

Borough Council of  
**King's Lynn &  
West Norfolk**



## **Borough Council of King's Lynn and West Norfolk Local Plan Examination**

**Note on developability and deliverability of  
housing allocations**

**22 December 2022**

## 1.0 Introduction

- 1.1 At the Examination into the King's Lynn and West Norfolk Local Plan, the Inspectors have asked for this additional note on the deliverability and developability of the housing allocations in the Local Plan.
- 1.2 This note provides a position update on every housing allocation, including evidence where available, and on the future intentions for developing the site.
- 1.3 The evidence is included in table form, backed up with site photos and Ordnance Survey (OS) mapping in Appendix 1. There are also emails and other updates from developers, as well as links to Google Earth and other sources as necessary.
- 1.4 In conjunction with this note, officers have updated the housing supply and trajectory in response to some of the Matters, Issues and Questions (MIQ's) raised by the Inspectors. This note and the evidence has fed into that updated housing supply and trajectory.
- 1.5 For a site to be considered deliverable, the NPPF states that  
“...sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
  - a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
  - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 1.6 In order to be considered developable, the glossary also makes it clear that “sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”

Planning application reference	Site name & allocation reference	Latest planning permission granted	Status (not started, under construction or completed)	Number of homes proposed / granted	Notes and evidence on delivery
21/00855/FM	Land at Lynnsport (3 sites make up E1.7)	21/00855/FM granted 8/9/2022	Two of the sites completed . Final phase yet to officially start	82 granted permission (final phase)	<p>Final site (82 dwellings) to start in March '23. Evidenced by site being boarded and some clearance has been undertaken already (including the old hockey pitches), and the majority of conditions have been discharged. Pre-conditions 2 and 7 have been submitted but still awaiting discharge. The council is due to go to Cabinet in Feb/March for approval to enter into a contract with our developer partners, Lovell Homes, to build out the site, which will be the final phase of the Lynnsport development sites.</p> <p>Development Team have confirmed they should be starting on site in March 2023. 21/00855/FM – 96 dwellings – granted 8/9/2022 – DISC_A application approved – DISC_B application pending consideration</p> <p>The site should be completed within 2 years, that is by end March 2025.</p>
19/01758/F (variation of condition of 18/00124) 18/00124/F	North of Wisbech Road (allocation E1.10)	19/01758/F granted 07/01/2020	Complete - 7 townhouses (19/01758)	7 built out	<p>There has been development at the Wisbech Road end of the site, with 7 townhouses on land to the north completed.</p> <p>With regards the remainder of the site, much of the site was acquired by the borough council over a long strategic land acquisition programme as part of the Nar Ouse Regeneration Area (NORA) and the Waterfront Regeneration Area.</p> <p>Application 17/01008 related to the construction of three new access roads off the southern end of Hardings Way and relocation of bus gate, to help facilitate future access to the land. However, this application expired 7/9/2020.</p> <p>There are no current proposals or plans developed to bring forward the remainder of the site.</p>
21/01873/FM	South of Park Way (allocation E1.6)	30/03/2022		Full Planning Permission granted for 226 units	<p>Permission granted in March 2022 for 226 units. This is an Accelerated Construction Programme (ACP) site, subject to meeting milestones with Homes England, who have provided funding for the scheme. The milestones are</p> <ol style="list-style-type: none"> <li>1. There needs to be a start on site by 31 January 2023;</li> <li>2. First foundations laid 31 May 2023.</li> <li>3. Practical completion 30 April 2026.</li> </ol> <p>Given the timescales above, that would be a build out rate of approx. 75 per annum, which is higher than it would normally be, as it is an accelerated construction programme.</p> <p>Then following table from the council's Principal Project Manager sets out the proposed timescales, with Parkway being the final one on the list.</p>

					Site	Planning	Status	Start on Site	1st Foundation Laid	1st unit handover (not ACP milestone)	Agreed Practical Completion	Estimated Practical Completion	Latest DoV	No. Homes	Grant Status
					<b>NORA 4</b>	21/00855/FM	On Site - delayed	Mar-21	Mar-22	Mar-22	Apr-23	May-23	<a href="#">Dec-21</a>	105	Fully Received
					<b>Salters Road</b>	20/01957/FM	To be commenced	Oct-21	Feb-23	Sep-23	Nov-23	Mar-24	<a href="#">Dec-21</a>	78	Fully Received
					<b>Southend Road</b>	21/00243/FM	On Site - on programme	Jul-21	Jun-22	TBA	May-23	Apr-23	N/A	32	Part Received
					<b>Bus Station</b>	20/00817/FM	Pre-planning	TBA	TBA	TBA	Dec-24		N/A	42	Part Received
					<b>Parkway</b>	21/01873/FM	To be commenced	Jan-23	May-23	Dec-23	Apr-26		N/A	226	Fully Received
16/01105/OM 20/00470/RMM	West of St Peter's Road (allocation E1.14)	08/02/2022		Allocation proposes 49, planning permission was granted for 38	<p>Planning permission granted for 38 units. Discharge of conditions application submitted in August 2022, with others submitted but pending consideration. There is also a variation of the S106 on outline under consideration.</p> <p>The following commentary is an update received from the senior land manager at Platform Housing Group. This would seem to indicate a build out rate of approx. 25 units per annum.</p> <p><i>Dear xxxx,</i></p> <p><i>xxxx has informed me that you require an update on the site at West Lynn.</i></p> <p><i>I have not been involved with this scheme but have been able to determine that we are in contract with Seagate Homes with start on site forecast for March 2023 with practical completion forecast for December 2024.</i></p> <p><i>There has been further investigations required to locate rising mains which have delayed the start of works on site which should be concluded by the March date.</i></p> <p><i>If you need any further information please do not hesitate to contact me.</i></p>										

20/01957/FM 22/00622/F – variation of condition 2	Land at Columbia Way (allocation E1.9)	20/01957/FM granted 2/9/2021 22/00622/F – variation of condition 2 to vary approved plan granted 30/9/2022  DISC apps received for 20/01957/FM	Started	78 dwellings	<p>Permission granted in September 21 for 78 units. The site is also known as Salters Road, although it is land at Columbia Way in the plan. This is an Accelerated Construction Programme (ACP) site, and is subject to meeting milestones with Homes England, who have provided funding for the scheme. The milestones are</p> <ol style="list-style-type: none"> <li>1. Start on site of housing development (achieved in 2021)</li> <li>2. First foundations laid 28 February 2023 (date extended due to legal issues).</li> <li>3. Practical completion March 2024 (exact date to be finalized within Deed of Variation).</li> </ol> <p>The timescales above would indicate a build out rate of approx. 75 units per annum, which is higher than it would normally be, as it is an accelerated construction programme.</p> <p>The following table from the council’s Principal Project Manager sets out the proposed timescales of various sites, with Salters Road on the list.</p> <table border="1" data-bbox="1115 569 2760 915"> <thead> <tr> <th>Site</th> <th>Planning</th> <th>Status</th> <th>Start on Site</th> <th>1st Foundation Laid</th> <th>1st unit handover (not ACP milestone)</th> <th>Agreed Practical Completion</th> <th>Estimated Practical Completion</th> <th>Latest DoV</th> <th>Number of Homes</th> <th>Grant Status</th> </tr> </thead> <tbody> <tr> <td>NORA 4</td> <td>21/00855/FM</td> <td>On Site - delayed</td> <td>Mar-21</td> <td>Mar-22</td> <td>Mar-22</td> <td>Apr-23</td> <td>May-23</td> <td>Dec-21</td> <td>105</td> <td>Fully Received</td> </tr> <tr> <td>Salters Road</td> <td>20/01957/FM</td> <td>To be commenced</td> <td>Oct-21</td> <td>Feb-23</td> <td>Sep-23</td> <td>Nov-23</td> <td>Mar-24</td> <td>Dec-21</td> <td>78</td> <td>Fully Received</td> </tr> <tr> <td>Southend Road</td> <td>21/00243/FM</td> <td>On Site - on programme</td> <td>Jul-21</td> <td>Jun-22</td> <td>TBA</td> <td>May-23</td> <td>Apr-23</td> <td>N/A</td> <td>32</td> <td>Part Received</td> </tr> <tr> <td>Bus Station</td> <td>20/00817/FM</td> <td>Pre-planning</td> <td>TBA</td> <td>TBA</td> <td>TBA</td> <td>Dec-24</td> <td></td> <td>N/A</td> <td>42</td> <td>Part Received</td> </tr> <tr> <td>Parkway</td> <td>21/01873/FM</td> <td>To be commenced</td> <td>Jan-23</td> <td>May-23</td> <td>Dec-23</td> <td>Apr-26</td> <td></td> <td>N/A</td> <td>226</td> <td>Fully Received</td> </tr> </tbody> </table>	Site	Planning	Status	Start on Site	1st Foundation Laid	1st unit handover (not ACP milestone)	Agreed Practical Completion	Estimated Practical Completion	Latest DoV	Number of Homes	Grant Status	NORA 4	21/00855/FM	On Site - delayed	Mar-21	Mar-22	Mar-22	Apr-23	May-23	Dec-21	105	Fully Received	Salters Road	20/01957/FM	To be commenced	Oct-21	Feb-23	Sep-23	Nov-23	Mar-24	Dec-21	78	Fully Received	Southend Road	21/00243/FM	On Site - on programme	Jul-21	Jun-22	TBA	May-23	Apr-23	N/A	32	Part Received	Bus Station	20/00817/FM	Pre-planning	TBA	TBA	TBA	Dec-24		N/A	42	Part Received	Parkway	21/01873/FM	To be commenced	Jan-23	May-23	Dec-23	Apr-26		N/A	226	Fully Received
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(18/02289/O M) ZAL/Metacre	West Winch	Pending consideration	Not started	500	<p>Current application submitted. Take to Planning Committee Spring 2023</p> <p>West Winch will be the subject of a separate topic paper</p>																																																																		
(13/01615/O M) Hopkins	West Winch	Pending consideration	Not started	1100	<p>Current application submitted. Take to Planning Committee Feb / Mar 2023</p> <p>West Winch will be the subject of a separate topic paper</p>																																																																		
No relevant history	Boal Quay (allocation E1.5)	None.	Not started	50	<p>This site is part of the wider riverfront regeneration area. The numbers proposed to be allocated has been reduced significantly to 50 dwellings as part of a mixed-use scheme.</p> <p>The majority of land is owned by the Council – as set out in the Riverfront Delivery Plan. This was endorsed by council’s Cabinet on 1 August 2017. The riverfront Delivery Plan link is below.  <a href="https://democracy.west-norfolk.gov.uk/documents/s16028/App_1_1610_levitate_final_March_2017.pdf">https://democracy.west-norfolk.gov.uk/documents/s16028/App_1_1610_levitate_final_March_2017.pdf</a></p> <p>More recently however, in practice this site has not come forward. It is noted that infrastructure requirements are significant, and there is no current proposal or plan for the site.</p>																																																																		

