

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

**PRE-HEARING STATEMENT ON BEHALF OF MR AND MRS J JEWSON
LAND AT THE POPLARS, LYNN ROAD, WALTON HIGHWAY (ID 401857)**

ISSUE 43 : WEST WALTON/WALTON HIGHWAY (G.120)

REFERENCES:

**LPA REFERENCE – 920
OUR REF - ASCA/07/48
MR A S CAMPBELL (ID 401851)**

CONTENTS

1. **General Introduction**
2. **The Role of Key Rural Service Centres**
3. **The Distribution of Housing**
4. **Situation of Walton Highway, West Walton**
5. **Reprentations**
6. **Conclusions**

1. General Introduction – We act for Mr and Mrs Jewson who own land at the Poplars, Lynn Road, Walton Highway. The site is shown edged red in the attached plan. A copy of the illustrative plan for the development of the site is also attached for convenience. The site is comprised of The Poplars itself, including the retention of the open front garden area, with 4 storage buildings to the rear, beyond which there is an outdated chicken farm. There is an existing Section 106 Obligation between Mr and Mrs Jewson and the Council that the use of the chicken farm would cease before the first occupation of any dwellings.

The proposals consist of a new access from Lynn Road, the provision of up to 25 dwellings, the provision of an open space, and the provision of a small suite of offices to provide local employment. The proposed development has the following benefits:

- (a)** It is largely contained on brownfield land
- (b)** It removes an existing chicken farm, which to survive would need to become more intensive, but which is now surrounded by houses..

- (c) An improved access to Lynn Road, Notwithstanding the comments of the Borough Council, a new access was agreed as part of a previous planning application, allowing the second access to the site to serve The Poplars only.
- (d) It is centrally located by comparison to the two fringe allocation sites in Walton Highway.
- (e) There is an agreed FRA, with the site partly in Zone1 and partly in Zone 2.
- (f) It is the completion of an obvious infill site, with the site surrounded by residential development on three sides.
- (g) It is a comprehensive proposal with 25 houses, including affordable housing, employment and public open space.

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 deal 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 in 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 Walton Highway, West Walton – Walton Highway

together with West Walton are rightfully shown as a key rural service centre. It has both secondary and primary school, both with spare capacity and are largely filled by children from outside the village. A capital programme for improvements has just been announced for the secondary school which is to become an academy. There is a regular bus service between the village and Wisbech and the pre-submission document refers to the facilities including pubs, retail outlets and employment within the two villages. The villages provide the basis for more sustainable development than that proposed in the pre-submission document, which consists of two small residential sites, both on the outskirts of Walton Highway. Given the availability of services, including particularly a secondary school and a regular bus service, we consider a more comprehensive approach should have been taken to the proposed development in the village. We have made proposals, as described above, accordingly.

