

Kings Lynn & West Norfolk Local Plan Review Examination

Hearing statement relating to Matter 5 : Issue 5 Policy E3.1 Hall Lane South Wootton

Date of Hearing: Thursday 8th December

Submitted by J R Maxey, Maxey Grounds & Co

Question 143

The recent consents under two applications for a total of 575 dwellings and the subsequent Reserved Matters approval of 450 units on the southern majority of the application clearly demonstrate that a sustainable form of development, with significantly enhanced POS provision can be delivered for this site. It would thus not represent good use of land to scale any subsequent proposals back to only a total of 300 units. The Plan should reflect the commitment of number of this scale and is unsound in not doing so

Question 144

The southern majority of this allocation of 450 units will be delivered by Allison Homes. This firm acts for the consortium of land owners, and we anticipate that the transfer of the land will have occurred before the end of 2022, with the developers intending to commence construction in the first half of 2023 with the access roundabout, with housing available later in 2023.

The northern 125 units has been acquired by Persimmon Homes and the land transfer has completed. Delivery start during 2023 is anticipated as well. As such the trajectory if anything over estimates the time to commencement of delivery.

Question 145

It is considered that the Policy Criteria are sufficient to ensure any scheme on the site (if not the current approval) can be suitably shaped and safeguard the important considerations. I think both Council and Developer would agree that the consent RM approval was intensively negotiated, and the Council Officers would consider the criteria gave them sufficient policy background to arrive at the excellent scheme now approved. It would be likewise should any subsequent application be required.

Question 146

It is considered that the proposed main modifications do little to change the policy intent but what they fail to do is update the scale of development now clearly appropriate for the

site and in this as per Question 143 the Modification does not create a sound policy for this location regarding scale of development.

JRM

10/11/2022