21/01624/F & 21/01625/LB	South Quay (allocation E1.8)	Somersfield and Thomas site 21/01624/F – urgent repair works  21/01625/LB – urgent repair works  21/01624/DIS C_A – conditions 3, 4 and 8  21/01625/DIS C_A – 3, 4, 6, 7 and 8	Work on site in preparation for wider development has started	50	<p>Site is owned by the Council. The majority of the site has recently been out to the market as a development site, and the council is about to sign an exclusivity agreement with a developer for that majority of the site, for a high-quality mixed-use scheme, as a result of that marketing exercise.</p> <p>The remaining element of the site (land between Devils Alley and the Millfleet) is proposed as high-quality public realm. That element is to be delivered by March '26 as part of the Towns Fund investment programme. That fund has been guaranteed by Government.</p> <p>The listed Somersfield and Thomas building on part of the site is currently having work done to it to prepare it for development which is evident from a site visit (asbestos extension to be removed). The capital project shows that significant funds have been set aside for improvement/facilitation works on the site.</p> <p>Conditions relating to the listed warehouse were discharged as necessary on 21/01624/F – 1/11/2022 and 21/01625/LB – 3/11/2022</p> <p>That work is currently underway, as can be seen on site.</p>
No applications submitted.	South Gates (allocation E1.11)		Not started	20	<p>This is a key regeneration scheme for the borough council. A masterplan for the redevelopment of the Southgates area was consulted on, between 3 – 31 October 2022. This was for realignment of the road mainly but will facilitate redevelopment of the wider Southgates area.</p> <p>A link to the consultation and supporting documents is attached below.</p> <p><a href="https://www.west-norfolk.gov.uk/downloads/download/1119/southgates_masterplan_documents">https://www.west-norfolk.gov.uk/downloads/download/1119/southgates_masterplan_documents</a></p> <p>The borough council owns the majority of allocation E1.11, as well as most of the wider area around the roundabout, including the bus depot, former petrol filling station, park, former tool hire building and gym. It also owns the site on the opposite side of the road, so there are no constraints to bringing forward development, including a potential change in the road layout. The site not in council ownership can be worked around.</p> <p>This land assembly will allow the area to be brought forward. The masterplan shows that this is one of the key regeneration priorities for the town, and although timescales are not fixed for delivery, the progress above shows that the site is planned to come forward within the next 5-year period.</p>
No applications submitted	Bankside - West Lynn (allocation E1.15)	None	Not started	120	<p>The site is known as the former Del Monte site. There are acknowledged and significant constraints to development on the site.</p> <p>The main benefit in an allocation is ensuring that the site provides for extra car parking for the West Lynn ferry service, with the existing car park constrained by ownership. In the absence of this policy, it may be very difficult to get this important feature in the event of a planning application coming forward.</p> <p>Decontamination will be an issue on this site. Please see attached email from the council's environmental quality team:</p> <p><i>Land at: Del Monte Fresh Produce St Peters Place St Peters Road West Lynn King's Lynn Norfolk PE34 3JD UPRN 010000023420 This site was owned by the Lincolnshire Cannery Ltd (Lin-Can) in 1932, and was a major employer in the town.</i></p>

The main factory building is recorded in county archives as still extant in 2005. The site has since been cleared.

*Summary of historical maps and aerial photography:*

1843-1893 map edition. The land appears as saltings on early map editions with a sluice marked in the centre of the site.

1891-1912 map edition. The channel for the sluice appears to have been reduced in size and the centre of the site appears to have small structures present.

1904-1939 map edition. The centre of the site has been developed with further structures and is marked Shipbuilding Yard.

1940s aerial photo. The shipyard buildings can be seen, and the remainder of the site appears to be undeveloped.

1945-1970 map edition. The site is developed and marked fruit and vegetable Cannery. A number of tanks are marked and a conveyor and chimney.

1999 and 2006-2009 aerial photos show the site fully developed with the cannery buildings.

Latest aerial photography shows the site cleared of buildings and to be rough grass and scrub.

Historical petroleum licensing files indicate that a 1000-gallon underground petroleum tank was installed in the yard in the late 1940s and slurried in 1993.



An aerial view of the Lincan factory in 1950 Picture: Lincan (Image: Archant)

*Potential contamination:*

There are potential contaminants associated with the site's former uses, particularly the shipyard, including metals, cyanides, mineral acids, organic solvents, biocides, epoxies/vinyls, fuels and oils and coal/ash. These could be present in site soils due to past working and waste disposal practices and from any unremediated spills. The land is also likely to contain substantial areas of made ground formed during the varying stages of development and from creating increased site levels during construction of both the shipyard and cannery.

If the site was proposed for a sensitive use such as housing we would require, as a minimum, a phase 1 risk assessment to establish whether there are any unacceptable risks from contamination, in accordance with NPPF and the Environment Agency's Land contamination risk management (LCRM).

regards

xxxxxxx  
Scientific Officer  
Environmental Quality

With regards highway issues, these would need to be agreed in detail with the highway authority through any planning application. It is noted that the access road adjoins the site, so any widening needed could take place within the site.

