

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

PRE-HEARING STATEMENT ON BEHALF OF MR T PITCHER (ID 401860)

**ISSUE 39 : LAND AT MARKET LANE WALPOLE ST ANDREW : WALPOLE ST PETER
(G.109)**

REFERENCES:

**LPA REFERENCE – 926
OUR REF - ASCA/10/10
MR A S CAMPBELL (ID 401851)**

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1. **General Introduction** - The client owns land on the south side of Market Lane, Walpole St Andrew which is included as one of the four areas in Inset G.109. The shops, facilities and services within the overall Inset are divided between the four separate settlements, and we consider it unsatisfactory for only two sites out of the four separate settlements to be selected. No account seems to have been taken of the benefits of our proposals, as illustrated in the original planning proposals submitted as part of the plan process, including the provision for affordable housing and the area of public open space which will be funded by the provision of the private market housing. Whilst the extent of affordable housing might now be a matter for debate, given the recent ministerial statement regarding lack of need to provide affordable housing for schemes of 10 houses or less, we nevertheless feel that the allocation of the land is appropriate.
2. **Representations** – We do not consider that the lack of allocation of our client's land is justified ahead of the frontage ribbon development implied by allocation G109.1 and G.109.2. It is our view, in answer to the Inspector's questions, that more comprehensive proposals that we have submitted on behalf of our client as a better alternative, has not

been satisfactorily considered by the Council, particularly as it provides more sustainable and viable development.

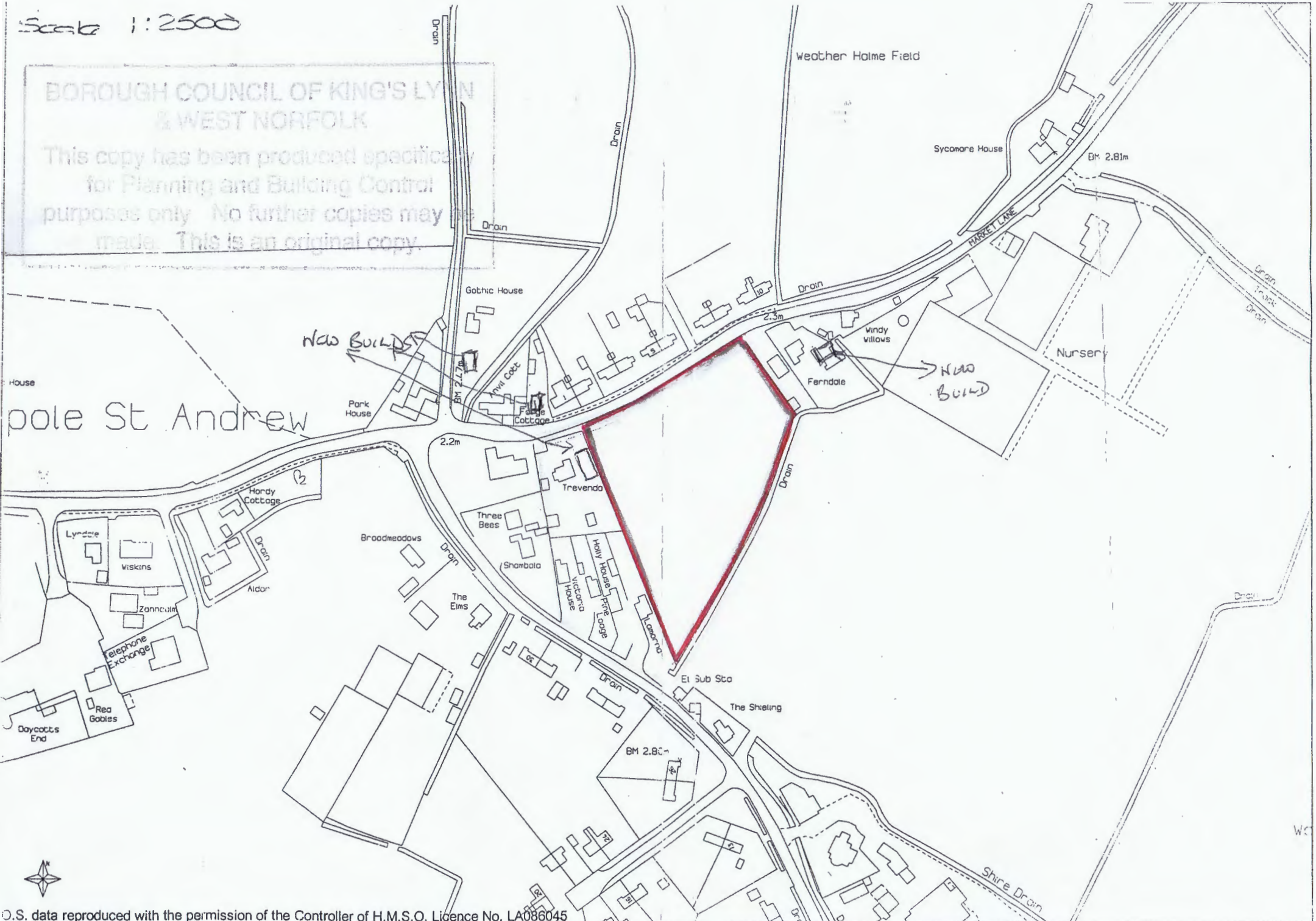
- 3. Conclusions** – We conclude that the Plan is unsound, for the reasons indicated in the original representations, in as much as they are not justified or effective, whilst the broader more sustainable proposals that we have requested are more consistent with National policy. These are issues we wish to debate at the hearing set for Wednesday 29th July at 2.00 pm.

