

King's Lynn and West Norfolk Local Plan: Site Allocations and Development Management Policies

Independent Examination

Statement for Issue 13: Burnham Market

**On behalf of Holkham Estate and Endurance Estates Ltd
- Representation number 1248**

June 2015

Prepared by

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CAPL/240096/A6/HH

Kings Lynn and West Norfolk Local Plan: Site Allocation and Development Management Policies – Independent Examination

Savills (Representation number: 1248) Statement on behalf of Holkham Estate and Endurance Estates Ltd

Issue 13: Burnham Market

“Question 13.1 Is there evidence that any elements of the proposed development at Foundry Field (G17.1) are not justified, sustainable, viable, available or deliverable? If such evidence exists, what alternatives are available and have they been satisfactorily considered by the Council?”

- 1.1 Savills (UK) Ltd has been instructed by the Holkham Estate and Endurance Estates to submit relevant and necessary hearing statements in response to the Kings Lynn and West Norfolk Site Allocations and Development Management Policies Examination. Savills (UK) Ltd have previously submitted representations in response to previous rounds of consultation, including Preferred Options consultation in September 2013 and Pre-Submission Publication in January 2015. These related to a number of matters, but also the allocation of further sites within Burnham Market.
- 1.2 We do not object to the proposed development at Foundry Field. It is our view however that the role that Burnham Market should have is one that is capable of accommodating more residential development.
- 1.3 Burnham Market is identified as a Key Rural Service Centre, and 32 dwellings are allocated on land at Foundry Field. The Council’s approach is to allocate growth to settlements proportional to the existing population. However, some settlements are more constrained by others, for instance by flood risk, nationally important landscape, limited highway safety access, etc.
- 1.4 Paragraph G.17.4 recognises that Burnham Market has a lower than average population size but has a good range of services in comparison to other settlements designated as Key Rural Service Centres by the Core Strategy. Based on the Council’s preferred method of allocating housing relative to population size, Burnham Market would only receive 12 new houses. However, based on the preferred option of allocating the land at Foundry Field, the Plan has allowed an allocation of 32 units to come forward, as this provides a public car park and toilet facility. The Borough Council consider the wider benefit to the community is justification for this development scheme.
- 1.5 Burnham Market has already been identified as an area with a good level of services compared to other Key Rural Centres. It can be said therefore that it can accommodate a

higher proportion of homes on the basis of it having a high service base which can serve both an existing but also a planned new population. Further land should therefore be allocated at Burnham Market, to support existing facilities, and help meet the housing shortfall.

- 1.6 We therefore consider that the Council should consider additional sites to allocate for housing within Burnham Market. These would not be alternatives to Foundry Field, but sit alongside this proposal in contributing to the overall housing supply of the settlement.
- 1.7 In such a context, site 921 (land to the west of Creak Road), site 922 (land to the south of Creak Road) and site 919 and 923 (land to the east of Creak Road – farm buildings) should be reconsidered for allocation within the plan. These sites were originally contained within the Issues and Options Consultation (2011) as ‘Potential Options for Housing (partial)’ and ‘Potential Options for Housing’. The location of these sites can be found within **Appendix 1**. Representations were made in September 2011 to bring these sites forward but the Council has not sought to allocate any of these sites.
- 1.8 It remains our case that the settlement has the capacity to grow not simply on the basis of its service base but also from an environmental capacity perspective.
- 1.9 These sites are within the Estate’s ownership and can provide residential development on an appropriate scale and in a high quality design led context having regard to the level of service and facilities in the village. Further information in relation to these sites can be found in representations submitted in October 2013. Indicative sketch proposals, demonstrating how development could come forward at these sites, can be found in **Appendix 2**.
- 1.10 Development of these sites would allow for new housing, as well as a new doctor’s surgery. This is considered appropriate given the case for the village being able to support new housing as well as providing for clear public benefit in the form of a new surgery.

“Question 13.2 Is the requirement for the submission of a plan for the future management and maintenance of the car park and public facilities reasonable and justified (criterion 7)?”

- 1.11 We have no comments to make in relation to this question.

