

**KING'S LYNN & WEST NORFOLK BOROUGH COUNCIL: SITE ALLOCATIONS AND
DEVELOPMENT MANAGEMENT POLICIES (SADMP)**

**PRE-HEARING STATEMENT ON BEHALF OF MR AND MRS R RICHES
LAND AT A) BROOMFIELD AND B) HOWDALE RISE DOWNHAM MARKET (ID
401870)**

ISSUE 9 : DOWNHAM MARKET (F.1)

REFERENCES:

**LPA REFERENCE – 962
OUR REF - ASCA/10/03
MR A S CAMPBELL (ID 401851)**

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1. **General Introduction** – We act for Mr and Mrs Riches who own land in and around Downham Market. There are two particular proposals for which we have made representations. The first is the land at Broomfield, at the north east of Downham Market and contained within housing allocation F.1.3. The second is land within the town off Howdale Rise, shown in the SHLAA and in the original draft plans but not included as an allocation in the pre-submission document. I attach for convenience the red line plans for both sites together with illustrative layouts prepared for each site.

2. **Representations** – We deal with each of the two sites in turn:

2.1 **Allocation F1.3** – We support the inclusion of our client's land in F.1.3 Our client is however concerned at the more recent extension of allocation F.1.3 beyond and to the north of Bridle Lane, in the pre-submission draft, proposed on the basis of the need to produce a further access to Lynn Road. They consider that Bridle Lane forms a natural stop to development to the north of Downham Market in that the extent of their original proposals can be accommodated (in terms of a traffic assessment) by the existing road system to the south. They are concerned that any development should be effectively screened by additional

planting both around Bridle Lane and to the north and east to shield views from the A10 to the east. They are equally concerned regarding the northerly extension of the town and its impact upon both the countryside in and around Lynn Road and the impact upon the village at Wimbotsham, only a short distance to the north of the proposed allocation. We consider there is a case for the reduction in allocation F1.3 and F.14 (Nightingale Lane) if this is to mean that our client's land at Howdale Rise is not to be allocated for housing.

2.2 Land at Howdale Rise – Our clients together with Barker Bros own some 2.9 ha of land on the east side of Howdale Rise and south of Rouse's Lane which forms a very sustainable infill site for housing between an existing residential estate and the town cemetery and allotments and being only a 10 minute walk to the town centre. It is clearly more sustainable than either of the two housing allocations referred to above. We consider the site can accommodate, as shown in the attached site layout plan, some 50 houses, including affordable housing together with the provision of a public open space on land which was the subject of previous sand extraction. We cannot accept the Council's objection on grounds of access, as there is no highway authority objection, and the illustrative details submitted with the objection shows that a suitable access can be provided from Howdale Rise. We also show a small access from Rouses Lane, which can be accommodated by improvement of the existing highway in the vicinity of Howdale itself. The site was shown in the SHLAA and in the original draft plan. We ask for the allocation of this land in the

SADMP accordingly. Provision can be made for an emergency link between Howdale Rise and Rouse's Lane as necessary.

- 3. Conclusions** - We cannot accept there is any reason why our client's land east of Howdale Rise cannot be allocated for housing. This is a most sustainable option for housing available within Downham Market. It is an obvious infill plot that is well screened on all sides. We consider the plan is unsound in that it has not been positively prepared nor is it consistent with National Policy in terms of ensuring that the most sustainable development is considered first. In response to the Inspector's questions, we can only conclude that F.1.3 or F.1.4 be reduced to allow the scale of the Howdale Rise development (50 houses) as is considered necessary.

LOCATION PLAN 1:2500



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Licence number 100020449. Plotted Scale - 1:2500



SITE LAYOUT PRINCIPLES – 1:1250
LAND AT HOWDALE RISE, DOWNHAM MARKET.

