

King Lynn & West Norfolk Local Plan: Site Allocations and Development Management Policies EIP
Representor : J R Maxey MA, FRICS, FAAV, Maxey Grounds & Co LLP
on behalf of various landowners at South Wootton
Representation reference: 280 and 281
Hearing Matter Number: Issue 6 (E.3)

1. The restriction of the scale of development at South Wootton to 300 units plus limited non residential provision is not considered sound on the basis it does not optimise use of the land (a phrase used with regularity in Appendix 5 of the plan in justifying levels of allocation in some rural settlements)
2. The land allocated within the plan was deemed to be able to support around 800 units in the first draft plan, and 300 units clearly does not reflect the potential of the allocation.
3. Given the Council by their comments in para E3.13 clearly acknowledge the greater potential for the allocation it is considered unsound to artificially restrict numbers at this stage.
4. The proposed increase in allocation to 500 units within the existing allocation area will reinforce the ability of the allocation to provide the community benefits identified in the policy, which are significant, and to plan comprehensively for the delivery of that infrastructure and the full number of dwellings that will inevitably be developed in this area at some stage
5. The additional number of units may not mean addition built area. If restricted to 300 units and in line with the Parish Council wishes, large 4 + bed executive units could provide around 66000 sq m of floor space (240 @ 250 sq m plus 60 @ 100 sq m affordable units), although not necessarily meeting the housing demands of the district. An alternative scheme of 500 for a range of size dwellings between 70 and 250 sq m might well produce similar gross build areas, better satisfying market needs.
6. The information submitted to the Council during the various stages of preparation of the plan, including an outline site specific flood risk assessment agreed with the Environment Agency, discussions with Norfolk County Council regarding the main access provision, education and health infrastructure, and indicative master plan diagrams and commentary, have given the Council confidence that the allocation is deliverable. The current allocation over the 10 years of the plan period that would remain after adoption only require a delivery rate of 30 per annum to achieve. It is submitted that the suggested higher level of allocation only requires 50 per annum delivery (40 market and 10 affordable) which is also clearly an achievable rate.
7. Discussions are ongoing with a national developer that will enable an application to be submitted on confirmation of the allocation and importantly its scale. This can lead to the delivery of completed units at an early stage. All landowners are willing and working in a consortium to make the land available.

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8. Allocation of 300 units now and additional numbers within the allocation area later (as envisaged by para E3.13) is unsound. Allocation of the larger number at this stage, comprehensive master-planning of the whole allocation area, and delivery in suitable phases through the plan period is the sound method to follow to achieve the best form of development of the area, and still only reflects a density of 25 per ha on 50% of the allocation area (12 per Ha overall) leaving more than sufficient for landscape features, access routes, enhanced open space provision, an element of non residential development providing local services and employment, additional space for an enlarged primary school, health facilities.