



Representation Form

Consultation on additional evidence base documents, September 2023

Closing date for submitting representations: **11:59pm, Friday, 20th October 2023**

Part A

Section 1: Personal Details

Title:	
First Name:	
Last Name:	
Job Title (where relevant):	
Organisation (where relevant):	Barratt David Wilson
Address:	c/o Agent
Postcode:	
Telephone:	
Email:	

Section 2: Agent Details (if applicable)

Please supply the details below of any agent you have working on your behalf.

Agent name:	Carter Jonas
Address:	Brian Flynn Carter Jonas One Station Square Cambridge
Postcode:	CB1 2GA
Telephone number:	██████████
Email:	██████████

Part B

Please fill in a separate form for each document

Section 3: Representations

Which Document are you responding on?

Examination Library ref	Document name	Paragraph No(s)
F47	Topic Paper Spatial Strategy and Settlement Hierarchy (August 2023)	Policy LP01

Summary of Comments:

Please be as precise as possible as to why you support or object to the evidence and/or any suggested main modifications to the Plan contained in the document, providing the relevant paragraph and/or policy number for each point.

Barratt David Wilson (BDW) has an interest in land west of Knights Hill, Grimston Road in South Wootton, which is allocated in the adopted Site Allocations and Development Management Policies Plan 2016 (SADMP) for at least 600 dwellings (see Policy E4.1). In July 2020 outline planning permission was granted on appeal for up to 600 dwellings at the site (Appeal Ref. APP/V2635/W/19/3237042). A reserved matters application for 574 dwellings has been submitted and is under consideration (22/01310/RMM).

Doc Ref. F47 includes modifications to Policy LP01: Spatial Strategy and Settlement Hierarchy. The modifications to Policy LP01 that are relevant to BDW are as follows. The overall housing distribution strategy contained in the table at pg.49 includes 1,339 dwellings for settlements adjacent to main towns. The majority of the dwellings for this location are directed to North of King's Lynn at North Wootton and South Wootton. The table for Tier 3 at pg.51 identifies 674 dwellings as commitments and 575 dwellings as allocations in the North of King's Lynn area. A review of the housing land supply in Appendix A: Housing Trajectory Update (April 2023) [Doc Ref. 50a] identifies the commitments from sites in South Wootton - see pg.13 of 18. It is noted that the majority of the commitments at South Wootton are derived from the 600 dwellings granted outline permission at Knights Hill i.e. the BDW site. The 575 dwellings identified as allocations for the North of King's Lynn area are derived entirely from the site at Hall Lane in South Wootton – see Site Ref. E3.1 at pg.2 of 18 of Doc Ref. 50a.

Policy LP01 in the submission version of the King's Lynn & West Norfolk Local Plan Review (draft KLWNLPR) only identified 300 dwellings for the South Wootton area. The draft KLWNLPR failed to take into account the outline permission at Knights Hill in South Wootton granted in July 2020 for 600 dwellings. The draft KLWNLPR also failed to carry forward the allocation at Knights Hill from

Policy E4.1 of the adopted Site Allocations and Development Management Policies Plan 2016 (SADMP) also for 600 dwellings.

BDW supports the fact that the distribution strategy and housing supply contained in revised Policy LP01 now acknowledges that additional dwellings would be delivered at South Wooton including from the outline planning permission for 600 dwellings on land at Knights Hill.

No additional modifications are requested.

(Continue on a separate sheet if necessary.)

Please note you should cover succinctly all the information, evidence and supporting information necessary to support/justify your comments.

Section 4: Examination Hearings

This consultation may be followed by further Examination Hearing sessions, at the discretion of the Planning Inspectors. Do you consider it necessary to participate in Examination Hearing sessions? (Please select one answer)

No, I do not wish to participate at the Examination Hearing

Yes, I wish to participate at the examination hearing

Section 5: Data Protection

Do you wish to be notified further about the Local Plan Examination process, at any of the following stages?

Schedule of Main Modifications stage (following hearings)

Yes

No

Publication of Inspector's Report

Yes

No

Adoption of Local Plan

Yes

No

In complying with the General Data Protection Regulation (UK GDPR) and Data Protection Act 2018, King's Lynn and West Norfolk Borough Council confirms that it will process personal data gathered from this form only for the purposes relating to the consultation. It is intended to publish responses to this consultation on the Borough Council's website. However, it should be noted that all personal information (except for names and organisation name, where appropriate) will not be published.

When you give consent for us to process data, you have the right to withdraw that consent at any time. If you wish to withdraw your consent, you must notify us at lpr@west-norfolk.gov.uk or 01553 616200.

Section 6: Signature and Date of Representation

Please sign and date below:	
Signature: (electronic signatures are acceptable)	Carter Jonas on behalf of Barratt David Wilson
Date:	18/10/23

Please note that, to be considered, your representation will need to be received by **11:59pm on Friday, 20th October 2023**.