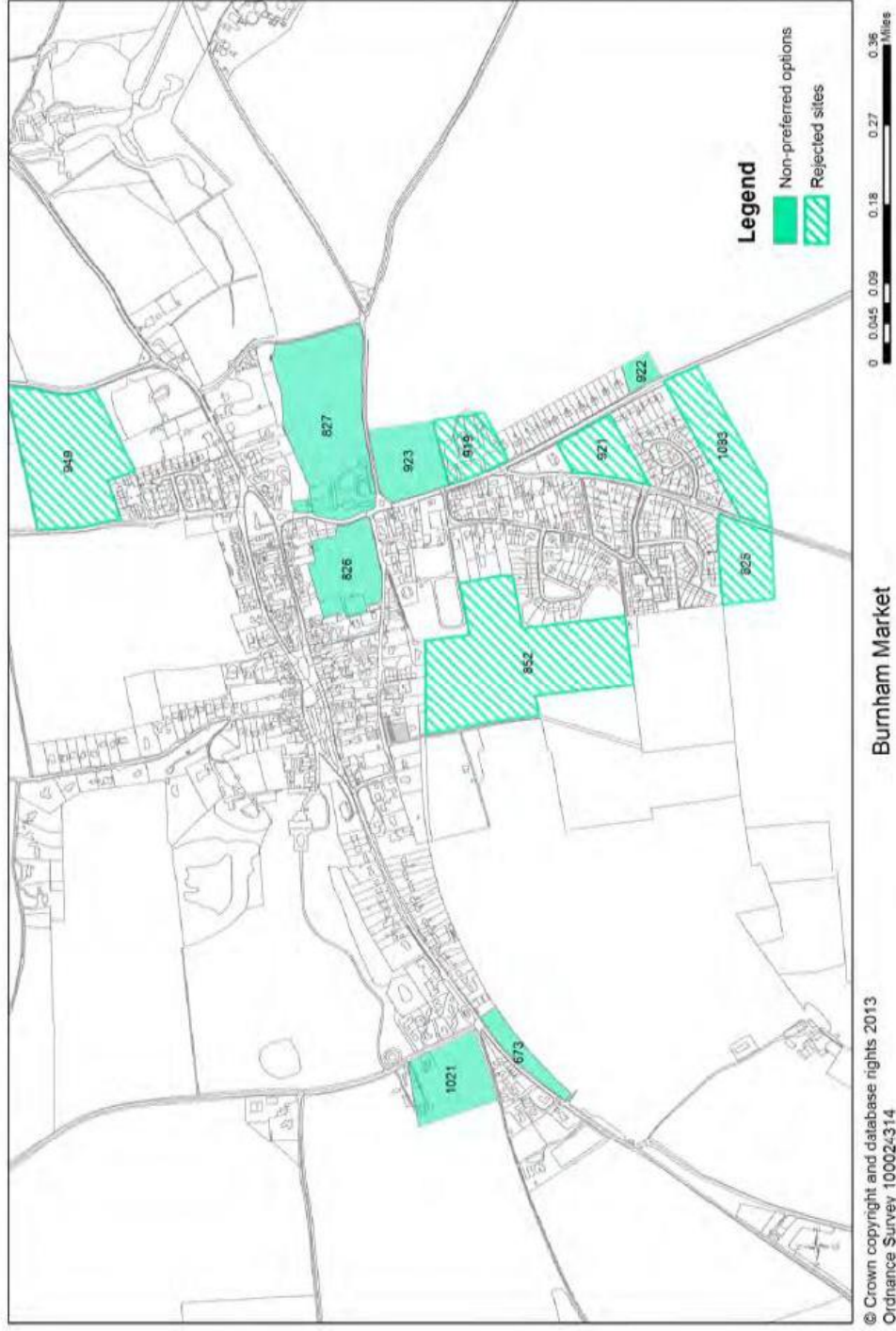
“Question 13.3 Does plan G17 accurately show the site area and should there be a reference in the policy to the provision of a retail use on the site?”

- 1.12 We have no comments to make in relation to this question.

APPENDIX 1 – SITE LOCATION PLANS

Preferred Options for a Detailed Policies and Sites Plan

Burnham Market Extract



APPENDIX 2 – INDICATIVE SKETCH PROPOSALS

cowper griffith

GP surgery addresses Creake Rd, with softened parking 'grove' to rear, note planned buffer to Northern boundary & careful consideration of public realm to West

new hedge with footpath to rear from gardens, footpath brings public benefits & enhanced safety, vehicular access from new road to rear

continuous new footpath dotted in blue - community benefit

new build residential units, with existing cart lodge split into parking/commercial use for tertiary/high order industry, additional parking to rear maintains a vehicle free frontage, continuation of footpath improves public realm.

corner 'plot 2' arranged to maintain a continuous frontage to street, new footpath continues along frontage.

allotments given structure, security & organisation - enhanced sheds/services

housing can turn to address street frontage

alternating rhythm of existing housing school in new affordable units

-  GP surgery
-  small market housing: typically bungalow
-  new affordable housing
-  reordered allotments with enhanced facilities
-  market housing, two storey
-  Architect designed/self build market housing
-  housing linked to small commercial unit
-  market housing in refurbished building

summary accommodation schedule

- Plot 1: 3no units @ 1500 sq ft
 - Plot 2: 4no units @ 1500 sq ft
 - Plot 3: 5no converted residential
3no converted residential to rear
3no new build 1200 sq ft with commercial unit to rear
 - Plot 4: 6no residential @ 2500 sq ft
 - Plot 5: 10no bungalow, with potential for two storey along Fakenham Road to tie in to existing grain
 - Plot 6: 6no affordable: 800-1000 sq ft
- allotments: reordered, with enhanced paving & storage/shed provision



scale 1:1250 @ A3
Oct 2012

