

Hopkins Homes

King's Lynn and West Norfolk Local Plan  
Examination

Matter 5: Settlement and Sites  
King's Lynn and Surrounding Areas

Prepared on behalf of Hopkins Homes

November 2022

# Hopkins Homes

## King's Lynn and West Norfolk Local Plan Examination

Prepared on behalf of Hopkins Homes

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## 1.0 INTRODUCTION

1.1 We act on behalf of Hopkins Homes. Hopkins Homes has a development interest in the land at the north of the West Winch Growth Area (WWGA) and an outline planning application (Ref: 13/01615/OM) for development in this location is currently being considered by the Borough Council of King's Lynn and West Norfolk (BCKLWN).

1.1 The planning application seeks planning permission for:

*Change of use from the agricultural/undeveloped land to a development of new housing and associated facilities; comprising a mix of up to 1,110 residential units (Class C3); primary school (Class F1); local centre (Class E, F2); public open space, landscaping and highway access onto the A47 and A10.*

1.2 In December 2021, an update to the Environment Statement (following new ecological surveys) and the Transport Statement were provided to BCKLWN to allow the determination of the application. Discussions are currently being held on the drafting of a S106 Agreement. It is hoped the planning application will be considered at committee in early 2023.

1.3 Against this background, Hopkins Homes has a strong interest in the formulation of local planning policy and its effective implementation.

1.4 This Statement relates to **Matter 5: Settlements and Sites: King's Lynn and Surrounding Areas.**

## 2.0 EXAMINATION ISSUES

2.1 Hopkins Homes has a development interest in the land defined in the Site Location Plan provided at **Appendix 1**. The Site forms the sole focus of our observations and comments made in respect of Examination Questions.

2.2 A broad programme of delivery of the Hopkins Homes site is set out below in relation to Questions 138 and 139 of Matter 5 (which relate to housing delivery) to assist the Examination. Hopkins Homes support the position of the Council in relation to other questions raised in relation to the WWGA.

*Question 138. In light of the Council's responses to the Inspectors' initial questions on the WWGA and to the questions above, is there a realistic prospect and clear evidence that housing completions will begin on site within 5 years, as indicated in the Housing Trajectory?*

2.3 There is a clear prospect of housing completions beginning within 5 years. Hopkins Homes are working to the following broad programme, which would see start on site in 2025 and completions beginning in late 2025/26.

2023	Outline planning permission issued
Late 2023	Submission of Reserved Matters
2024	Reserved Matters Approval
Late 2024	Site Preparation
2025	Infrastructure Start
Late 2025	House Building Starts
2026 – 2036	Occupations (via 3 partly concurrent phases A, B and C)

2.4 It is proposed to start development off the A10 in 2025. This first phase of development (Phase A) is expected to deliver housing occupations beginning in early 2026 at a rate of c50 dwellings per annum (dpa).

2.5 The second phase of development off the A47 (Phase B) is expected to be brought forward by a second developer commencing in 2027 with occupations beginning in 2028. A similar rate of delivery of c50 dpa is expected.