					<p>With regards the Environment Agency requirements for accessing Great Ouse flood defences, it is clear that the eastern site boundary consists entirely of the Great Ouse flood defences. Under the Environmental Permitting Regulations (England and Wales) 2016, the Environment Agency has the following requirements for undertaking maintenance and/ or other works to Main Rivers and/ or sea defences, whereby an environmental permit may be required for such activities (Strategic Flood Risk Assessment Level 1, paragraph 2.12.3<sup>1</sup>/ Appendix E):</p> <ul style="list-style-type: none"> <li>• over or within 8 metres of any fluvial Main River, flood defence structure or culvert, and</li> <li>• within 16m of any tidal Main River, flood defence structure or culvert.</li> </ul> <p>The application of a 16m buffer, between the flood defence and development area, to allow for routine maintenance and/ or works to the flood defences to be undertaken, would require a land take of approximately 325m x 16m = 5,200m<sup>2</sup> (~0.52ha). This will reduce the developable area of the site.</p> <p>Whilst no further detailed work has taken place on viability, and a high density is envisaged on this waterfront site, it is clear that viability will be impacted by the various constraints on this site. The area is likely to be reduced to around 2 ha, after taking into account the constraints to developing the site.</p> <p>There is no relevant planning application history.</p> <p>There has been no known contact with the owners since they made representations to the Pre-submission Plan in 2016.</p>
	West Winch (Remainder)			2400	This will be covered by the separate West Winch topic paper.
<p>Persimmon Homes – northern site 17/01106/OM 21/01944/RMM</p> <p>Allison Homes – southern site 17/01151/OM 20/01954/RMM 22/01089/F</p> <p>Doctor’s Surgery 21/00995/FM</p>	E3.1 Hall Lane, South Wootton	<p>Persimmon Homes 17/01106/OM granted 1/4/2019 21/01944/RM M granted 20/7/2022</p> <p>Allison Homes 17/01151/OM granted 15/4/2019 20/01954/RM M granted 20/5/2022 22/01089/F pending consideration</p>	<p>a. Site for 125 is under construction</p> <p>b. Site for 450 not yet commenced but 11 DISC applications received</p> <p>c. Doctor’s surgery under construction</p>	<p>Allocation was for at least 300</p> <p>575 dwellings approved in total on the majority of the site</p>	<p>The site has permission for a significantly higher number of dwellings than allocated in the plan. The 125 is currently being built out by Persimmon Homes at the north end of the site. Persimmon’s website highlights this, and the site is known as Lavender Fields.</p> <p><a href="https://www.persimmonhomes.com/new-homes/east-midlands/lavender-fields">https://www.persimmonhomes.com/new-homes/east-midlands/lavender-fields</a></p> <p>A doctor’s surgery is also located on the site and is currently being developed. The other area for community facilities has not yet come forward.</p> <p>There is an application, submitted by the developers Alison Homes (ref 22/01089/F) relating to timing of off-site highway improvement works, to be considered by Planning committee in early 2023, on the site for 450 dwellings. An update from Allison Homes is set out below.</p> <p><i>Dear xxx</i></p> <p><i>Thank you for the email below.</i></p> <p><i>All is correct, however having reflected on the programme the final bullet point should read 45 units per year instead of 60.</i></p> <p><i>Kind regards</i></p> <p>xxxxx</p>

<sup>1</sup> [https://www.west-norfolk.gov.uk/info/20173/information\\_for\\_planning\\_agents/391/flood\\_risk\\_assessment\\_-\\_level\\_1](https://www.west-norfolk.gov.uk/info/20173/information_for_planning_agents/391/flood_risk_assessment_-_level_1)



Doctor's  
Surgery  
21/00995/FM  
granted  
12/11/2021



██████████  
Planning Manager

**Allison Homes Norfolk and Suffolk Limited**

10 Whiting Road, Norwich Business Park, Norwich, NR4 6DJ  
01603 558235

Allison-Homes.co.uk



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would recommend us to a friend

Help save paper - do you need to print this email?

**From:** Borough Planning <[borough.planning@West-Norfolk.gov.uk](mailto:borough.planning@West-Norfolk.gov.uk)>

**Sent:** 16 December 2022 12:10

**To:** xxx

**Subject:** 20/01954/RMM and 22/01089/F: Land off Edward Benefer Way, South Wootton: Site Allocation E3.1

Good Afternoon xxxxx

Many thanks for calling me back this morning. As discussed, we're just reviewing the status of our allocated sites and updating our records to include approximate start/completion dates and build out rates where available.

I just wanted to confirm the following approximate schedule as you described to me on the phone.


- Variation application 22/01089/F to remove pre-commencement requirement for construction of roundabout, and allow house building and roundabout construction to run concurrently, is being considered at planning committee in January.
- If variation approved, then construction is expected to start Spring 2023.
- If variation not approved, start of construction is expected to be delayed by around 6 months.
- Once underway, build out rate is expected to be 60 units per year.

If you could confirm by return of this email, it would be much appreciated.



Kind Regards

xxxxxx  
Technical Support Officer  
Environment and Planning  
Borough Council of King's Lynn and West Norfolk

<p>16/00610 OM, 21/00798/F &amp; 21/01121/R M</p>	<p>Land east of Lynn Road in vicinity of Bridle Lane, Downham Market (allocation F1.3)</p>	<p>16/00610/OM granted 6/9/2018 21/00798/F granted 14/7/2021 21/01121/RM M granted 5/12/2022</p>	<p>Not started</p>	<p>Allocated for at least 250  Planning permission granted for 226 dwellings</p>	<p>The site forms just less than two thirds of the overall allocation (9.2 hectares out of 16.2 hectares), which is allocated for at least 250 units. Reserved matters has only very recently been granted.</p> <p>Various DISC apps relating to 21/00798/F – variation of condition 8 and removal of condition 11 of 16/00610/OM – no requirement for an emergency access. These can now be determined as the reserved matters (&amp; final layout), has been approved</p> <p>No relevant history on remaining element of the allocation.</p> <p>Awaiting comments from Persimmon Homes on build out rates.</p>
<p>16/01322/O M  21/00152/R M</p>	<p>Downham Market South-East:Land north of southern bypass in vicinity of Nightingale Lane, Downham Market (allocation F1.4)</p>	<p>16/01322/OM granted on appeal 2/5/2018  21/00152/RM M granted 8/4/2022</p>	<p>Not started</p>	<p>Allocated for 140  300 dwellings in for 21/00152/R MM</p>	<p>Some conditions have been discharged, some still outstanding and the developer has recently erected Heras fencing around the site, prior to commencing development.</p> <p>Various discharge of condition applications received, and under consideration. An email has been received from the developers as follows.</p> <p>xxx</p> <p>xxxx no longer works for Prosperity Homes.</p> <p>January 2023 – Start on site August 2026 – Completion</p> <p>Approximately 75 units per year.</p> <p>xxx</p> <div style="text-align: center;">  <p>Development Director</p> </div>


<p>16/00082/OM 17/01465/F 18/00418/RMM</p>	<p>Land to the east of Cromer Road, Hunstanton (allocation F2.2)</p>	<p>16/00082/OM granted 8/9/2016 17/01465/F granted on appeal 1/3/2018 - Variation of condition 14, 18 and 23 of planning permission 16/00082/OM to revise drawings for additional vehicular accesses (private drives) onto Cromer Road 18/00418/RM M granted 15/10/2018</p>	<p>Under construction</p>	<p>Allocated for 120  Planning permission granted for 120 houses</p>	<p>The site is under construction by Bennett Homes. The first phase is occupied and the site is being developed from front to back. Confirmed 54 built and 66 under construction. This is evident from Google earth, and the developers website below. <a href="https://www.bennett-homes.co.uk/developments/view/st-edmunds-park-hunstanton-norfolk-pe36-6he">https://www.bennett-homes.co.uk/developments/view/st-edmunds-park-hunstanton-norfolk-pe36-6he</a> Of the 54 built, 24 have come forward in 21/22, and 23 in 22/23.</p> 
<p>14/01022/FM</p>	<p>Land North of Hunstanton Road (allocation F2.4)</p>	<p>14/01022/FM granted 10/2/2016</p>	<p>Completed.</p>	<p>Allocated for 163  Planning permission granted for 166 dwellings</p>	<p>Hopkins Homes site. The site has recently been completed. Advertised on Hopkins website as last plot remaining. <a href="https://www.hopkinshomes.co.uk/developments/norfolk/hunstanton/butterfield-meadow/#tab_availability">https://www.hopkinshomes.co.uk/developments/norfolk/hunstanton/butterfield-meadow/#tab_availability</a></p>
<p>22/00929/FM</p>	<p>Land S of Hunstanton Commercial Park (allocation F2.3)</p>	<p>22/00929/FM pending consideration</p>	<p>Not started</p>	<p>Allocated for at least 60 housing with care units, &amp; approx. 50 general housing units. 160 pending consideration</p>	<p>Current application in the system for development of 100 housing with care dwellings (Class C3) (including 61 apartments and 39 bungalows) 60 residential dwellings (Class C3) together with community facilities and services and associated landscaping, highway works and associated infrastructure.  The application is pending consideration although won't be considered by Committee until February/March at the very earliest.</p>

