

Dear Mr Hogger

**Borough Council of Kings Lynn and West Norfolk: Site Allocations and Development Management Policies Document.**

**Issue 4: Kings Lynn and West Lynn (E.1) - Wednesday 8th July – 14.00**

**Policy E1.7 King's Lynn – Land at Lynnsport**

**Statement Regarding the SADMP in respect of the site at Lynnsport Leisure Park**

Following my earlier objection this year to the LDF I feel the council appear to have taken the law into their own hands & ignored procedure to ensure the projects at Lynnsport (E1.5) & Mash Lane (E1.4) :go ahead no matter what.

Petitions have been raised and a local committee LARA (Lynnsport Area & Residents Association) formed to try & oppose the project as apart from the Walks in the town centre this is the only other recreational area in town & serves a wide population of Gaywood & North Lynn.

In their consultations the council have admitted that being on a flood plain no bungalows can be built & the need for bungalows is growing with our ageing population. Every consultation which were supposedly well advertised for example the most recent advertised Friday [19/06/15](#) for Monday [22/06/15](#) in the Lynn News which now has limited sales since their price increase & the local radio, just as the previous ones it appears they don't want the public there. I have attended previous have been informed of the public's backing for this scheme but as yet have yet to meet anyone there myself. Each time I've been its quite the opposite.

There have been three breaches of procedure during the process:

30/03 When application went to the council for approval we were told we were allowed one speaker for 3 minutes however after our case was put forward the council then had two speakers for 5 minutes each. After pointing this out after & with some reluctance another meeting took place so both sides had the same amount.

10/04 During another planning meeting it was decided that the council members go to the site to see exactly what was being affected rather than just looking at it on plans. This was agreed & apart from the Vice chairman all went. However upon their return the vice chairman voted for the proposal & the rules state that unless you "take part in all of the discussion you can't vote". When questioned over this we were told no discussions took place at site. However photographs taken from the site visit show this to be clearly not true and discussions did take place that the Vice Chair was not part of.

Finally when informing local residents & business's under the planning law the owners of the property of Sports Direct were not informed that they would be affected by the development. The council's answer to this was " it was a human error & doesn't matter".

We have constantly asked for a copy of the Ecology report which was supposedly carried out but this never arrived & could not be traced online. Two weeks ago the Council planned to drain the pond that needs to be filled as the new road will use this area however an Ecologist has now stopped this due to nesting birds being the pond area. This was only stopped after weeks of campaigning by LARA for an Ecologist to attend and pointing out that this is breeding time for both birds and fish . This has now been stopped till September.

The road which initially was an access road to Lynnsport has now been approved to take traffic from Edward Benefer Way through to North Lynn & into town if needed but this will all come to one mini roundabout at the end of Columbia Way & the Loke Road causing a bottle neck. People take the shortest route so this will become a rat run & will only get worse with not just the additional traffic from the new estates but the proposed new houses being built of 300 at South Wooton and 600 at Knights Hill which when traveling to town in the main will head for Edward Benefer Road and will then cut through the new road. At the last consultation Dale Gagen the Project Manager informed us of a new school going behind Columbia Way which with all this traffic is very concerning for the welfare of the children. All other schools require children to cross Columbia Way and I am very concerned for their safety and that of other residents of North Lynn when crossing this road which now is a quiet road but will turn into a very busy road.

North Lynn already has a lower life expectancy of any in Kings Lynn & with all this extra pollution this will only add to the problem.

There's no objection to new housing provided its in the right place we have areas with access on the outskirts (The site on Edward Benefer which already has planning permission for housing and former Del Monte factory at West Lynn for instance) so why take away what is an established area for local residents to enjoy causing more congestion within the town? Also what is the problem with utilizing existing empty properties? We have been told there are over 2000 empty properties in King's Lynn.

Yours Sincerely

Tony Bruce

21/06/2015