

**Examination of:
King's Lynn and West Norfolk
Site Allocations and Development Management Policies Document**

Statement of Common Ground – Policy E2.1 West Winch Growth Area Strategic Policy

Between

- The Borough Council of King's Lynn and West Norfolk (the Council), and
- Turley on behalf of Hopkins Homes (Hopkins)
- Maddox Associates on behalf of Northern Trust & Zurich Assurance Ltd. (ZAL)

1 Introduction

1.1 This statement of common ground is provided to aid the Inspector examining this plan in understanding the extent of agreement, and the single matter of dispute, between the key parties in respect of the plan proposals and policy for the West Winch Growth.

2 Background

2.1 ZAL, Hopkins, and the Council have been working together for some years to bring forward a development to form the south-east King's Lynn strategic urban extension.

2.2 ZAL and Hopkins each have an interest in significant parcels of land in the development area. Together their land holdings form a substantial portion of land suitable for housing development within the development area boundary identified by Policy E2.1, as shown on Map A.

2.3 This urban extension was identified by the Core Strategy adopted in 2011 as accommodating 1,600 new dwellings in the period up to 2026, and forming a direction for potential further growth beyond the plan period. Hopkins Homes and ZAL appeared at the Core Strategy examination to promote the proposals for this urban extension and their site forming part of it.

2.4 Hopkins has an interest in a substantial site at the northern end of the area, adjacent to the A47, and ZAL has an interest in various parcels of land in the central, western and southern part of the area. Map A below shows the Hopkins and ZAL land in relation to the growth area boundary proposed in Policy E2.1.

2.5 The parties to this agreement have worked with a wide range of other organisations to develop and coordinate proposals for the growth area development and associated infrastructure, including ATLAS, West Winch and North Runcton Parish Councils, the Highways Agency (now

Highways England), Norfolk County Council (the local highway authority and education authority, and also owner of a significant piece of land within the development area), etc. The proposed Policy E2.1 has evolved from and reflects many of the fruits of this endeavour.

2.6 The current focus of work is in refining and agreeing an infrastructure delivery plan, involving input from Hopkins and ZAL, the Council, Highways England and the local highway and education authority, with the benefit of advice from ATLAS.

2.7 Hopkins has submitted an outline planning application (Ref. No. 13/01615/OM) for the development of its site as shown on Map A. The application includes 1,100 dwellings, of which 750 would be completed within the plan period to 2026, and the remaining 350 beyond that date. The application remains under active consideration, but is as yet undetermined. The Council considers it is unable to make a positive determination of the application in advance of completion of the infrastructure delivery plan, in order to ensure a deliverable programme for the whole growth area and its associated infrastructure, an equitable distribution of the costs and benefits of this, and the facilities and qualities set out in the proposed policy.

3 Representations on the Plan.

3.1 ZAL and Hopkins have each submitted representations on the Council's proposed plan. These representations inform this statement of common ground.

3.2 For reference, the ID numbers of these representations (in the Council's online consultation portal) are as follows:

- ZAL ID no. 465
- Hopkins ID no.1258

4 Summary of Agreed Matters

4.1 **All the parties agree**, for the purposes of the plan examination, the following:

- A. **Strategic consistency and capacity:** The area is capable of development, within the plan period, to meet the Core Strategy Policy CS09 requirements of 'at least 1,600 new homes south east of the town [King's Lynn] [that] will contribute both to current needs and also establish a direction of future growth to meet anticipated need beyond the plan period'.
- B. Subject to
 - i. the exception identified at Section 5 (below) as a matter of dispute,
 - ii. the amendments set out in 'C' below
 - iii. details of infrastructure specification and its phasing to be resolved through the infrastructure delivery plan currently in preparation, and
 - iv. minor matters of application and interpretation to be addressed, as usual, at the planning application stage,
 - a. **Appropriateness of proposed policy:** Policy E2.1 forms a sound basis for coordinating and delivering a sustainable development which meets the Core Strategy requirements, and
 - b. **Deliverability:** development to meet proposed Policy E2.1 is viable and deliverable.
- C. **Amendments to Policy:** The following changes should be made to Policy E2.1 to overcome the concerns expressed in Hopkins' representation (ID No.1258):
 - a. **Part A, 5** 'Early and continuing delivery of various traffic calming measures and environmental enhancements on the existing A10 corridor in and around West Winch,

for the benefit of existing local residents, with ~~the first measures~~ preliminary improvements commencing within 12 months of the start of development.’