	Wisbech Fringe		Not started		This will be the subject of a separate note as required.
18/01896/F	Marham Land at The Street (allocation G56.1)	20/05/2020	Not started.	Allocated for 50  Planning permission granted for 8 as phase 1.	<p>18/01896/F granted 20/05/2020. Application for discharge of pre-commencement conditions submitted 08/06/2021. Still pending consideration (waiting for confirmation of access road details from agent). As evidenced below, the first phase of the development (8 units) is proposed to commence in quarter 1 2023, and complete by 2024. There is no detail provided as to the remaining phases of development.</p> <p><i>That's all fine as an estimate thanks</i></p> <p>xxxxxx, BEng BA(Hons) Land and Planning Consultant</p> <p><b>From:</b> Borough Planning &lt;<a href="mailto:borough.planning@West-Norfolk.gov.uk">borough.planning@West-Norfolk.gov.uk</a>&gt; <b>Sent:</b> 16 December 2022 12:46 <b>To:</b> xxxxx&gt; <b>Subject:</b> 18/01896/F - 8 Dwellings at The Street, Marham: Site Allocation G56.1</p> <p>Good Afternoon xxxx Many thanks for taking my call earlier. As discussed, we're just reviewing the status of our allocated sites and updating our records to include approximate start/completion dates. I just wanted to confirm the current expected timescales as you outlined to me in our earlier phone call;</p> <ul style="list-style-type: none"> <li>• Pre-commencement conditions expected to be discharged imminently <i>hopefully jan feb 2022</i></li> <li>• Construction to commence Q1 of 2023 and take approximately one year to complete.</li> </ul> <p>If you could confirm by return of this email, it would be much appreciated. Kind Regards xxxx Technical Support Officer Environment and Planning Borough Council of King's Lynn and West Norfolk</p>
No planning applications received to date.	Land off School Lane, Marham (allocation MAR1)	n/a	Not started	Allocated for 35	<p>No planning applications received to date. Received these further comments from the site's owner.</p> <p><i>For attention of xxxxx, Hi xxx, further to our conversation this morning regarding future 35 plots @ Meadowview School Lane Marham Kings Lynn Norfolk Pe33 9ja I'd like to confirm there is still a possible interest in building on whole complex, as you are aware pre planning has been asked for a single dwelling, aside parents bungalow, I'd like both avenues to be considered, please make a note that full planning of 35 properties is still in consideration.</i></p> <p><i>Kind regards xxxx</i></p>




21/02421/F M	Watlington - Land south of Thieves Bridge Road (allocation G112.1)	Resolved to grant permission on 5/9/'22.	Not started	Allocated for 32  Resolution to grant planning permission for 40 dwellings	It was resolved to grant planning permission for 40 dwellings on 5/9/22, subject to a S.106 agreement being signed by 5 January '23. It is understood this will be signed imminently.  Telephone call with developers (Freebridge Community Housing). Work to start on site in summer 2023.
18/02114/F	Land to the east of Mill Road, Brancaster (allocation G13.1)	13/06/19	Completed	Allocated for at least 5  Permission granted for 12	17/01517/FM granted 02/07/2018. Subsequently varied by application 18/02114/F (granted 13/06/2019) Site is built out.  
18/00896/F	Land off the close, Brancaster Staithe and Burnham Deepdale (allocation G13.2)	17/07/2018	Completed	Allocated for 10  12 Approved	16/02140/FM granted 03/11/2017. Subsequently varied by applications 18/00895/F and 18/00896/F (granted 17/07/2018) Site is built out. 19/20 – 6 units completed 20/21 – 6 units completed  


18/00416/F  17/02341/R MM  19/00148/F	Land west of Massingham Road, Castle Acre (allocation G22.1)	18/07/2019  1/08/2018	Under construction	Allocated for at least 15  4 approved under Phase 1  11 approved under Phase 2  Last 4 under phase 3. (19 in total)	15/00942/OM – Hybrid application, full for 4 dwellings, outline for 11, granted 06/07/2015. Permission subsequently varied by applications 16/02057/F (granted 14/02/2017) and 18/00416/F (granted 18/07/2019).  17/02341/RMM (reserved matters for remaining 11 dwellings) granted 31/07/2018. 15/00942/ETL was later granted, stating development of 11 remaining plots to commence by 01/05/2021. Several conditions discharged.  CIL commencement notice received 21/01.2021. Pre-commencement condition discharge applications received.  The allocation has come forward in three phases.  Recent site visit confirms 9 built at the rear plus the earlier 4 frontage properties, 13 in total. See appendix 1. Six plots remaining to be completed.  <a href="#">See Appendix 1.</a>
15/01315/O M And 19/00913/R MM	Land between Wildfields Road and Hall Road, Clenchwarton (allocation G25.1)	08/10/2019	Complete	Allocation for 10 dwellings  Permission granted for 10 dwellings	15/01315/OM granted 06/09/2016 19/00913/RMM granted 08/10/2019 1 x NMA and 3 x DISC applications to OM subsequently submitted (most recent 05/12/2022)  DISC_B App form states work started 01/12/2021  Complete. <a href="#">See appendix 1.</a>
15/01269/O M And 19/00466/R MM	Land north of Main Road, Clenchwarton (Allocation G25.2)	03/12/2019	Not started	Allocated for 20  Permission granted for 20 through two permissions	15/01269/OM granted 07/04/2016 19/00466/RMM granted 03/12/2019. Lapsed 03/12/2021. No pre-commencement discharge applications received.  Work not started.
19/01288/R M & 21/02159/F  16/00305/O M & 19/01287/R MM	Land south of Main Road, Clenchwarton (allocation G25.3)	05/05/2022 and 4/2/22	Completed	Allocated for 20  Permission granted for 20	19/01288/RM granted 03/12/2019. The outline was subsequently varied under application 21/02159/F (Granted 05/05/2022). This is for the smaller 4 dwelling site.  The larger site for 16 dwellings, was approved under references 16/00305/OM and 19/01287/RMM.  The site is built out. <a href="#">See appendix 1.</a>
17/01336/O M	Land North of Doddshill Road, Dersingham	13/04/2018 Lapsed	Not started	Allocated for 20	Condition 21 (Archaeological Written Scheme of Investigation) discharged 23 December 2019.  However, we have received the following from a developer.





	(allocation G29.1)			<p>Permission granted for 30, although that has now lapsed.</p>	<p>Dear xxxx,</p> <p><b>17/01336/OM: Doddshill Road, Dersingham: Site Allocation G29.1</b></p> <p><b>17/01376/FM: Land at Manor Road Dersingham: Site allocation G29.2</b></p> <p><b>16/00888/O: Land adjacent to 16 Lynn Road, Great Bircham: Site Allocation G42.1</b></p> <p>Further to our enquiry last week and our telephone conversation today, I am writing to confirm that Avada Country Homes have entered a contract during 2022 to acquire the above sites from Sandringham Estate. We start to take possession in March 2023.</p> <p>We worked with Sandringham Estate previously with Church Farm Barns in Great Bircham, and are currently developing "Four Miles" in Docking.</p> <p><b>Our Plans are as follows:</b></p> <ol style="list-style-type: none"> <li>1. Land adjacent to Lynn Road, Great Bircham – We hope to submit a detailed scheme for 12 residential units in January 2023, including 2 affordable homes.</li> <li>2. Land at Manor Road and Doddshill Road, Dersingham – We are working on a detailed scheme of around 12 residential homes, including 2 affordable homes for this site linked with the site on Doddshill Road for junction and road improvements.</li> <li>3. Former Allotment Site at Doddshill, Dersingham Road (G29.1) - We are working on a detailed scheme of 42 residential homes including 8 affordable homes. We are aiming to have a planning application submitted in late Spring 2023 for these 2 sites in Dersingham. It is our plan to submit both the Dersingham applications together.</li> </ol>
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					<p>Subject to planning, Avada Country Homes will develop the 3 sites.</p> <p>Kind regards</p> <p><b>XXXXX</b></p> <p>Managing Director</p>  <p>✉ <a href="mailto:XXXXX">XXXXX</a></p> <p>☎</p> <p>📍 Norfolk &amp; Dorset</p> <p>🌐 <a href="http://www.avadahomes.co.uk">www.avadahomes.co.uk</a></p>
17/01376/FM	Land at Manor Road, Dersingham (allocation G29.2)	17/01376/FM granted 20/4/2018	1 DISC application received	10	<p>As above, previous consent lapsed. However, update from the developer as follows:</p> <p>Dear xxx,</p> <p><b>17/01336/OM: Doddshill Road, Dersingham: Site Allocation G29.1</b>  <b>17/01376/FM: Land at Manor Road Dersingham: Site allocation G29.2</b>  <b>16/00888/O: Land adjacent to 16 Lynn Road, Great Bircham: Site Allocation G42.1</b></p> <p>Further to our enquiry last week and our telephone conversation today, I am writing to confirm that Avada Country Homes have entered a contract during 2022 to acquire the above sites from Sandringham Estate. We start to take possession in March 2023.</p> <p>We worked with Sandringham Estate previously with Church Farm Barns in Great Bircham, and are currently developing “Four Miles” in Docking.</p> <p><b>Our Plans are as follows:</b></p> <ol style="list-style-type: none"> <li>1. Land adjacent to Lynn Road, Great Bircham – We hope to submit a detailed scheme for 12 residential units in January 2023, including 2 affordable homes.</li> <li>2. Land at Manor Road and Doddshill Road, Dersingham – We are working on a detailed scheme of around 12 residential homes, including 2 affordable homes for this site linked with the site on Doddshill Road for junction and road improvements.</li> <li>3. Former Allotment Site at Doddshill, Dersingham Road (G29.1) - We are working on a detailed scheme of 42 residential homes including 8 affordable homes. We are aiming to have a planning application submitted in late Spring 2023 for these 2 sites in Dersingham. It is our plan to submit both the Dersingham applications together.</li> </ol> <p>Subject to planning, Avada Country Homes will develop the 3 sites.</p>





