
Examination of the King's Lynn and West Norfolk Local Plan: Site Allocations and Development Management Policies

Issue 34: Stoke Ferry (G.88)

On behalf of J I Hall (ID. 280729)

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34.1 *Is there evidence that the Council's approach to development at Stoke Ferry is not justified, sustainable, viable, available or deliverable? If such evidence exists what alternatives are available and have they been satisfactorily considered by the Council?*

1. As noted in our comments to Issue 3, it is not considered that the Council has allocated sufficient sites within the SADMP to meet housing needs. Additional deliverable sites need to be identified in the Borough's more sustainable settlements which have the ability to absorb existing growth.
2. Stoke Ferry is one such settlement and it is considered more than capable of accommodating in excess of 27 dwellings as proposed in the SADMP. The village has an excellent range of local services and facilities and is strategically located on the A134 ensuring good transport connections to surrounding key settlements.
3. The Council has identified 3 sites in the village for development and, as set out in our written representations, it is not considered that sufficient evidence has been provided to show that the allocated sites are both deliverable and viable.
4. Our client's site to the north of the village is suitable, available and deliverable in the next 1-5 years. It is our view that the Council's assessment of the site in the Sustainability Assessment is not justified, and the conclusions drawn in relation to the site's sustainability are incorrect. Further detail of this is provided in our written representations.