



## **Florence Fields (Parkway)**

### **– how we're dealing with concerns you've raised**

#### **Congestion in Gaywood, especially around the Clock junction**

We do anticipate there will be some increase in traffic when the scheme is complete. However, a number of measures have been designed into the scheme to reduce reliance on cars both by residents of the new homes and existing residents in the Gaywood area – it is hoped that the reduction in car use by other Gaywood residents will help to compensate for the rise in car use when the new homes are occupied. The development is close to town and planned improvements to bus routes, paths and cycle routes will give people a viable alternative to using their cars. Junction improvements around Queen Mary Road will help to mitigate the effect of increased traffic.

#### **Disruption and mess caused by construction traffic, especially at busy times**

Inevitably, there will be construction traffic associated with the development – on average there will be around 60 HGV movements per week (more in the early stages, and fewer later). We have taken steps to manage this as much as possible. The site will be registered with the Considerate Constructors scheme, which commits members to 'care about appearance, respect the community, protect the environment, secure everyone's safety and value their workforce'. We will put in place a Construction Management Plan, which will make specific arrangements for contractors to park and there will be time restrictions on when work can be carried out, which specifically includes school start and finish times. There will be measures in place to monitor and manage dust, mud and air quality.

#### **Location unsuited to development**

This site has been earmarked for development in the Local Plan for many years. When you look at it alongside all the possible land in the town that could be developed, the location makes it a good candidate for development as it is close to town and amenities, reducing the need for residents to use cars, and the land being built on has low ecological value.

#### **Too many houses**

This scheme of 226 houses is actually much smaller than the previous scheme that was awarded permission to build 379 homes. The scheme that now has planning permission is more spaced out and takes up a smaller site, allowing us to undertake significant ecological improvements to the rest of the site. With 1,400 people on the housing register, new housing of all types is desperately needed. More than a third of the homes will be available to rent, or buy through shared ownership.

## **Flooding**

Much of King's Lynn is on a flood plain. The risk to these homes is no greater than neighbouring properties and we have worked with partners on the design of the scheme to make sure that the development will not increase the flood risk to the surrounding area. The Lead Local Flood Authority (Norfolk County Council) has agreed with the scheme, which means they are happy that the scheme does not increase the flood risk to neighbouring properties.

## **Pressure on nearby services, such as doctors and schools**

Funding for schools places, doctors surgeries, dentists, libraries, and other similar services is based on local residence numbers. As houses are built government funding is allocated accordingly to those areas. It is therefore hoped that the development will bring forward additional funding that allows these services to be increased and this is something that the council is actively working on with our partners.

## **Pressure on local infrastructure, such as drainage, gas and power/ communications networks.**

All the utilities have been consulted and are happy that the development will not put a strain on existing infrastructure. Where necessary, new infrastructure is being put in.

## **Emergency access**

In response to public concern during the consultation process, we are planning to add a new access for emergency vehicles onto the estate. It requires separate planning approval but if agreed, it would be completed before half the homes were occupied.

## **Loss of green space for the local community**

The open area that will be built on is mainly used by dog walkers but it has low ecological and amenity value, which means it does not make a significant contribution to the environment or the wellbeing of the local community.

The scheme has been designed to retain and, where possible, enhance existing foot and cycle paths. The current footpath running parallel to the train line will remain and footpath connections to the Rookery will be retained. There will be natural paths and walkways through the development. We would expect local people to continue using the footpaths as they do now.

There will be public open space provision on the site, to be enjoyed by existing and future residents. We are also spending £71,000 on improved play facilities for children and the field next to the development will be developed as a wildlife area, which will bring environmental benefits both to the nearby residents and local wildlife.

## **Key contacts**

Questions/concerns about work on site: please use numbers on site hoardings

Questions about the development: [corporateprojects@west-norfolk.gov.uk](mailto:corporateprojects@west-norfolk.gov.uk) or 01553 616200

Unresolved site problems: [healthandsafety@west-norfolk.gov.uk](mailto:healthandsafety@west-norfolk.gov.uk) or 01553 616200