					<p>Kind regards</p> <p><b>XXXXX</b></p> <p>Managing Director</p>  <p>✉ <a href="mailto:ixxxavadahomes.co.uk">ixxxavadahomes.co.uk</a></p> <p>☎</p> <p>📍 Norfolk &amp; Dorset</p> <p>🌐 <a href="http://www.avadahomes.co.uk">www.avadahomes.co.uk</a></p>
<p>16/00866/OM</p> <p>18/01960/RMM</p> <p>21/01849/F</p>	<p>Land situated off Pound Lane (Manor Pasture), Docking (allocation G30.1)</p>	<p>16/00866/OM granted 10/2/2017</p> <p>18/01960/RM granted 8/4/2019</p> <p>21/01849/F granted 17/11/2021 – variation of condition 1 of 18/01960/RM</p>	<p>Under construction</p>	<p>Allocated for 20</p> <p>Planning permission granted for 33</p> <p>18/01960/RMM - 33 dwellings</p>	<p>Understand site started in September 2021.</p> <p>Phone call with agent (Hill Residential) on 19/12/'22, stated recently started, and due to complete second half of 2024.</p> 
<p>21/00498/FM</p>	<p>Land off Fakenham Road, East Rudham (allocation G31.1)</p>	<p>21/00498/FM granted 17/2/2022</p>	<p>Not started</p>	<p>Allocated for at least 10</p> <p>Permission granted for 10</p>	<p>All pre-commencement conditions bar one have been discharged, through discharge of condition decisions made on 23 August and 7 December 2022.</p> <p>The one remaining condition relates to drainage and the site is within a Nutrient Neutrality area. This is currently being worked on we understand.</p> <p>Hi xxx,</p> <p>The contractor/client is ready to proceed ASAP and will do so as soon as the NN issues are sorted. Is there any opportunity for discussing with you the allocation of the land directly behind?</p> <p>Kind Regards,</p> 

21/00767/F (single dwelling)	Land on south of The Wroe, Emneth (G34.1)	02/08/2021	Overall site has not started (single dwelling only built)	36	<p>There was an outline application withdrawn in 2016. 15/01693/OM</p> <p>At present only a single dwelling has been approved at the site entrance.</p> <p>The site agent has not been instructed to move the overall site forward since 2016.</p>
17/02162/F M  19/00859/F M	Land to the rear of Chocolate Cottage, Feltwell (allocation G35.1)	17/02162/FM – northern half of the allocation for 46 dwellings  19/00859/FM granted 2/3/2020	Not started  Various DISC applications received	Allocated for 50  Permission granted for 18 dwellings as phase 1 19/00859/FM – phase 1 = 18 dwellings	<p>The applications detailed only cover the northern section of the allocation. Very recently discharged conditions, with 5 discharge applications submitted, the last of which was approved 12/12/22. Will be making a start early in 2023 for the 18.</p> <p>Planning agent has questioned whether remaining phases will come forward in the near future, as there was an issue with compensatory habitat, and Natural England objected to an earlier proposal on the second part of the site.</p>
18/01027/F  19/01347/F	Land at 40 Lodge Lane / Skye Gardens, Feltwell (allocation G35.3)	12/06/2019  27/02/2020	Complete	Allocated for at least 10  Permission granted for a total of 8.	<p>The site has permission for a total of 8 dwellings granted through 2 permissions. One for 7, and one for a single dwelling.</p> <p>Site is built out.</p> 
16/01634/O M  18/02038/R MM	Land south of Walcup's Lane, Great Massingham (allocation G43.1)	16/01634/OM granted 2/2/2017  18/02038/RM granted 14/2/2019	Believed to have commenced.	Allocated for at least 12  Permission granted for 16 dwellings	<p>Footings are in for one plot and the site is fenced off. The developer's view is that they have commenced.</p> <p>Discharge of applications have taken place on the outline approval, and there are current discharge applications in the system. There have been no conditions discharged yet on the reserved matters. Agent has verbally confirmed that work is due to start quarter two in 2023, and is estimated to take 18 months to 2 years to complete.</p>




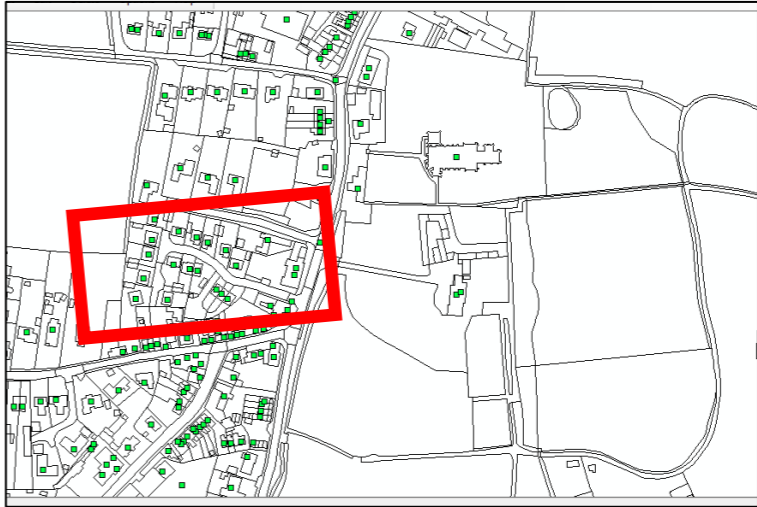
					 
15/01888/O M & 19/00694/R MM	Land north of Back Street, Gayton (allocation G41.1)	16/11/2021	Not started	Allocated for 23	<p>Planning permission for 40 dwellings has now expired, following reserved matters being dismissed at appeal. No planning permission at present on the site.</p> <p>Agent confirmed in a phone call that that a new application will be submitted in Q1 of 2023 for 36 dwellings.</p>
15/01786/O M – whole allocation  17/02375/R MM – southern section of allocation (Phase 1)  19/01680/R MM – northern section of allocation (Phase 2)	Land adjacent Stave Farm, west of Ashwicken Road, Grimston and Pott Row (allocation G41.2)	15/01786/OM granted 27/9/2016  17/02375/RM M granted 26/3/2018  19/01680/RM M granted 29/11/2019	Southern section of allocation is complete  Northern section of allocation under constructi on	Allocated for at least 23  Permission granted for 27  Southern site 12  Northern site 15	<p>By December 2022, first phase of 12 units completed.</p> <p>The second phase of 15 units, at least 8 have been completed</p>  
15/00352/O M	Land off Cheney Hill Heacham	15/00352/OM granted 9/2/2016 – western and	<b>Not started</b>	Allocated for at least 60	<p>Outline consent granted for 69 on first phase, and reserved matters pending consideration for 69.</p> <p>Outline permission granted on appeal for 64, and the reserved matters for 64 is also pending consideration.</p>

18/00226/R MM	(allocation G47.1) – western and northern section of allocation	northern section of allocation		Outline permission granted for 69	Reserved matters applications due to go to committee next year.
16/01385/O M	Land off Cheney Hill Heacham (allocation G47.1) – eastern section of allocation	18/00226/RM M – pending consideration		64 approved	
21/01412/R MM		16/01385/OM allowed on appeal 7/9/2018			
16/00245/O, 17/00251/R M, 17/01114/R M, 18/01458/R M, 19/01005/R M, 21/01685/F	Land to the south of St. Mary's Close, Heacham (allocation G47.2)	27/10/2021	Completed	Allocated for at least 6 dwellings  Permission granted for 6 dwellings	The site is completely built out.  
15/01826/O M	Land adjacent to Marshland Saint James Primary School, Marshland St James (allocation G57.1)	18/00242/RM M granted 1/10/2018	Under construction	Allocated for at least 15  Permission granted for 17	Site is nearing completion.  14 built out and remaining plots under construction.