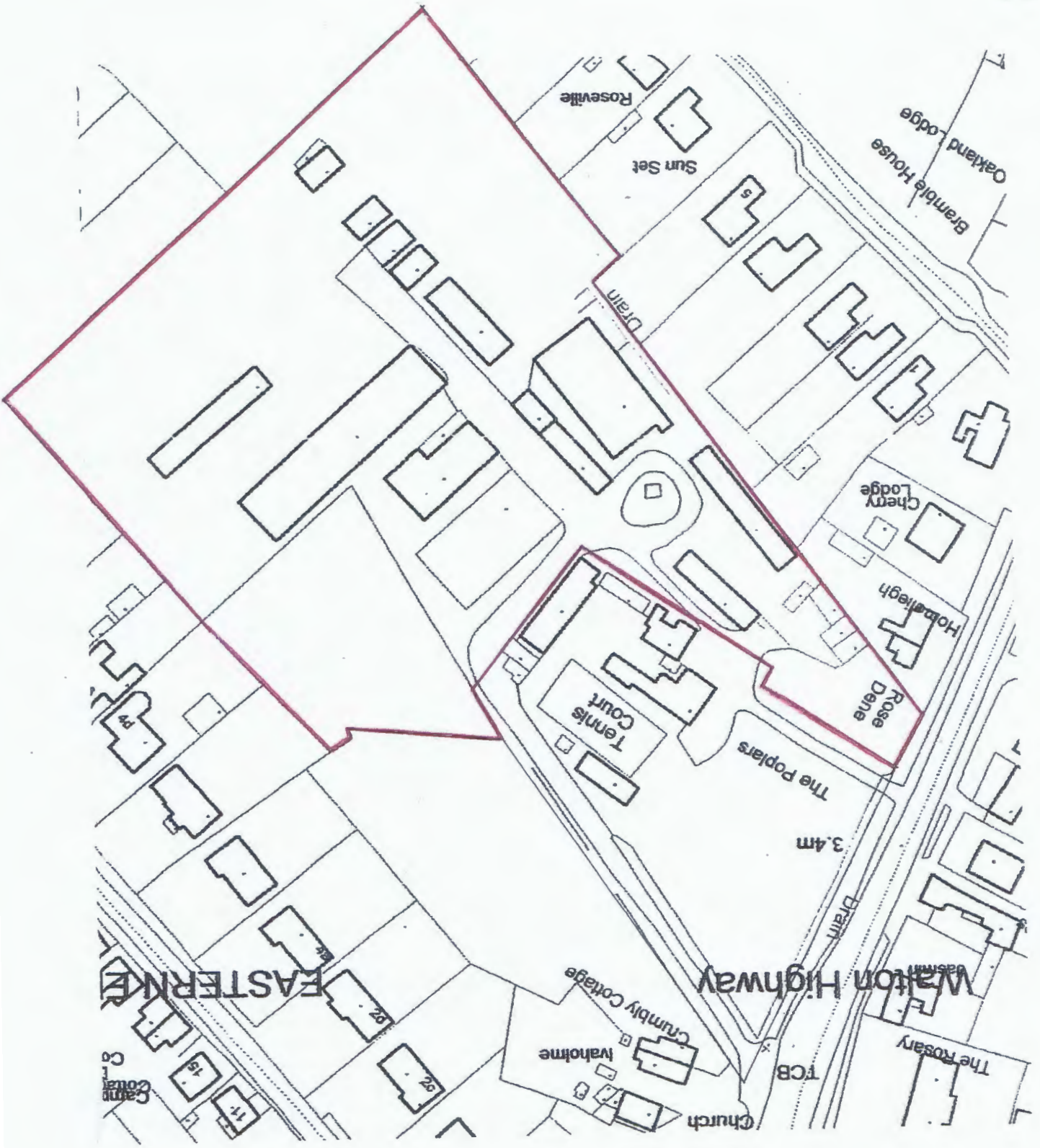
5. Representations – We object to the two allocations that are made in the SADMP (G120.1 and G120.2) on the basis that they are peripheral allocations, on agricultural land, and comprising ribbon development, in preference to our client's site which is largely

brownfield, is centrally located and provides a comprehensive set of proposals in line with the key village policy, as described above. The scale of our proposed development is consistent with the housing requirements contained in the pre-submission document (25 as opposed to 23 dwellings). We therefore are proposing the allocation of our client's site and an appropriate extension of the development boundary.

In answer to the Inspector's questions, we conclude that the two allocated sites are not so sustainable and therefore not justified ahead of our client's land. Moreover, we also consider that the scale of development proposed, is a simplistic addition to key villages based upon present population size and that there is scope for the Inspector to accept either one or both of the allocations as well as our client's development.

6. **Conclusions** – We conclude that, as a result of the above comments, the pre-submission document is not sound in that it is not positively prepared and as such the proposals are not justified or effective. We also consider that the proposal is not consistent either with the Core Strategy in terms of its Key Village Policy or with National Policy, for the reasons described above.

SITE LOCATION PLAN 1:1250





Revisions: *Rev A. JUNE 2012*

Notes:

Andrew S Campbell Assoc.
Chartered Town Planners

Quay Cottage Studio
6 Bull Lane, St Ives,
Cams. PE27 5AX

Tel. 01480 393844
Fax. 01480 393844
Email: campbellplanning@aot.com
Copyright 2009

ILLUSTRATIVE PROPOSALS

PROPOSED RESIDENTIAL DEVELOPMENT
LAND AT THE POPLARS, LYNN ROAD,
WALTON HIGHWAY, WISBECH.
ON BEHALF OF MR & MRS J JEWSON

Scale 1:1250
Date September 2009
Drawing No. ckm/asca/07/48/7