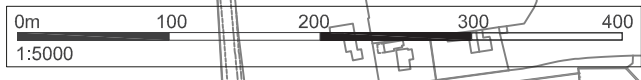
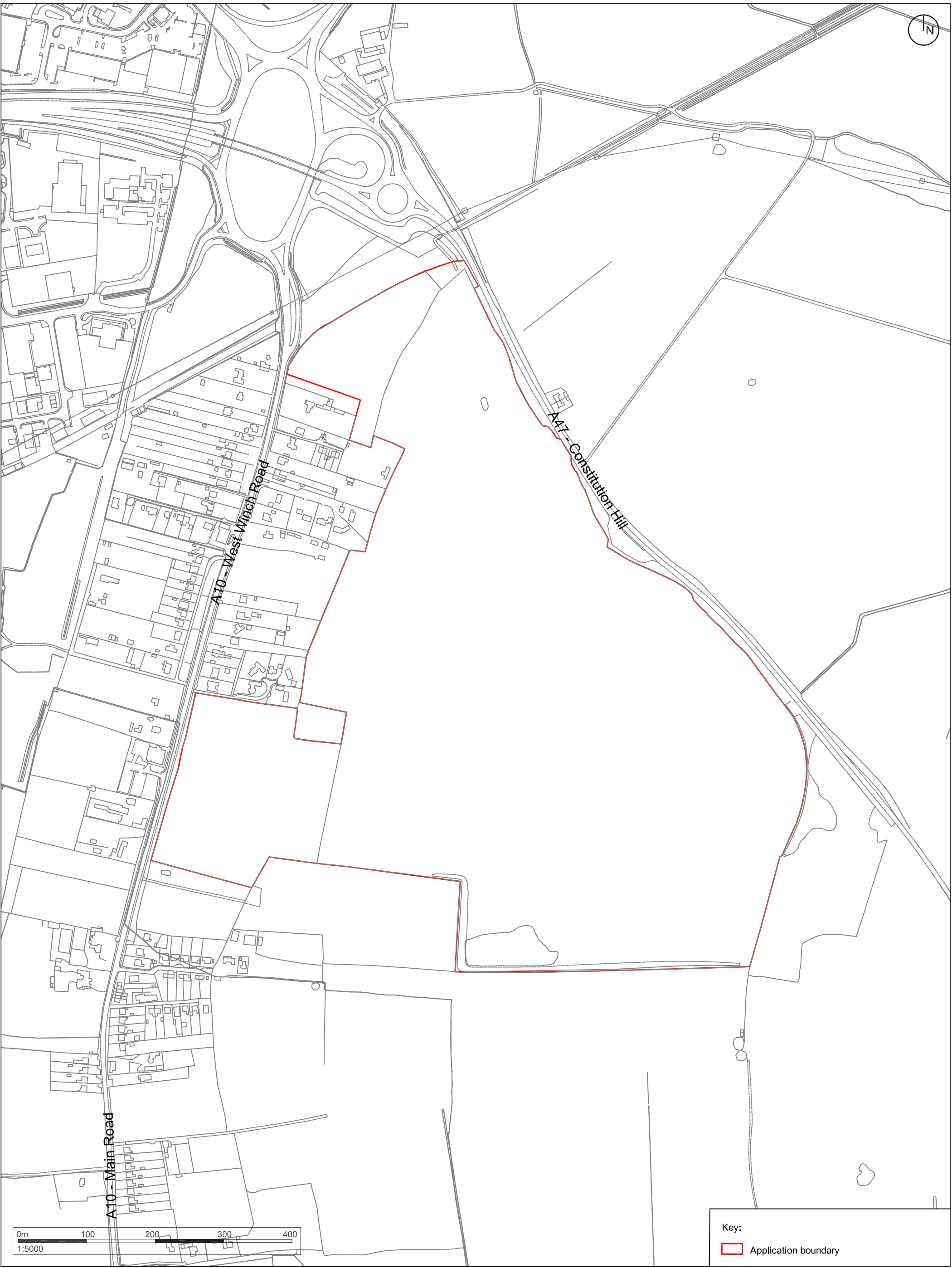
2.6 Phase B delivery would be consistent with the programme to deliver the West Winch Access Road (WWAR) which is expected to be constructed in 2027.

- 2.7 In the event that the WWAR works are delayed, there is an interim road design solution that Hopkins could deliver to allow the delivery of Phase B (and the subsequent [northern] Phase C that is expected to commence in 2028). This interim road design solution includes roundabouts on the A47 and into the Hopkins land but excludes the dualling of the A47 and between the new roundabouts. The interim road design solution will require upgrading to accommodate the full WWGA proposals but transport modelling has demonstrated that it can accommodate the full 1,110 homes and associated development proposed by Hopkins Homes.
- 2.8 Accordingly, it is realistic to expect housing completions to commence within 5 years as indicated in the Housing Trajectory.

***Question 139. Does the Housing Trajectory for 2021/22 to 2038/39 and other submitted evidence demonstrate that at least 2,500 dwellings would be provided at WWGA within the Plan period, as set out in Policy E2.1?***

- 2.9 As can be noted from the Hopkins Homes programme above, it is reasonable to conclude that all of the 1,110 homes proposed on their site would be delivered within the plan period (i.e. by 2038/39). Phases A and B (delivering occupations from 2026 and 2028 respectively) will deliver 756 dwellings at a rate of c50dpa by 2035.
- 2.10 Phase C (354 units) is expected to commence in 2028 and deliver occupations in 2029. This would deliver the remainder of the dwellings by 2036 based on a similar c50 dpa rate. Accordingly, even in the event Phase C commenced much later in 2030/2031 and started delivering occupations in 2031/2032 it would still complete within the plan period (i.e. by 2038/2039).