					
17/01675/O & 18/00837/R M 21/00086/R M	Land adjacent 145 Smeeth Road, Marshland St James (allocation G57.2)	27/04/2021	Under construction	Allocated for at least 10 Permission granted for 5	2 of the 5 plots granted permission have been built out. Three plots have yet to come forward. 
15/01683/F M 19/00144/F	Land at Crown Street, Methwold (allocation G59.1)	15/01683/FM granted 5/8/2016 19/00144/F granted 12/7/2019 – variation of condition 2 of 15/01683/FM	Under construction	Allocation for at least 5 Permission granted for 30 (on a larger site including the allocation)	Site is under construction, and many dwellings are watertight. Plots are available to reserve. <a href="#">See appendix 1.</a>
15/02125/O M	Land at Herbert Drive, Methwold			Allocated for at least 25	Site is currently being built out.





19/00029/R MM	(allocation G59.2)	15/02125/OM granted 3/8/2016  19/00029/RM M granted 6/6/2019	Under constructi on	Permission granted for 44	O/S plan (with address points) shows 26 built out and remainder of site is under construction. However a very recent site visit shows approx. 15+ built out and most of those are lived in.  <a href="#">See appendix 1.</a>
15/02122/O M  19/01261/F M	Land at Hythe Road, Methwold(alloca tion G59.3)	15/02122/OM granted 8/7/2016  19/01261/FM granted 9/12/2019	Completed	Allocated for at least 10  Permission for 12	Site is built out. <a href="#">See appendix 1.</a>
16/00611/F and 19/01809 (VAR of condition 2)	Land off Globe Street/St George's Court, Methwold (G59.4)	06/12/2019	Under constructi on	Allocated for at least 5  Permission granted for 5	Site visit identified that there is just one plot remaining to be built out. <a href="#">See appendix 1.</a>
14/00944/F M  OPP 19/00577/R M	Land south of Common Road and behind Teal Close, Snettisham (allocation G83.1)	14/00944/FM granted 1/9/2015	1 DISC application received  Complete.	Allocated for at least 34  Permission granted for 32 in total	Developed in phases. The first phase was developed (completed) some time ago, and was for 23 units. The final phase of 9 units is also now built out.  Site is built out, evidenced following a site visit. <a href="#">See appendix 1.</a>
16/00658/F M	Land off Lions Close, Southery (allocation G85.1)	16/00658/FM granted 3/10/2016	Under constructi on	Allocated for at least 15  Permission granted for 19	9 built and the remainder of the site under construction.  <a href="#">See appendix 1.</a>
22/00871/F M	Land south of Lark Road/Wretton Road, Stoke Ferry (allocation G88.1)	22/00871/FM pending consideration	Not started	Allocated for at least 5 Permission granted for 13	Previous consent for 13 dwellings has lapsed.  Further current application under consideration for 13 dwellings.

No planning history	Land at Bradfield Place, Stoke Ferry (allocation G88.2)	None	Not started	Allocated for at least 10	<p>The site is owned by the Borough Council. There have been discussions about using it for a custom and self-build site, however that has not come forward, due to other work priorities. Officers are aware of the site and the need to bring it forward. The latest position is set out below in an email from the Principal Project Manager.</p> <p>The proposal was taken to the Custom &amp; Self Build Task group on the 2<sup>nd</sup> of Sep 2019</p> <p>They resolved:</p> <p>7 COUNCIL OWNED SITES <a href="#">Click here to view the recording of this item on You Tube.</a> The Housing Development Officer provided an update on the following: • Progress on Bradfield Place, Stoke Ferry. • The demand assessment which had been conducted for Stoke Ferry. • Discussions held with Custom Build enablers on the Stoke Ferry Site and the side at Sedgeford, which was another Council owned site which could potentially be taken forward for Custom and Self-Build. • Discussion The Task Group discussed the different approaches that they could take officers advised that they would look at the different options available and the decisions required to take the site at Bradfield Place forward for development.</p> <p>The proposal was taken to R&amp;D on the 7<sup>th</sup> of December 2021.</p> <ol style="list-style-type: none"> <li>1. The Cabinet consider the comments made by the Regeneration and Development Panel on the Custom and Self Build Proposals for Council owned sites.</li> <li>2. The Regeneration and Development Panel supported that a report be presented to Cabinet seeking delegated authority to procure the services of a Custom Build enabler to project manage the delivery of the site as custom and self-build housing. The project to be reviewed at a certain point prior to any construction work being carried out to ensure that delivery of the site is viable.</li> </ol> <p>With suitable resources Karl P and I could get the proposal to cabinet within 4 months and, an enabler appointed within 8 that would then take the scheme forward for development with the first plots being sold, I would expect, around 18 months after an enabler is appointed.</p> <p>Please do not hesitate to contact me should you require any further information.</p> <p>Many thanks</p> <p><b>xxxx BSc. (Hons)</b> Principal Project Manager   Programme &amp; Project Delivery   07769 225253 King's Court, Chapel Street, King's Lynn, PE30 1EX</p>
16/00493/FM  17/00469/F	Land at Indigo Road / Lynn Road, Stoke Ferry (allocation G88.3)	16/00493/FM granted 9/2/2017  17/00469/F granted 13/7/2018 – Variation of conditions 8, 9, 14, 21 and 29 16/00493/FM	Not started	Allocated for at least 12 dwellings  Permission for 29	<p>Conditions were discharged in 2019 but no work has started on site to date.</p> <p>No other contact from Developers about the site.</p>

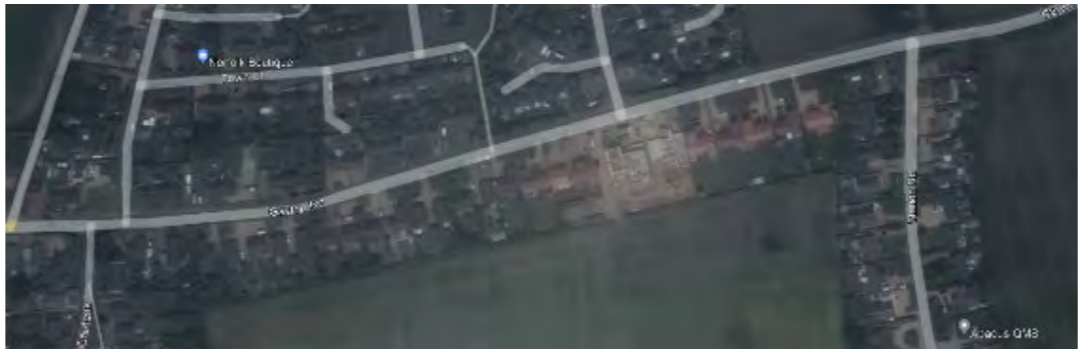
<p>19/01589/R MM</p>	<p>Land at Church Bank, Chapel Road, Terrington St Clement (G93.1)</p>	<p>17/01649/OM granted 23/7/2018  19/01589/RM M granted 27/1/2020</p>	<p>Completed</p>	<p>Allocated for at least 10 dwellings  Permission granted for 10</p>	<p>Site completed. Google Earth street view and O/S mapping confirms this.</p>  
<p>17/01450/F M  18/01774/F  19/00712/F</p>	<p>Land Adjacent King William Close, Terrington St Clement (allocation G93.2)</p>	<p>15/01856/FM granted 30/1/2017 17/01450/FM granted 2/3/2018 18/01774/F granted 26/11/2018 - variation of condition 2 17/01450/FM to amend drawings 19/00712/F granted 12/6/2019 – removal / variation of condition 1 18/01774/F to amend plans</p>	<p>Completed</p>	<p>Allocated for at least 17 dwellings  Permission granted for 17</p>	<p>Site completed. Google Earth street view and OS mapping confirms this.</p>  





16/02230/OM 21/00589RM	Land west of Benn's Lane, Terrington St Clement (allocation G93.3)	4/4/18 for OPP 9/12/22 for the RM	Not started	Allocated for at least 35  Permission granted for 43 dwellings	Permission granted for reserved matters at appeal. Appeal decision dated 9/12/22.  Discharge of condition applications submitted and approved for the outline consent.  Further information awaited from Persimmon Homes.
18/00940/OM	Land South of Northgate Way & West of Benn's Lane (allocation TSC1)	19/10/22 – OPP granted	Not started	Allocated for at least 76 dwellings  Outline permission granted for 76	Outline permission recently granted (19/10'22) for 76 units.
21/01836/F	Land east of School Road, Terrington St John, St John's Highway and Tilney St Lawrence (allocation G94.1)		Not started	Allocated for at least 35 dwellings  Permission granted for 46.	Recently contacted by a potential agent for the site, about the site having commenced development, or lapsed. This is currently being investigated.  The agent says their client has an intent to develop, but needs to resolve whether or not there is an extant consent, and whether development commenced in time.  Discharge of condition applications have been approved previously, and others have been submitted but these are pending.
18/01980/OM, 19/02020/RM, 20/00782/RM, 20/01070/RM; 21/00624/RM; 21/01718/RM	Land north west of Townley Close, Upwell (allocation G104.1)	18/10/2021	Completed.	Allocated for at least 5 dwellings Permission granted for a total of 5	Site is built out. See google earth street view from September 2021.  <a href="#">See google streetview from 2021.</a>


