

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

Issue 36

Statement of Common Ground

As agreed between The Sutton Partnership and the Borough
Council of King's Lynn and West Norfolk in relation to site
G93.3

Prepared by Nicole La Ronde BSc MSc MAMRTPI,
La Ronde Wright Limited on behalf of the Sutton Partnership (752)

October, 2015

1. INTRODUCTION

This is a Statement of Common Ground (SoCG) between The Sutton Partnership and the Borough Council of King's Lynn and West Norfolk on allocation G93.3 (Land West of Benn's Lane, Terrington St Clement) of the Site Allocation and Development Management Policies Document (SADMP).

The guidance note from the Inspector outlines the scope and coverage of the hearing sessions scheduled for July 2015. The Inspector has stated that there are certain instances where Statements of Common Ground may be useful, including for example, where agreed wording of a suggested change to a policy criterion, agreed factual information or areas or points of disagreement.

The Inspector's task is to consider the soundness of the SADMP based on the soundness criteria set out in paragraph 182 of the National Planning Policy Framework, March 2012 (the NPPF). The Inspector's schedule of Issues and Questions summarises the question in relation to the proposed allocation as follows:

Is there evidence that the proposed residential site 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?

2. DESCRIPTION OF THE SITE

Site G93.3 is a part the Terrington Distribution Centre, Northgate Way, Terrington St Clement, a large brownfield site owned by the Sutton Partnership which has the benefit of an extant Lawful Development Certificate for Use Class B2 (Please see Appendix A). The site is 2.2 hectares in area and abuts the development boundary of the village.

4. DELIVERY

Both parties agree that the allocation of G93.3 is deliverable as per paragraph 47 of the NPPF.

The Sutton Partnership is in the process of agreeing a conditional contract with a prospective developer for the site. This demonstrates the Sutton Partnership's commitment to deliver the allocation within the plan period.

3. SUMMARY OF MATTERS AGREED

- The Sutton Partnership confirms that the site is available and the proposed development is viable. The Partnership supports the proposed policy G93.3 and the allocation of the site. It supports the submissions by the Council that the allocation G93.3 is justified.
- The allocation represents sustainable development. A transport statement and updated response to comments received from the local highway authority, ecology surveys and a flood risk baseline appraisal report have been prepared and submitted to the Borough Council of King's Lynn and West Norfolk in evidence.
- The land owner owns substantial brownfield land adjacent to the allocated site which offers further potential points of access to site G93.3 and is likely to come forward as a windfall housing site.

4. SUMMARY OF MATTERS NOT AGREED

- The council does not agree that the adjacent brownfield land also put forward by the landowners should be allocated for housing at this point.
- This land, if master planned could increase the allocation to at least 100 dwellings and provide numerous community benefits to the village. See R19 submission (and transport statement prepared by Create Consulting Engineers Limited on behalf of The Sutton Partnership and dated June 2014).
- In July 2015, a further updated plan for the transport assessment was submitted to the local highway authority responding to the suggestion that a footpath from Benn's Lane to Northgate Way would need to be provided in support of proposals to develop the proposed allocation G93.3. This statement was accompanied by an arboricultural impact assessment prepared by CJ Yardley Associates and demonstrating that the required footpath could be achieved. Copies of these documents are enclosed for ease of reference.

DECLARATION

The content of this document is agreed for the purposes of the King's Lynn and West Norfolk Borough Council local plan: Site Allocations and Development Management Policies Hearing, July 2015.

Signed: _____

Name: _____

For and behalf of The Sutton Partnership.

