

**REPRESENTATION AGAINST SITE G94.1 (TERRINGTON ST JOHN)
BY MR SCOTT BROWN ON BEHALF OF MR & MRS DAWSON**

SITE G94.1 LIES AT THE NORTHERN SIDE OF THE VILLAGE, AND WITH THE EXCEPTION OF THE PRIMARY SCHOOL, IS LOCATED FURTHER AWAY FROM THE VILLAGE MAIN CORE SERVICES THAN OTHER SITES THAT WERE OFFERED AS PART OF THE LDF SUBMISSION PROCESS AND IN PARTICULAR COMBINED SITE 885,167 & 710.

SITE G94.1 HAS BEEN PROPOSED AS A PREFERRED OPTION WITHOUT A SUITABLE FLOOD RISK ASSESSMENT, HOWEVER OTHER SITES OFFERED WITHIN THE PARISH WERE SCORED DOWN BECAUSE OF FLOOD RISK ISSUES. SITE G94.1 HAS STILL NOT OVERCOME THE FLOOD RISK ISSUE WITH ONE FAILED PLANNING APPLICATION (14/00602/OM) AND ONE PENDING APPLICATION (15/00438/OM) WHICH IS CURRENTLY RECOMMENDED FOR REFUSAL.

SCHOOL ROAD IS A SUB-STANDARD ROAD THAT FEEDS INTO A BUSY CROSS ROADS JUNCTION WHERE IT MEETS THE OLD A47 AT A CENTRAL LOCATION WITHIN THE VILLAGE. DURING SCHOOL ARRIVAL AND COLLECTION TIMES SCHOOL ROAD IS HEAVILY CONGESTED WITH ROAD SIDE PARKING THAT LEADS TO DANGEROUS VEHICLE MOVEMENTS IN AND AROUND THE SCHOOL ENTRANCE & ALONG SCHOOL ROAD. THE DEVELOPMENT OF G94.1 WILL LEAD TO A FURTHER SIGNIFICANT INCREASE OF CONGESTION AT THE EXACT LOCATION WHERE VEHICLE MOVEMENTS SHOULD BE AVOIDED AT ALL COSTS.

THIS INCREASE IN TRAFFIC MOVEMENTS WILL ALSO LEAD TO A FURTHER INCREASE OF TRAFFIC AT THE ALREADY BUSY CROSS ROADS WITHIN THE VILLAGE CENTRE AS ACCESS ONTO THE A47 HAS TO GO VIA THE CROSS ROADS FROM SITE G94.1.

REJECTED SITE 885, 167 & 710 OFFERS A47 ACCESS WITHOUT INCREASING TRAFFIC MOVEMENTS WITHIN THE VILLAGE. IT WOULD ALSO PROVIDE A FOOTPATH ACCESS LINKED TO THE CURRENT FOOTWAYS THAT LEAD DIRECTLY TO THE CORE VILLAGE SERVICES WITH SHOP, BUS STOPS, DOCTORS SURGERY, DISPENSARY, PUBLIC HOUSE, GARAGE SERVICES & TAKE AWAY FOOD OUTLETS ALL WITHIN A FEW MINUTES WALK.

THE PLANS SUBMITTED TO DATE IN RELATION TO THE APPLICATIONS ALREADY REJECTED AND CURRENTLY BEING CONSIDERED FOR SITE G94.1 OFFER NO ADDITIONAL PUBLIC OPEN SPACE, THE SITE ITSELF IS THE START OF OPEN COUNTRYSIDE AS YOU LEAVE THE VILLAGE HEADING TOWARDS OTHER RURAL VILLAGE LOCATIONS, WITH VIEWS ACROSS TO TILNEY ST LAWRENCE, TILNEY FEN END AND MARSHLAND ST JAMES WITH MINIMAL LANDSCAPING OR DEFINED HEDGEROWS RESTRICTING THE OPEN VIEWS.

WHEN G94.1 IS VIEWED IN RELATION TO ITS IMPACT OF THE OPEN COUNTRYSIDE AGAINST SITES SUCH AS 885,167 & 710 IT IS CLEAR TO SEE THAT G94.1 IS THE WRONG CHOICE. SITE 885,167 & 710 LIES WITHIN AN AREA BANKED WITH ESTABLISHED PLANTING TO TWO SIDES AND BACKING ONTO OTHER RESIDENTIAL ROADS AND WOULD HAVE MINIMAL VISUAL IMPACT ON THE OPEN COUNTRYSIDE. THE IMPACT OF THE G94.1 WILL HAVE FAR MORE VISUAL IMPACT THAN YOU WOULD EXPECT TO SEE IN SUCH A RURAL AREA.

THE SIZE AND LOCATION OF G94.1 IS SUCH THAT THE LAND COULD STILL BE FARMED EVEN WITH THE SPACE REQUIREMENTS NEEDED FOR MODERN FARMING VEHICLES, SHOULD THE SITE BE APPROVED WILL MEAN THE LOSS OF VALUABLE AGRICULTURAL LAND. THIS IS NOT THE CASE WITH OTHER REJECTED SITES, WHICH ARE TOO SMALL TO BE FARMED

SITE G94.1 DOES NOT HAVE THE SUPPORT OF THE PARISH COUNCIL AS THE PREFERRED OPTION FOR THE VILLAGE WITH MAJOR OBJECTIONS TO BOTH SUBMITTED PLANNING APPLICATIONS THAT HAVE BEEN MADE FOR SITE G94.1 TO DATE.