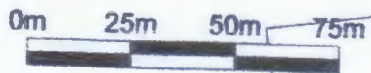
PREPARED BY ANDREW S. CAMPBELL ASSOC. LTD – AUGUST 2012



The Howdale



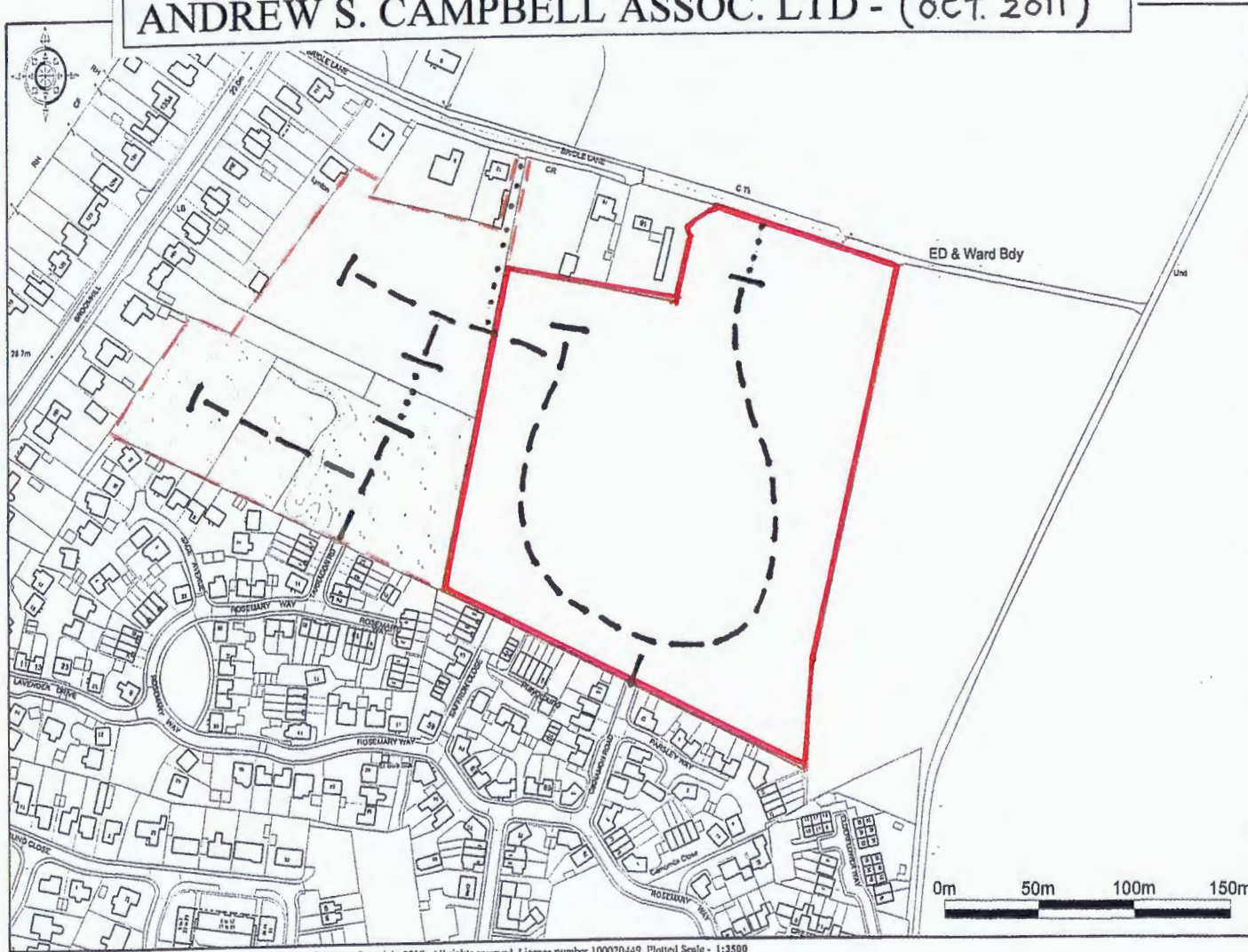
SEE EXPLANATION



1:1250 - ASCA/12/21/2

DEVELOPMENT PRINCIPLES – 1:3500
LAND AT BROOMHILL, DOWNHAM MARKET.

ANDREW S. CAMPBELL ASSOC. LTD - (OCT. 2011)



SKETCH LAYOUT PLAN - SCALE 1:1250 @ A3

LAND AT BROOMHILL, DOWNHAM MARKET, NORFOLK
ANDREW S CAMPBELL ASSOC. NOVEMBER 2010



FOOTPATH LINK

FOOTPATH LINK

ED & Wan

STRATEGIC LANDSCAPING BELT

P.O.S.

PUBLIC OPEN SPACE

BROOMHILL

BRIDLE LANE

CTK

SAGE AVENUE

ROSEMARY WAY

ROSEMARY WAY

ROSEMARY WAY

PARAGON RD

SARFROUNT CLOSE

PARAGON RD

CINNAMON ROAD

PARSLEY WAY

UNDER DRIVE

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