19/01062/R M	Land south/ east of Townley Close, Upwell (allocation G104.2)	16/08/2019	Completed.	Allocated for at least 5 dwellings  Permission granted for a total of 5	<p>Site is built out. OS map shows that the site has been completed.</p>  
15/01496/O M  17/00811/R M  19/00472/R M	Land off St Peter's Road, Upwell (G104.4)	15/01496/OM granted 20/6/2016  17/00811/RM granted 19/6/2017 – plot 9  19/00472/RM granted 18/6/2019 - plots 21 and 22	Completed	Allocated for at least 15 dwellings  Permission granted for 25	<p>Completed. OS mapping shows this.</p>  
16/00248/O M  19/00858/R M	Land at Wisbech Road, Outwell (allocation G104.5)	16/00248/OM granted 7/9/2016  19/00858/RM granted 10/8/2022	Various DISC applications received  Not started	Allocated for at least 5  Permission granted for 40.	<p>Although only allocated for 5, a larger site came forward through the planning application.</p> <p>Not started, site has been cleared and Heras fencing erected. <a href="#">See appendix 1.</a></p>


<p>18/00581/OM</p> <p>21/02308/RMM</p>	<p>Land Surrounding Isle Bridge, Outwell (G104.6)</p>	<p>10/12/2018 - Outline</p> <p>14/6/'22 – Reserved Matters</p>	<p>Not started</p>	<p>Allocated for at least 35</p> <p>Permission granted for 50</p>	<p>Conditions submitted for discharge for both the outline and the reserved matters. Under consideration.</p> <p>Recent site visit confirms that it hasn't started. <a href="#">See appendix 1.</a></p>
<p>16/01867/OM</p> <p>20/01644/OM</p> <p>22/00556/RM</p>	<p>Land south of Walnut Road, Walpole St Peter (allocation G109.1)</p>	<p>16/01867/O granted 1/8/2017 – eastern section of allocation for 6 dwellings</p> <p>20/01644/OM granted 14/6/2021 – 11 dwellings</p> <p>22/00556/RM granted 12/10/2022 - application for all reserved matters for site frontage and plots 2, 5, 7, 8, 9 and 10</p>	<p>1 DISC application received</p> <p>Site has commenced</p>	<p>Allocated for 10 dwellings</p> <p>Permission granted for 11</p>	<p>It is evident from a site visit that work has started. <a href="#">See appendix 1.</a></p>
<p>15/01520/OM</p> <p>17/02273/RMM</p> <p>18/01472/RMM</p>	<p>Land south of Church Road, Walpole St Peter (Allocation G109.2)</p>	<p>15/01520/OM granted 12/4/2016</p> <p>17/02273/RM M granted 7/3/2018</p>	<p>Completed</p>	<p>Allocated for at least 10</p> <p>Permission granted for 10</p>	<p>Site is built out. Shown in appendix - photos following recent site visit. <a href="#">See appendix 1.</a></p>

		18/01472/RM M granted 9/10/2018			
22/02142/F	Land to South of Sluice Road, Denver (G28.1)	Not yet determined.	Not started	Allocated for at least 8 dwellings  Application submitted for 5.	Work not started. Current application for 5 dwellings under consideration. Due to be determined in February '23. <a href="#">See appendix 1.</a>
15/01793/O M 18/00987/R M 19/00863/R M 20/01461/F	Land south of Gayton Road, East Winch (allocation G33.1)	07/02/2020	Completed	Allocated for at least 10  Permission approved for 12 dwellings in total	Approved through two separate applications, one for 7, and one for 3.  Site is now almost built out, with the last two plots close to completion. Google earth shows progress, OS map shows progress, and a site visit from an officer of the council has evidenced this.  
19/01756/F & 19/01760/R M	Land east of Marham Road, Fincham (allocation G36.1)	9/3/20 & 22/09/2020	Under construction	Allocated for at least 5.  Approval for 5	19/01760/RM granted 25/09/2020  Under construction. A very recent site visit shows that two are built, and the remainder are under construction.  <a href="#">See appendix 1.</a>
16/00888/O  17/01390/F M	Land Adjacent to 16 Lynn Road, Great Bircham & Bircham Tofts (G42.1)	22/08/2017	Not started	Allocated for at least 10 dwellings  Permission granted for 10 dwellings	Permission lapsed 22/08/2020. However, an update has been received from the developers that have purchased the site.  Dear xxx,  <b>17/01336/OM: Doddshill Road, Dersingham: Site Allocation G29.1</b> <b>17/01376/FM: Land at Manor Road Dersingham: Site allocation G29.2</b> <b>16/00888/O: Land adjacent to 16 Lynn Road, Great Bircham: Site Allocation G42.1</b>  Further to our enquiry last week and our telephone conversation today, I am writing to confirm that Avada Country Homes have entered a contract during 2022 to acquire the above sites from Sandringham Estate. We start to take possession in March 2023.  We worked with Sandringham Estate previously with Church Farm Barns in Great Bircham, and are currently developing "Four Miles" in Docking.  <b>Our Plans are as follows:</b>

					<ol style="list-style-type: none"> <li>1. Land adjacent to Lynn Road, Great Bircham – We hope to submit a detailed scheme for 12 residential units in January 2023, including 2 affordable homes.</li> <li>2. Land at Manor Road and Doddshill Road, Dersingham – We are working on a detailed scheme of around 12 residential homes, including 2 affordable homes for this site linked with the site on Doddshill Road for junction and road improvements.</li> <li>3. Former Allotment Site at Doddshill, Dersingham Road (G29.1) - We are working on a detailed scheme of 42 residential homes including 8 affordable homes. We are aiming to have a planning application submitted in late Spring 2023 for these 2 sites in Dersingham. It is our plan to submit both the Dersingham applications together.</li> </ol> <p>Subject to planning, Avada Country Homes will develop the 3 sites.</p> <p>Kind regards</p> <p><b>XXXX</b></p> <p>Managing Director</p> <div style="display: flex; align-items: center;">  <div> <p>✉ <a href="mailto:xxxx@avadahomes.co.uk">xxxx@avadahomes.co.uk</a></p> <p>☎</p> <p>📍 Norfolk &amp; Dorset</p> <p>🌐 <a href="http://www.avadahomes.co.uk">www.avadahomes.co.uk</a></p> </div> </div>
19/00301/F	Land at Nethergate Street/School Lane, Harpley (allocation G45.1)	06/09/2019	<b>Not started</b>	<p>Allocated for at least 5 dwellings</p> <p>Permission lapsed for 6 dwellings</p>	<p>Permission has expired.</p> <p>Agent confirms in email of 4/11/22 (attached to the online planning file under reference 19/00301/F) that they have no intention of building housing on the site.</p> <p><a href="#">19/00301/F   Demolition of redundant agricultural building and barn and construction of 6 dwellings   1 Hall Farm Lane Harpley King's Lynn Norfolk PE31 6UQ (west-norfolk.gov.uk)</a></p> <p>Given the above, the allocation will need to be <u>removed</u> from the plan.</p>
16/00718/OM Expired	Land South of Foresters Avenue, Hilgay (allocation G48.1)	16/01/2017	<b>Not started</b>	<p>Allocated for at least 12 units</p>	<p>16/00718/OM granted 02/02/2017 (lapsed 02/02/2020)</p> <p>20/00119/RMM submitted on 27/01/2020 but returned non determined due to requested drawings and fee not being submitted.</p> <p>21/00134/PREAPP for the construction of 5 dwellings was submitted 16/08/2021. Advice given was “likely to refuse” (number of dwellings doesn’t meet allocation requirements).</p> <p>Owner has verbally stated that an application will be coming in for 17-18 dwellings in the near future. Awaiting confirmation in writing.</p>