NO PRIOR REPRESENTATION HAS TAKEN PLACE BETWEEN THE LAND OWNERS OF G94.1 AND THE PARISH TO DISCUSS AND REVIEW ISSUES. THERE HAVE BEEN OVER 27 WRITTEN OBJECTIONS TO THE FIRST PLANNING APPLICATION ALONE.

THE PRIMARY SCHOOL IS NOT IN TOTAL SUPPORT OF THE CURRENT APPLICATION WITH ALL OF THE ABOVE ISSUES MENTIONED BY THE SCHOOL WITHIN THE PLANNING APPLICATION RECORDS.

COMBINED SITE 885,167 & 710 DURING THE LDF CONSULTATION PERIOD WERE TABLED AND DISCUSSED WITH THE PARISH COUNCIL, MODIFICATIONS ARE REFLECTED WITHIN THE ATTACHED PLAN

DEMONSTRATE THAT THESE SITES COULD DELIVER THE REQUIRED HOUSING NUMBERS, WHILST GAINING PARISH COUNCIL SUPPORT AND PROVIDING HOUSING & ADDITIONAL PUBLIC OPEN SPACE WITHIN EASY REACH OF CORE VILLAGE AND SERVICES AND WITHOUT OVERLOADING THE EXISTING ROAD NETWORK.

THE LACK OF CONSISTENCY ON SCORING AND SELECTION CRITERIA BETWEEN THE PREFERRED OPTION AND THE REJECTED SITES DEMONSTRATES THE FACT THAT THE JUSTIFICATION FOR G94.1 IS MISGUIDED AND ITS INCLUSION WITHIN THE PLAN SHOULD BE REMOVED.

G94.1 HAS ALREADY BEEN PROVEN TO BE IN CONTRAVENTION TO PARAGRAPH 17 AND CHAPTER 6 OF THE NATIONAL PLANNING POLICY FRAMEWORK 2012 AND POLICIES CS01, CS02, CS06, CS08, CS09 & CS14 OF THE CORE STRATEGY 2011.

THE INCLUSION OF G94.1 AS THE PREFERRED OPTION IS NOT IN LINE WITH THE DESIRE AND INTENTION OF THE BOROUGH COUNCIL OF KINGS LYNN AND WEST NORFOLKS PARISH CHARTER, IT DOES NOT ALLOW OR SUPPORT THE IMPLEMENTATION OF A PARISH PLAN & SITE G94.1 IS NOT INCLUDED WITHIN THE LDF TO THE BENEFIT OF THE LOCAL COMMUNITIES.

WE STRONGLY REQUEST THAT THE INCLUSION OF G94.1 WITHIN THE LDF PREFERRED OPTION PLAN IS REMOVED AND THE SCORING FOR OTHER SITES THAT HAVE BEEN SUBMITTED FOR THE VILLAGE BE RECONSIDERED WITH IMPROVED SCORING CONSISTENCY AND BETTER CONSULTATION WITH THE PARISH COUNCIL AND LOCAL COMMUNITY THROUGH PUBLIC OPEN MEETINGS ADOPTED IN OTHER PARISHES.

SITE 885,167 & 710 HAS BEEN RESUBMITTED TO THE LDF TEAM ALONG WITH FURTHER INFORMATION TO DEMONSTRATE THE REMOVAL OF FLOOD RISK ISSUES ETC, THE SITE LAYOUT DEMONSTRATES THAT THE DESIRED HOUSING NUMBERS CAN BE ACHIEVED WHILST ALSO PROVIDING NEW PUBLIC OPEN SPACE FOR THE ENJOYMENT OF COMMUNITY WITHIN A CENTRAL CORE VILLAGE LOCATION.

THE CHANCE TO PROVIDE THE MOST SUITABLE LOCATION FOR THE GROWTH OF THE VILLAGE NEEDS TO BE CONSIDERED FURTHER TO ENSURE THAT THE BEST OPTION IS ACHIEVED. TO DATE THIS DOES NOT APPEAR TO HAVE BEEN THE CASE WITH THE POORLY CONCEIVED INCLUSION OF G94.1. **IT IS THE BELIEF OF THIS REPRESENTATION THAT THE DESIRE TO PROVIDE HOUSING NUMBERS HAS BEEN GIVEN MORE WEIGHT**

NOTES:
 1. The site plan is based on the information provided in the LDF submission and is subject to change based on the information provided in the LDF submission.
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PROPOSED SITE PLAN
 SCALE: 1:500

LDI SUBMISSION

HOLT
 ARCHITECTURAL

147, 710 & 485
 ST. JOHNS HIGHWAY

PROPOSED HOUSING FOR
 LOCAL DEVELOPMENT FRAMEWORK

PROPOSED SITE PLAN

DATE: 08/14/2014

14-PD-02