

Questions for boards –

### Infrastructure

#### **Will the new homes mean a lot of extra traffic on the roads and, if so, how will you manage the impact on existing residents – especially at school times?**

New homes will mean more cars, however one of the reasons this site has been identified as a good site for housing is that it is centrally located, with excellent cycle and pedestrian links to schools, employment areas, shops and the town centre. Given this, it is anticipated that residents will need to use their cars less.

However, consideration has been given to increases in traffic associated with the new homes, and a thorough technical assessment has been prepared and will be considered by Norfolk County Council Highways.

Finally, it is considered that the proposed new link road into the Hardwick Estate will, in time, create a valuable new route into and out of both the proposed new housing sites and the wider east Lynn area.

#### **Why not just build the road – we don't need the houses?**

In recognition of the need for more sustainably located housing in Kings Lynn, and more affordable housing, the majority of the site is already allocated for housing in the existing Local Plan. This development proposal considers the long-term development of both this area and wider infrastructure in Kings Lynn. The houses will, in themselves, bring benefits (new homes, affordable homes, new open space), but will also enable the construction of the new road and bridge. This new road network will create new access routes connecting parts of the town together; this will in turn build stronger communities.

#### **Why not build elsewhere!**

As stated above, part of the site is allocated for housing development under planning policy E1.6. This means that the suitability of the site to accommodate housing has already been assessed and accepted, with the policy allocation forming part of the plan to address housing need in the town.

In addition, housing development at this site can bring forward significant infrastructure improvements (in the form of the new road and bridge) which will benefit both existing and new residents, and the wider area

#### **The EA is saying not to build on flood plains – how come you are planning to build in a flooded area?**

As with much of King's Lynn, the application site lies in an area which is identified as being at risk of flooding, but which is protected by flood defences.

#### **Will there be traffic-calming measures to stop it being a rat run racetrack? What will be the speed limit through the estate?**

20 mph is the proposed speed limit for the development. The roadway will be designed with traffic calming in mind but will need to accommodate buses.

#### **Will the existing footpath from Fairstead to the town centre remain?**

Yes – the footbridge will remain and improvements will be made to this. A new route over the railway line will include a bridge for road and cycleway.

## Housing

### **Why is there no bungalows?**

Due to Kings Lynn being within flood plain area as dictated by the Environmental Agency. We cannot develop bungalows or buildings with downstairs living as this will not be approved at planning.

## Social Needs

### **Has public transport been considered?**

The Borough Council has contacted local bus companies to discuss the development. Whilst BCKLWN is not responsible for provision of bus routes, we will work with existing providers and do all we can to create public transport links through the site.

### **What about all the extra school places?**

Norfolk County Council the education authority for this area will undertake an assessment for all new school places. We will have to provide funding in accordance with a Section 106 to comply with Norfolk County Council's assessments.

### **The doctors surgeries and hospital are over stretched now - what are you doing to help these with all of the extra residents moving to the area?**

NHS Funding for GP surgeries are allocated on a 'per patient' basis, so if the number of people in an area increases so does the level of funding. However, BCKLWN recognises that there is pressure on the health care system and – as with the recent efforts to save the Fairstead Surgery – will continue to work to secure and improve healthcare provision in the Borough.

### **Will any local jobs be created by the project?**

Lovell and the Borough Council are keen to encourage employment for local people in the area. Lovell also advertise to local businesses to be added through their procurement routes for work and materials.

### **Will the play/equipment remain?**

The existing play equipment will either be retained or relocated and replaced. The net result of the proposal will be an improved play area to serve the existing and new homes. Part of the site is held in trust by the Fields in Trust (FiT) Charity, and the Borough are in discussions with FiT to ensure they are satisfied that the proposal will not diminish (and will, in fact, improve) the size and standards of play facilities currently on offer at the site.

## Environmental

### **What about the current trees and existing habitat?**

The Borough Council of King's Lynn & West Norfolk are proposing an off-site provision of 10 acres of woodland and habitat near to Kings Lynn.

**What is going to happen to the trees? Don't these have TPO's?**

For every tree lost in the build of the scheme, 3 new trees will be planted on site. None of the trees have Tree Preservation Orders.

**What about the wildlife? The project will kill or displace lots of species including some that are protected – birds, deer, newts, bats?**

Over the last year, the Council has worked with pre-planning Consultants to understand what wildlife habitats there may be on the site and how we can progress the development without harm to any protected species. Accordingly, the proposal is accompanied by a detailed package of mitigation measures, and this offer would be further enhanced by the proposed 10 acres of new woodland the Borough wish to create. Copies of the Ecology and Arboriculture reports are available.

**What's happening to the Plantation Wood / Rookery?**

This area of woodland is to be protected. The Council are working with the Woodland Trust and Norfolk Wildlife Trust to assist where possible.