions of sustainable development” (Paragraph 152) and should provide for the need for homes and jobs, retail leisure and other commercial development and the provision of local facilities (Paragraph 156). Plans should be drawn up over an appropriate timescale, preferably a 15 year time horizon (Paragraph 157). Whilst this applies to the approved Core Strategy, less than 10 years remains from the approval of the SADMP, and thus we will argue that flexibility should be allowed within the “guide figures” in the approved Core Strategy.

- 3. The Distribution of Housing** – The approved Core Strategy confirms (paragraph 7.2.14) that key rural service centres should support both local housing needs and local employment opportunities and Policy CSO6 indicates that key rural service centres will be the focus for most new development in the rural areas”. The Core Strategy confirms that key rural service centres will help sustain the wider rural community (Paragraph 6.1.11) by providing a range of services and having a level of public transport that can enable access to and from the settlement. Paragraph 6.1.12 confirms that “local scale development will be

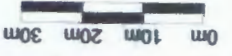
concentrated in identifying key rural service centres. This will include new housing, employment and retail development". We feel it unfortunate therefore that the allocation of land in key rural service centres is constrained by the guide figures included in both the approved Core Strategy and analysed in more detail in both the Issues and Options Consultation and subsequently the pre-submission document. We note in particular in the pre-submission document that flexibility has been shown for the provision of housing for certain settlements, by allowing a greater amount of housing than that dictated by settlement size. We see no reason why this cannot be the case in particular proposals that we are submitting on behalf of clients where circumstances dictate the need for additional housing to support the function of a key service village, particularly where there is a need to take a more comprehensive approach as required by the Core Strategy than is inherent in the Council's proposals. Indeed, we find the Council's "pro-rata" approach too simplistic whilst we will argue that a more pragmatic and comprehensive approach will not affect the overall thrust of the approved Core Strategy or the proposed SADMP in the relationship between key settlements and higher order settlements. The variations we suggest are minor but essential and in some places can be in place of other proposed housing allocations.

- 4. Situation of Upwell –** The basis of our representations is that housing allocations at both Upwell and Outwell are unnecessarily restricted, given the size of the village and its strategic location. At a previous draft consultation, Upwell and Outwell together were considered as one of three rural service villages, and that position has not changed.

The Council accept that there are a full range of services and facilities and it is strategically located between Wisbech and Downham Market. Moreover, we consider that at least one of the allocations (G.104.3) is outside the framework of the village and should be deleted. However, the addition of our site with a maximum of 5 dwellings does not change the strategic thrust of the pre-submission document for the adopted Core Strategy.

- 5. Representations –** Our representations indicate that our site is within the confines of the village and should be allocated, subject to carefully detailed development for up to 5 dwellings. We object to one allocation (G.104.3) and thus the proposed addition and allocation will have no consequences upon the policy for the village.

- 6. Conclusions –** We consider that more land for housing should be allocated in this extremely important key village. One allocation, at least, in the pre-submission document should be deleted as not being sustainable. We consider therefore that the plan is not sound, and its proposals not justified or effective. We consider that more development will be consistent with both the adopted Core Strategy and with National Policy. For the reasons identified above we wish to debate this at the forthcoming Local Plan Hearing.



Walnut Lodge

GP

Low Side Lodge

3.4m

The Barn

Lode Cottage

A 1101

Hall

Old Nene Cottage

Guide Post

MULBERRY LEA

RIV

SITE LAYOUT PLAN 1:500 - SUBJECT TO SURVEY.

