

King Lynn & West Norfolk Local Plan: Site Allocations and Development Management Policies EIP
Representor : J R Maxey MA, FRICS, FAAV, Maxey Grounds & Co LLP

Representation reference : 283 and 284
Hearing Matter Number: Issue 38 Upwell with Outwell (G.104)

1. I represent some of the landowners of proposed allocations G104.4 and G104.6
2. My position is supportive of the allocation of the above two areas, but I consider that some of the detail in relation to the allocation policies is inappropriate and unsound.
3. I consider that the overall approach taken in selecting the areas for allocation is justified, and as part of the process the Council have made sufficient enquiry to ensure that the sites have suitable access, with consent for the necessary access road already existing for G104.6 and an access design having been prepared by highway engineers for G104.4 with Norfolk Highways having been consulted and confirmed that such a design would be acceptable. The above site selected are available and deliverable, and that their distribution within and between the villages is appropriate.
4. My objection, and the reasons for considering the plan to be unsound is the density proposed at St Peters Road (G104.4) (15 dwellings on a site of 2Ha ie 7.5 dwellings per Ha)
5. In contrast G104.1 has an allocation of 15 dwellings on 0.5ha in close proximity to a listed building (30 per Ha), G104.2 5 dwellings on 0.3 ha (16 per Ha), G104.3 5 dwellings on 0.3Ha (16 per Ha), G104.5 5 dwellings on 0.3Ha (16 per Ha) and G104.6 35 dwellings on 2 ha - the same site area (17 per Ha).
6. Consent already has been approved for 2 of these dwellings fronting St Peters Road, plus an access which would serve the remainder of the site (Consent ref 14/00504/F) which is the part of the site within the conservation area, and the part which will be visible as part of the street scene, and which will screen the remaining development from St peters Road and Town Street. These two plots and access occupy approximately 0.2 Ha thus leaving 1.8 ha for the remaining 13 dwellings currently permitted (7 per Ha)
7. Comment is made throughout the plan in terms of the justification of the scale of allocation (Appendix 5 Table for Brancaster Clenchwarton Docking and many others including Upwell) but this is clearly not been implemented in respect of this allocation.
8. I am sympathetic to the wish to ensure that a site with a visually prominent frontage, and the frontage within the conservation area, is not developed to a density that is inappropriate, but it is not sound planning policy nor does it optimise the use of land to restrict development scale to this level.
9. It is submitted that 20 units (which would mean an overall density of 10 per Ha) can be suitably accommodated on the site and would not prejudice the amenity of the area. It would in practice mean 18 of the rear of the site rather than 13 with the frontage as per the

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existing consent. It can be seen from the draft layout plan submitted by Graham Seaton that the size plots with only 13 at the rear is large with ample scope to increase dwelling number as suggested.

10. The increase in number represents a 6 percent increase in overall development within the village which I would suggest is within the tolerance of the plan number, and represents a buffer allocation should only one of the 3 small sites within the village not come forward. Given the three sites G104.1, 2 and 3 all have sewer constraints it is certainly a risk that not all will be developed within the plan period, notwithstanding that they are logical areas of allocation.
11. It is thus submitted that the policy is not sound by way of undue restraint on the allocation of numbers within the site, and that the number allocated for site G104.4 should be amended to 20 units to address this.