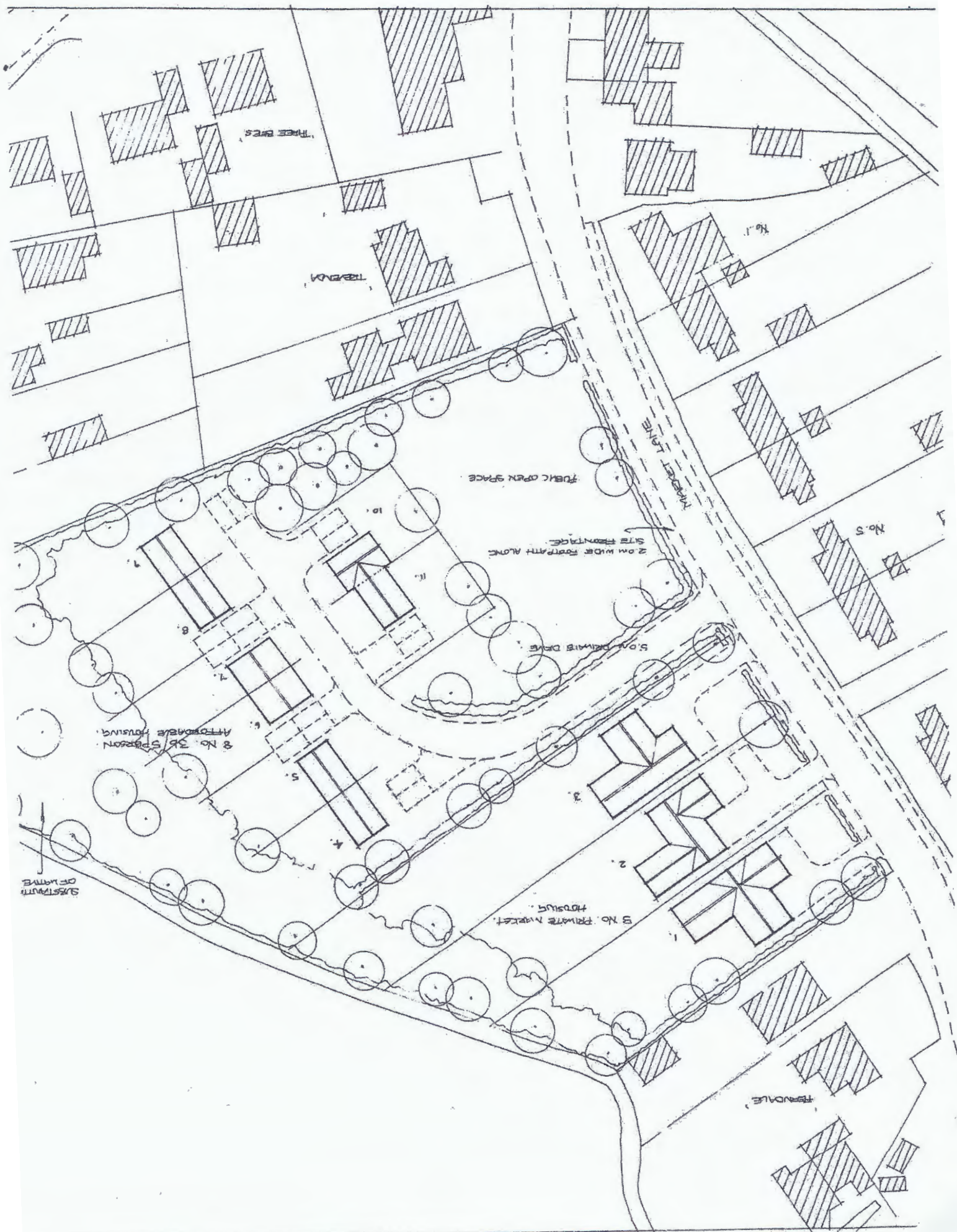
ASCA/10/10 17TH JUNE 2015

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BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

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THREE BAYS

WINDMILL

No. 1

No. 5

PUBLIC OPEN SPACE

2.0m WIDE FOOTPATH ALONG SITE FRONTAGE

5.0m DRIVEWAY DRIVE

8 No. 3R/5P PERSON AFFORDABLE HOUSING

3 No. PRIVATE MARKET. 300 SQ. FT.

FENDALE

SUBSTANT OF WAY