

# **KINGS LYNN AND WEST NORFOLK – SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES - EXAMINATION**

**(WRITTEN SUBMISSION)**

**REPRESENTATION BY - NPS Property Consultants Ltd on behalf of Norfolk County Council**

**REFERENCE NUMBER - 108**

**HEARING MATTER NUMBER - Issue 20: Gayton, Grimston and Pott Row**

**POLICY - Gayton Policy G41.1 and other**

**SUBMISSION - Supplementary Evidence in support of representation in relation to policy G41.1 and the allocation of housing land in Gayton**

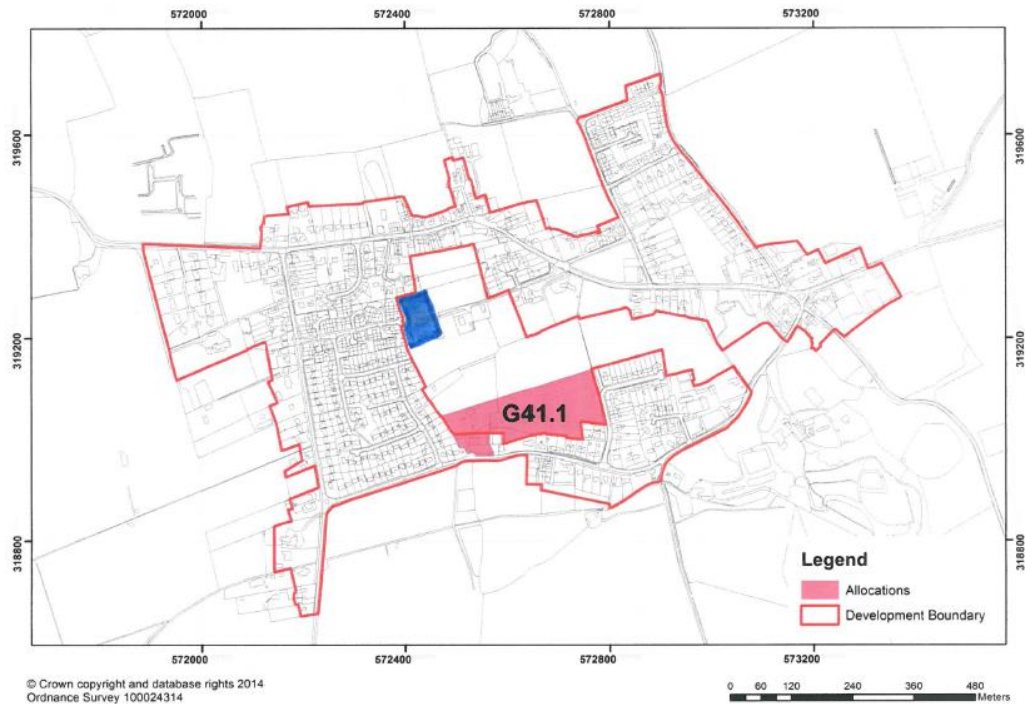
BCKLWN Publication Stage Representation Form submitted by NPS Property Consultants Ltd on behalf of Norfolk County Council states

*Paragraph G.41.1 (Gayton) - Object to the proposed development boundary at Gayton which excludes land owned by Norfolk County Council off Springvale, which has previously been promoted under site reference 1166. It is noted that this site has been previously considered and rejected on the basis that it is considered to have a potential negative impact on bio-diversity and will result in the loss of a public right of way. Norfolk County Council as landowner would seek to ensure that any development on the site reduced / mitigated against any adverse bio-diversity impact and would seek to ensure that any public right of way was maintained. NPS Property Consultants, as agent for Norfolk County Council, consider this site to have equal benefits and opportunities as the site presently being proposed under allocation G41.1.*

**The following is provided to amplify the objection raised in the response form.**

Grimston / Pott Row with Gayton are identified in the Core Strategy as one of a number of Key Rural Service Centre where provision is to be made for at least 2880 new homes. The Strategy therefore accepts Gayton has a level of services and facilities which mean it is suitable for housing growth at estate scale level.

The County Council owned site covers some 0.67 ha (marked in blue on plan below) and abuts 1970's estate scale housing to the west and residential use in part to the north. In addition residential use exists in part a little to the east (residential conversion granted permission in 2006). An un-adopted access track passes through the site and forms an important footpath link from east to west. Access is available to the west to an adopted estate road to service the Council owned site.



*NCC site marked in blue on above plan*

Services and facilities are concentrated in Gayton on the Lynn Road. These are some distant from allocation G41.1. In contrast the NCC owned site is more centrally located and better placed to access services and accommodate housing in a sustainable and accessible location. The omission of the County Council owned site fails to take advantage of the very accessible location in the village close to existing housing and services and on the footpath link.

It is recognised that the site has limited landscape features. These are typical of the character of much of the central undeveloped part of Gayton. In such a location, any development would need to respect the landscape and ecological value of the area (this also applies to allocated site G41.1). Development of the County Council owned site can be accommodated in a manner that retains many features. The context, provided in part by boundary screening, will allow development to be integrated into the landscape successfully, retaining boundary treatments and specimen trees, whilst enabling dwellings to be accommodated into the site.

The site can meet a number of other key tests which the Borough Council consider are important in justifying the allocation of land, notably

- it does not represent the highest grade agricultural land and is not cultivated;
- can be developed to accommodate sustainable drainage; and
- will not represent a breakout.

In terms of development, it is considered that the site should be developed either in preference to the other allocation in Gayton, the site in Potts Row (which relates more poorly to facilities and services than this Gayton site), or as part of a larger allocation for the village. The scale of development proposed on the Council owned site will not overload services and facilities in the village and will offer choice in development to ensure that the Core Strategy target of at least 2880 dwellings is met.

There are a number of proposed allocations in Key Rural Service Centres which are considered unsustainable (and the Inspector will identify these at the Examination stage). The Inspector will need to identify additional land to allocate to ensure that the Core Strategy minimum target of 2880 homes is identified. Given the strong sustainable development qualities of this site and its scale (only some 10 – 15 dwellings); this will not overload village services in this Key Rural Service Centre.

Therefore it is considered that the site should be allocated to ensure sufficient land and choice of sites is made in the Borough to ensure housing need is met

Therefore it is considered that the exclusion of this site makes the plan unsound and to address this, the following change should be made

### **Policy G41.2 Gayton – East of Springvale**

**Land amounting to 0.67 hectares east of Springvale to be shown on the Policies Map, is allocated for residential development of 10-15 dwellings. Development will be subject to compliance with all of the following:**

1. Retaining and improving the Public Right of Way to the east of the site;
2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Development is subject to prior submission of details showing a suitable and deliverable scheme that would create the required capacity at Grimston Water Recycling Centre;
4. Provision of affordable housing in line with the current standards.