Date: _____

Signed: _____

Name: _____

For the Borough Council of King's Lynn and West Norfolk

Date: _____

APPENDIX A - Plan showing the land in the ownership..... 7
of the Sutton Partnership

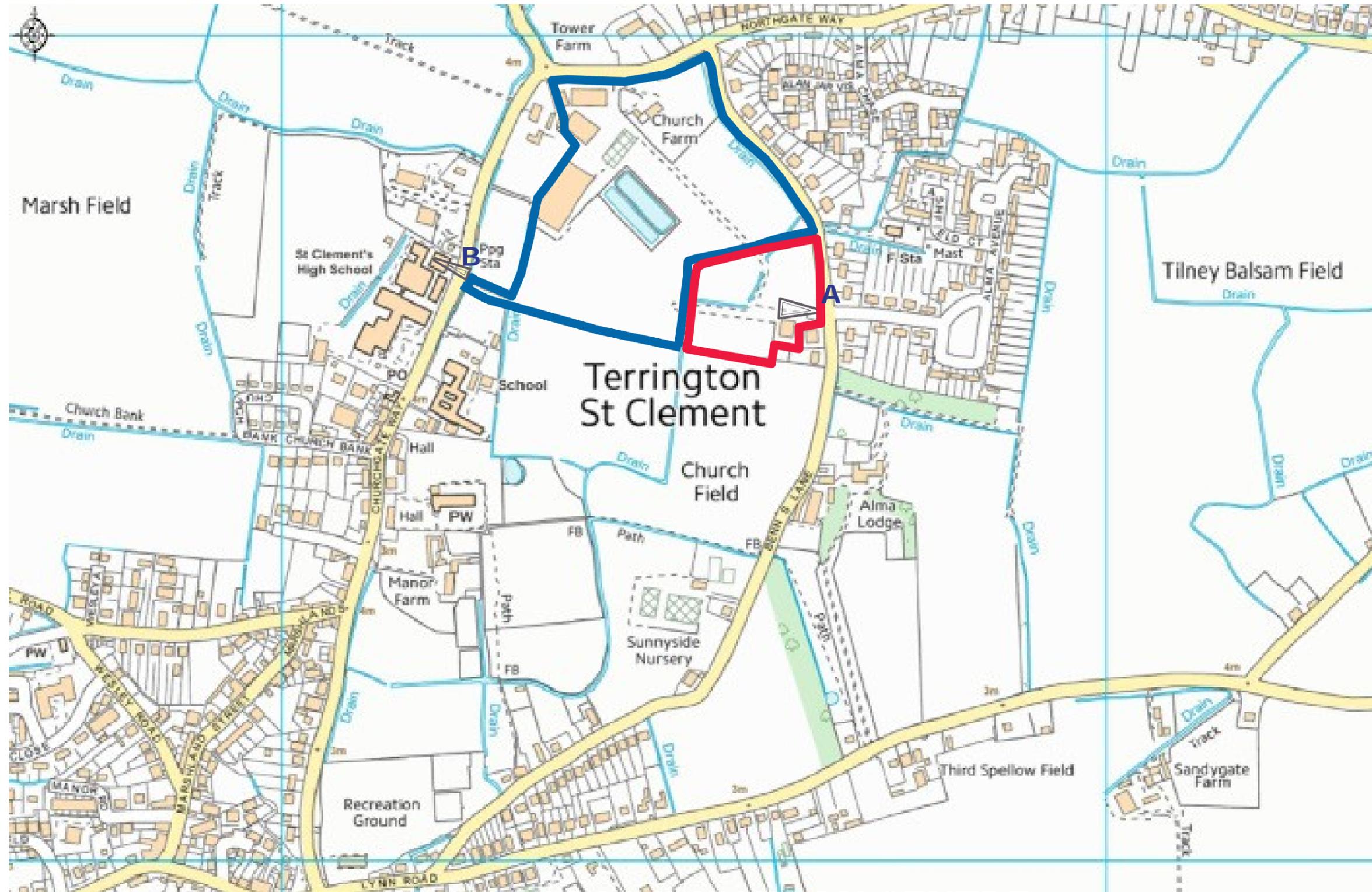
APPENDIX A

Plan showing the land in the ownership of the Sutton Partnership

A - Proposed site access

B- Existing site access proposed for pedestrian and cycle link

-  Terrington Distribution Centre (owned by The Sutton Partnership)
-  Site G93.3



TERRINGTON DISTRIBUTION CENTRE

LAND OWNED BY THE SUTTON PARTNERSHIP