**APPENDIX A1 – SITE LOCATION PLAN**



Key:

Application boundary

Project: Hardwick Green, South West King's Lynn	Job No: HOPL2001
Title: Site location plan	Date: October 2013
Client: Hopkins Homes Ltd	Dwg No: TA01
Status: Final	Scale: 1:5000@A3
	Revision: -
	Author: KN

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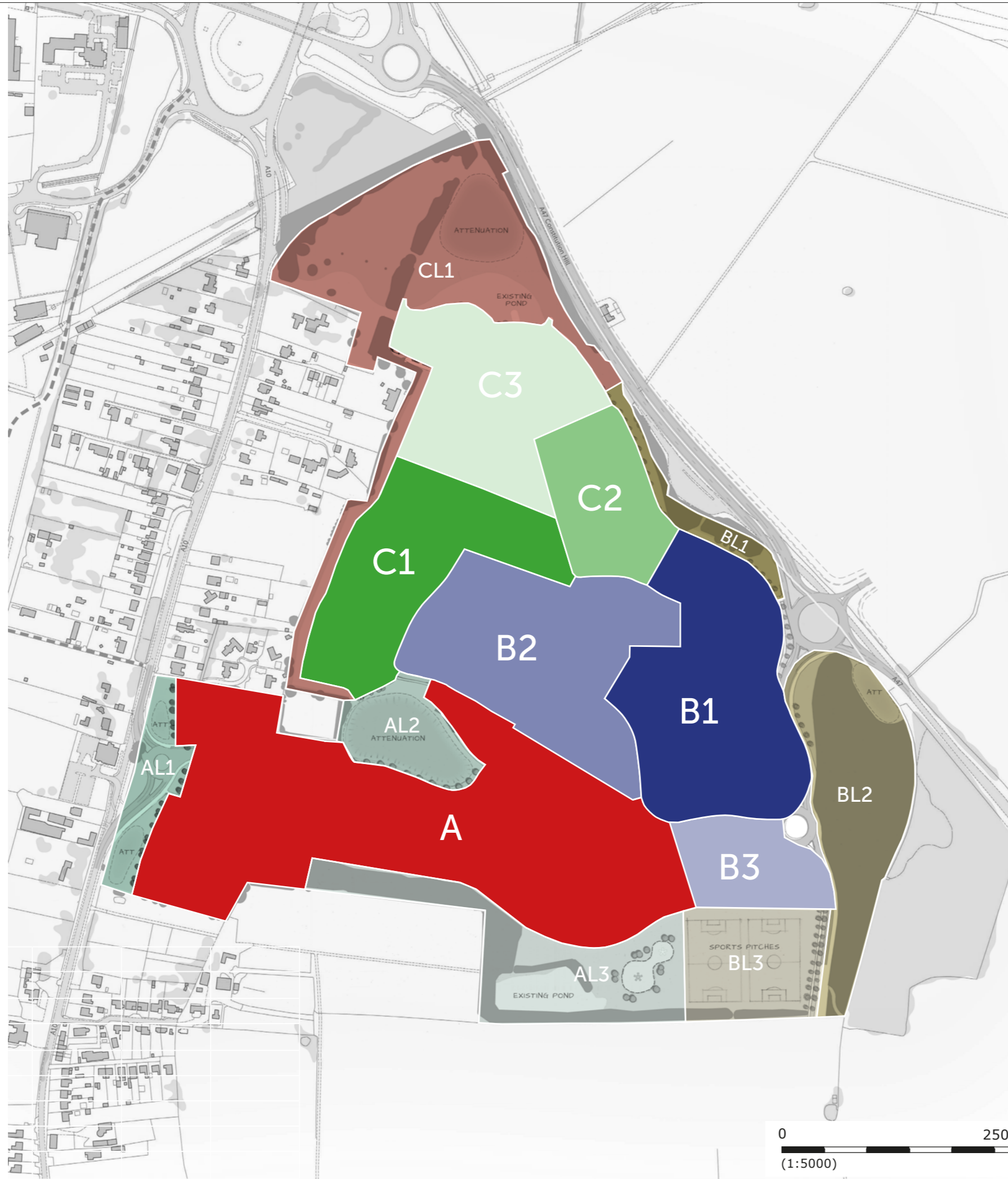
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**APPENDIX A2 – PHASING PLAN**



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REV	DESCRIPTION	DATE	AUTHOR	CHK'D

**KEY**

- Phase A
- Phase B1
- Phase B2
- Phase B3
- Phase C1
- Phase C2
- Phase C3
- Link road corridor
- Phase A Landscape Parcel 1 - 1.09 Ha
- Phase A Landscape Parcel 2 - 1.38 Ha
- Phase A Landscape Parcel 3 - 3.27 Ha
- Phase B Landscape Parcel 1 - 0.66 Ha
- Phase B Landscape Parcel 2 - 3.64 Ha
- Phase B Landscape Parcel 3 - 2.16 Ha
- Phase C Landscape Parcel 1 - 5.84 Ha



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**PROJECT**  
 Hardwick Green  
 Kings Lynn  
 For: Hopkins Homes

**DRAWING**  
 General Phasing Plan

SCALE	DATE	AUTHOR	CHK'D

JOB NO.	DRAWING NO.	REV