				Permission granted for 17	
19/00341/F 17/00088/R MM	Land opposite 143 - 161 Lynn Road, Ingoldisthorpe (G52.1)	08/05/2019	Almost complete.	Allocated for at least 10 dwellings  Permission granted for a total of 17	17/00088/RMM (15 dwellings) granted 15/01/2018 Discharge applications received 19/00341/F (2 dwellings) granted 14/06/2019  Site almost fully built out. Last two plots watertight and being fitted out. Evidenced on google earth and a very recent site visit. <a href="#">See appendix 1.</a>
16//01186/O M 19/01491/R MM	Land at School Road, Runcton Holme (allocation G72.1)	29/11/2019	Under construction	Allocation for at least 10 dwellings.  Permission granted for 11 dwellings	19/01491/RMM granted 29/11/2019 No discharge applications to date (no pre-commencement conditions) Site is under construction, with approx. 3 units completed. Evidenced on Google Earth on 12/22, which shows 3 built and 2 under construction. This is now understood to be 4 completed.  The current O/S map is attached as <a href="#">appendix 1.</a>
16/01414/O	Land off Jarvie Close, Sedgford (allocation G78.1)	30/01/2017	Not started	Allocated for at least 10 dwellings  Permission granted for 9 dwellings	16/01414/O granted 30/01/2017. No discharge or RM apps received. Lapsed 30/01/2020.  The borough council own the site and plan to bring it forward, potentially as a custom and self-build site in the future.
18/00604/F	Land accessed from Rye's Close, Shouldham (allocation G81.2)	01/06/2018	Completed	Allocated for at least 5 Permission granted for 5.	Completed. O/S map shows this.  

18/01917/F 20/01593/F 21/02228/F	Land West of No.26 The Street, Syderstone (allocation G91.1)	31/01/2022	Completed	Allocated for at least 5 dwellings.  Permission granted for 5 dwellings	18/01917/F granted 07/02/2019. Subsequently varied by applications 20/01593/F (22/12/2020) and 21/02228/F (31/01/2022) Off-site highway works complete (certificate issued by NCC 19/01/2022)  Built out. <a href="#">See appendix 1</a> for photo of completed site.
18/01627/R M	Land between School Road and Lynn Road, Tilney All Saints (allocation G97.1)	06/06/2019	Completed	Allocated for at least 5  Permission granted for 5 dwellings	Site is built out. See Google earth.  
16/01036/R M 19/00541/R M &21/02244/F (VAR)	Land East of Hall Road, Walpole Highway (allocation G106.1)	22/02/2022	Under constructi on	Allocated for at least 10 dwellings  Permission granted for a total of 8	16/01036/RM (4 dwellings) granted 19/09/2016 and building work complete (confirmed Google Earth) 19/00541/RM (further 4 dwellings) granted 07/08/2019. Subsequently varied by application 21/02244/F. Condition 4 (highways works) discharged Feb 2022 and completion certificate for said works issued by NCC 07/12/2022  Recent site visit ( <a href="#">appendix 1</a> ) shows that 5 have been built out and 3 are under construction.

19/01130/R MM 20/00687/F	Land adjacent Common Road, Walton Highway (allocation G120.1)	11/11/2019 14/07/2020	Completed	Allocated for at least 10 dwellings  Permission approved for 12 dwellings	<p>Site is built out. Google earth shows this.</p> 
18/00934/O	Former Three Tuns/Village Hall, Welney (allocation G113.1)	12/02/2020	Not started	Allocated for at least 7 dwellings  Permission granted for 4 dwellings	<p>18/00934/O granted 12/02/2020. No RM or discharge apps received. Expires 12/02/2023. The agent has now confirmed that new application will be submitted, as below.</p> <p>Hi xxx</p> <p>Yes as discussed the client has been actively marketing the site, but a buyer has just dropped out, so we have been asked to prepare a new application in order to avoid permission lapsing on the site.</p> <p>Kind regards</p> <p>xxx MBA MRICS C.Build E FCABE Anglia Building Consultants</p> <p>Site is currently being marketed for sale.</p> <p><a href="https://www.maxeygrounds.co.uk/sale/land-building-plots-cambs-norfolk">https://www.maxeygrounds.co.uk/sale/land-building-plots-cambs-norfolk</a></p>
18/00195/F M	Land off Main Street, Welney (allocation G113.2)	06/12/2018	Under constructi on	Allocation for at least 13  Permission granted for 17	<p>18/00195/FM granted 07/12/2018.</p> <p>CIL commencement form submitted 27/02/2020</p> <p>Two plots have been built out, with the remainder of the site under construction. <a href="#">See appendix 1.</a></p>



16/01378/F M	Land to the rear of 'Natanya', Hollies Farm, Flegg Green (allocation G114.1)	23/06/2017	Completed	Allocated for 8  Permission granted for 10	<p>Site built out. Evident on Google earth.</p> 
18/02190/O  22/01549/R M received 02/08/2022 and pending consideration	Land North of Mill Road, Wigenhall St Germans (allocation G123.1)	08/08/2019 for outline	<b>Not started</b>	Allocated for at least 5 dwellings  Permission granted for 4	<p>18/02190/O granted 08/08/2019 22/01549/RM received 02/08/2022 and pending consideration</p> <p>The site owner has verbally confirmed that the sale to a developer is currently going through.</p>



# Appendix 1

# CASTLE ACRE

Castle Acre (allocation G22.1) – site visit 19/12/2022

Entrance to site. 9 built plus frontage



Some lived in



Some close to completion



# CLENCHWARTON

**Clenchwarton (allocation G25.1) - site visit 16/12/2022**

Built out, just finishing internals on last property





**Clenchwarton (allocation G25.2) - site visit 16/12/2022**

No progress





**Clenchwarton (allocation G25.3 – both sites) - site visit 16/12/2022**

Built out – both sites





**DENVER**

Denver (allocation G28.1) - site visit 19/12/2022

Not started



**FINCHAM**

**Fincham (allocation G36.1) - site visit 19/12/2022**

2 built. Remainder of site u/c (left hand side as you look at the site)



Remainder of site u/c





**INGOLDISTHORPE**

**Ingoldisthorpe (allocation G52.1) - site visit 16/12/2022**

Just two houses left to finish although they are watertight, right-hand side of site as you look from main road.



**METHWOLD**

**Methwold (allocation G59.1) - site visit 19/12/2022**

Site u/c but many are watertight



Rear of site still u/c



**Methwold (allocation G59.2) - site visit 19/12/2022**

Start of development and properties at rear u/c. Approx 15+ built out and most lived in



Further into the site – unmade road



Rear of site still u/c but some watertight





**Methwold (allocation G59.3) - site visit 19/12/2022**

Built out



**Methwold (allocation G59.4) - site visit 19/12/2022**

Difficult site to get to. Rear of site taken from playing field car park. Site looks to be built out with one still u/c to the rear of the site



Taken from St Georges Court



**OUTWELL**

**Outwell (allocation G104.5) - site visit 19/12/2022**

Not started other than fencing



**Outwell (allocation G104.6) - site visit 19/12/2022**

Not started

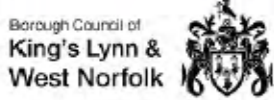



# **RUNCTON HOLME**

**Runcton Holme (allocation G72.1) – no site visit**

Started - map confirming 2x have been built



 Borough Council of <b>King's Lynn &amp; West Norfolk</b> Tel. 01553 616200 - Fax. 01553 691663	Title ???		Scale <b>1:2,500</b>
			Date <b>19/12/2022</b>
	Project / Details ????	Drawn by ????	
		Drawing / Reference Number ????	



**SNETTISHAM**

**Snettisham (allocation G83.1) - site visit 16/12/2022**

Built out – northern element of the allocation





**Snettisham (allocation G83.1) - site visit 20/12/2022**

Built out – southern element of the allocation





**SOUTHERY**

**Southery (allocation G85.1) - site visit 19/12/2022**

9 built and remainder of site u/c











**SYDERSTONE**

Syderstone (allocation G91.1) - site visit 16/12/2022

Built out



# WALPOLE HIGHWAY

**Walpole Highway (windfall – opposite allocation G106.1) - site visit 19/12/2022**

Built out x7



**Walpole Highway (allocation G106.1) - site visit 19/12/2022**

5 built and 3 u/c (right hand side of frontage development)



**WALPOLE ST PETER**



**Walpole St Peter (allocation G109.1) - site visit 19/12/2022**

Some activity





Walpole St Peter (allocation G109.2) - site visit 19/12/2022

Built out





**WELNEY**

**Welney (allocation G113.1) - site visit 19/12/2022**

Not started



**Welney (allocation G113.2) - site visit 19/12/2022**

2 built on frontage (either side of site entrance). Remainder of site u/c

