

# MADDOX PLANNING

LONDON & MANCHESTER  
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Annette Feeney  
Programme Officer

06/12/2022

## **King's Lynn and West Norfolk Local Plan Examination: Land at West Winch (Phase 1)**

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Dear Annette,

This letter is submitted in response to the matters, issues and questions for the Examination (Part 2). This letter particularly focuses on Matter 6 (housing).

Our comments are made on behalf of Metacre Limited, which has submitted an application for outline planning permission for up to 500 homes with flexible commercial floorspace, associated landscaping, parking and supporting infrastructure on land at West Winch (18/02289/OM). We continue to fully support the delivery of the West Winch Growth Area and the Council's aspirations for the area as a whole and Metacre Limited reiterates its desire to see the site delivered with the aspiration of the outline application being approved in early 2023.

Question 333 seeks confirmation on whether the evidence demonstrates there is likely to be a five-year supply of deliverable housing sites in the Borough on the adoption of the plan. As per our representations submitted during the earlier stages of the Local Plan consultation, the application site referred to above is a deliverable site as evidenced through the current application submitted on the site for determination. Through the submission of the application, it has been demonstrated that there are no constraints that prevent development from coming forward, but rather, the development will be able to deliver a significant number of new residential dwellings within the first five years of the plan period.

The following phases of development associated with the West Winch Growth Area (Policy E2.1) within Metacre's ownership is anticipated to come forward alongside the delivery of the West Winch Housing Access Road.

This subsequently aids the Council in demonstrating that there is likely to be a five-year supply of deliverable housing on the adoption of the plan and that at least 2,500 dwellings could be delivered in association with Policy E2.1 within the lifetime of the plan.

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Yours sincerely

A handwritten signature in black ink that reads "Matt Hill". The signature is written in a cursive, slightly slanted style.

**Matt Hill**  
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