

**Update Statement on behalf of Mr Tony Dean in respect of the land adjacent to Watlington Station, Watlington**

The main thrust of our representations was that the plan fails to meet the full OAN for housing in Kings Lynn, and distributes insufficient land for development to the Key Rural Service Centres. Consequently we recommended that our client's site should be allocated to address these deficiencies in the plan. We have also objected to policy DM2 on the basis that it would constrain growth in villages such as Watlington, in conflict with national planning policy.

Events have moved on considerably since our original representations were made. The Inspector will be aware of the appeal decision relating to land at Fosters Sports Ground, Main Road, Clenchwarton dated 20th January 2015 (LPA ref: 13/01123/OM, PINS ref: APP/V2635/A/14/2219315), where it was found that the Council could only demonstrate a 1.91 year supply against the 2011 household projections. The Council challenged the decision in the High Court, but was unsuccessful. We consider that this clarifies that the Core Strategy housing requirement does not represent the full OAN. Whilst we accept that in light of the Wokingham Judgment the Site Allocations plan can lawfully proceed on the basis of the Core Strategy figure, it would be fundamentally wrong for this examination to endorse the Core Strategy figure as if it does represent the full OAN. The reality is that the OAN is substantially higher than the Core Strategy requirement, and as such the plan should not constrain additional sites coming forward, including in villages such as Watlington.

Turning specifically to our client's site, a planning application has been submitted for a mixed use development comprising of a 50 space station car park, 500 sqm of B1 use, 9 dwellings and amenity space (LPA ref: 15/01306/OM). The application would bring substantial economic, social and environmental benefits to the village, and is supported by the Parish Council. The only outstanding objection from a statutory consultee is in relation to highways, but this matter is currently being resolved. The proposal represents sustainable development, and all the indications are at this stage that the application to progress towards a positive conclusion. It is important to note that despite these considerations, the proposed development would be in conflict with the Site Allocations Plan (as currently drafted), although ultimately we are of the view that very limited weight can be given to the Site Allocations Plan due to the housing requirement being out-of-date and significantly below the full OAN. Alternatively the site should be allocated as a reflection of the current application.

In all other respects we rely upon our previously submitted written representations.

**Rawdon Gascoigne**

**Director, Emery Planning**