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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 RICHES LAND AT SLUICE ROAD, DENVER (ID 401870)

ISSUE 16 : DENVER (G.28.4)

REFERENCES:

**LPA REFERENCE – 958
OUR REF - ASCA/11/16
MR A S CAMPBELL (ID 401851)**

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1. **General Introduction** – We act for Mr and Mrs Riches who own land around the village of Denver. Land north of Sluice Road and east of Sandy Lane was the subject of discussions with officers of the Borough Council and an overall development scheme comprising up to 50 houses, together with open space, car parking, landscaping and replacement of the village hall was agreed with the Parish Council. A proposal was not submitted in respect of the SADMP as the land is under option to Ashley King Developments Ltd. There were discussions activated by the Borough Council in respect of a smaller area of land at Sandy Lane, but these discussions did not result in an allocation. We did, however, on behalf of Mr and Mrs Riches submit a small site, to reflect the scale of the Borough Council's requirements to the west along Sluice Road, at the entrance to the caravan site, where the access will be improved to permit the development of up to 6 dwellings on land within the red line plan attached. This site is suitable for residential development and relates to extensive development to the rear for the caravan site, and the development of the golf course and other facilities to the west of this site.. This site was indicated as a potential option for housing at the Option Stage (2011) and formed a representation into the pre-submission document.

2. Representations – We consider that Denver, particularly given its close relationship with Downham Market and the range of facilities it has, should have a housing allocation. Whilst we accept the reluctance of the Council to accept the larger scheme at Sandy Lane, we cannot accept that there is no suitable site for development anywhere in the village. We therefore proposed our client's site, as shown in the red line plan attached, as a suitable site for housing, within the general framework of the village. The site is sustainable and suitable for a housing scheme and was considered as suitable for allocation by the Council itself. We cannot accept that the village should have no housing at all, as this would be contrary to the Government's recent Planning Guidance on rural areas, which states that most villages should have some element of housing. This is a matter we would like to explore at the Examination Hearing.

3. Conclusions – We consider that the plan is not sound as it is not positively prepared nor is it effective or in line with National Policy for there to be no housing allocation. We consider our client's site a suitable site and should be allocated as such together with an extension of the development boundary.



Drain

LB

Track

106

56

110

112

58

120

66

Denver Farm

Drain

Track

10.4m

Drain

75m

50m

25m

0m

Promap

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