- b. **Part A, 6:** ‘Provision of a network of cycle and pedestrian routes (including links to King’s Lynn town centre) which would facilitate the level of growth ~~both that~~ planned to 2026 and provide routes which potential further growth areas can conveniently link to.’
- c. **Part A, 12:** ‘[Significant green infrastructure including. . . .] Any measures required, by a habitats regulations assessment of the development in question, to mitigate any potential adverse recreational impacts on the integrity of internationally designated nature conservation sites (SPAs, PACs, Ramsar) outside the growth area.’

5 Matter in Dispute

5.1 ZAL disagrees with the Council proposals regarding **Land off Gravel Hill Lane (also known as Site F), as identified on Map B.** ZAL considers that the exclusion of this site from the growth area (as delineated on proposed Policies Map Inset E2) is unjustified and threatens the viability and delivery of the wider scheme, as detailed in its representation (ID no. 465).

6 Declaration

6.1 The content of this document is agreed by the parties below for the purposes of the examination of the King’s Lynn and West Norfolk Site Allocations and Development Management Policies Document

Name.....

For and on behalf of.....

Signed.....

Date.....

Name.....

For and on behalf of.....

Signed.....

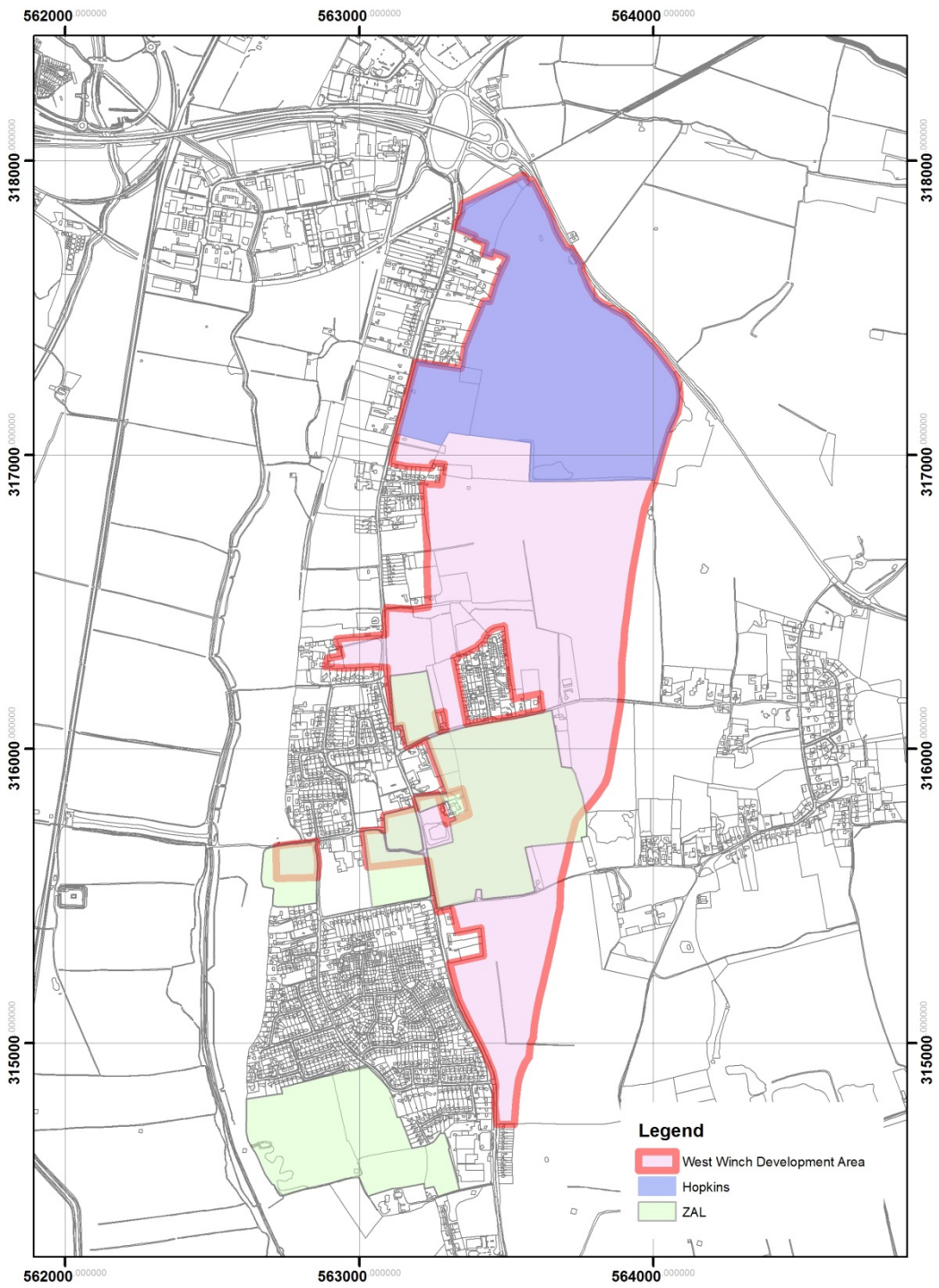
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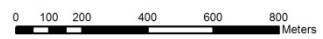
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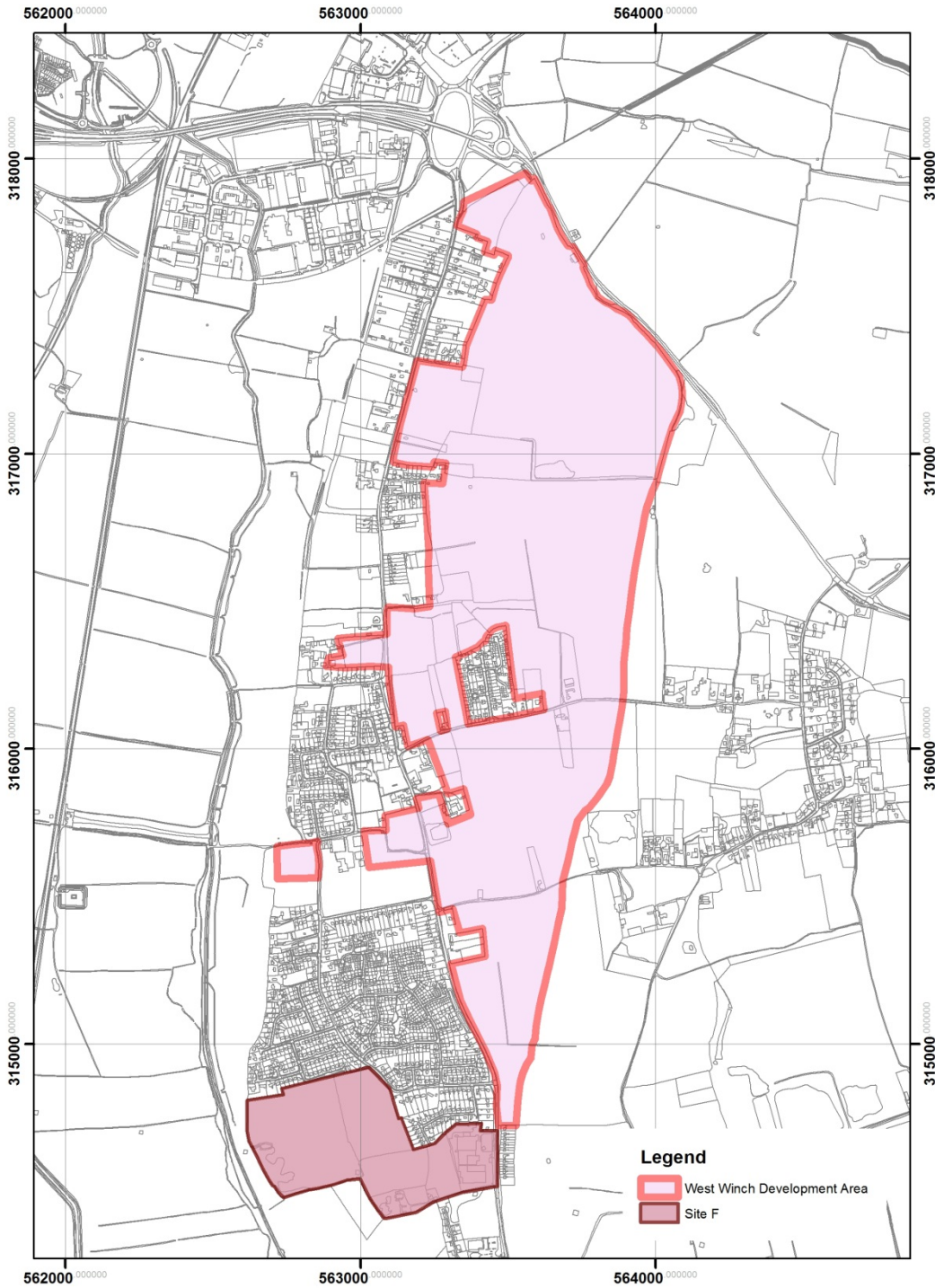
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MAP A

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 Ordnance Survey 100024314





MAP B