



Land at Blackborough End

8 messages

To [redacted]
Cc [redacted]

Fri, 18 Nov 2022 at 12:58

Dear Annette

I have just been appointed to attend the Local Plan Review by Mr Peter Jackson as a result of land that he owns at Blackborough End.

Can you please add myself and Geoffrey Jackson (the sone of Peter Jackson) to the speaking list.

I believe that this is on Thursday 12 January 2023, but please advise me if this has changed.

Kind regards

Clive

Clive Wicks Associates

[redacted]

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Geoffrey Jackson [redacted]
[redacted]

Fri, 18 Nov 2022 at 13:19

Dear Annette and Clive

I have some additional evidence I'd like to present to the Inspectors regarding the brownfield site in Blackborough End.

I've attached the email from the portfolio holder for development, Cllr Blunt, where he says the local plan focuses on brownfield sites within settlements but also says they don't have enough brownfield land to meet housing need.

In 2015 during the local plan examination the council had to produce a document titled "The Approach To Brownfield Sites". I've attached the document but the highlight of it is this bit.....

" Brownfield sites within settlement boundaries, with the exception of King's Lynn (including West Lynn), were not considered for allocation. This was because those sites could potentially come forward for housing without allocation, with regard to CS10 (subject to certain criteria), and their Brownfield status would be a material consideration. The following paragraph from the Settlement & Sites – Allocations and Policies chapter of the SADMP (page 72) states: 'D.1.8 It is important to note that not all of this planned growth will be delivered through site allocations. Part of the growth will be delivered on sites with existing planning permission, and others will come forward on unallocated sites within development boundaries...'"

So the council are only allocating brownfield sites in this local plan that in the previous one they said don't need allocating because they can come forward for development anyway, whilst not having enough brownfield land to meet housing need.

Clearly the council's local plan document is failing to comply with the NPPF paragraph 119 and is therefore not legally compliant or sound.

119. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land⁴⁷.

Kind Regards

Geoffrey
[Quoted text hidden]

Geoffrey Jackson [REDACTED]

Thu, 22 Jun 2023 at 10:16

To: [REDACTED]

Dear Cllr Parish

Last year when Richard Blunt turned down the opportunity to put the brownfield site in Blackborough End into the Local plan review he said he was happy for me to make a representation to the planning inspectors at the hearings.

I wasn't on the list to speak at the hearings so I emailed programme officer to explain Cllr Blunt's approach to brownfield sites in the LPR and told to them as a result the Local plan is neither legally compliant or sound. This got me on the list to speak at the hearings.

The LPR spatial strategy under the heading "Development on brownfield sites" says:

4.1.24 It is important to make best use of available sites across the Borough. The Local Plan review makes allocations on land for a variety of uses; residential; employment; retail; open spaces etc. However, there is a need to balance the development of greenfield sites with previously developed land.

My question is, how is the Council's approach to brownfield sites complying with paragraph 4.1.24 of the council's spatial strategy in the LPR?

Kind Regards
Geoffrey

[Quoted text hidden]

Geoffrey Jackson [REDACTED]

Sat, 9 Sep 2023 at 07:46

To: [REDACTED]

Good morning Cllr Parish and portfolio holder for development Cllr Moriarty,

I'm still awaiting a response to my previous email.

From my previous email.

"4.1.24 It is important to make best use of available sites across the Borough. The Local Plan review makes allocations on land for a variety of uses; residential; employment; retail; open spaces etc. However, there is a need to balance the development of greenfield sites with previously developed land.

My question is, how is the Council's approach to brownfield sites complying with paragraph 4.1.24 of the council's spatial strategy in the LPR?"

Could you now also explain why the paragraph about brownfield sites in the spatial strategy in the Local plan review is being deleted as a proposed modification please in the current consultation?

I'll be forwarding everything to the inspectors in due course.

Kind regards

Geoffrey

[Quoted text hidden]

Cllr James Moriarty [redacted] Sat, 9 Sep 2023 at 07:54

To: [redacted]

Good Morning Geoffrey

Firstly, a genuine thank you for your polite prompt. The fault lies entirely with me and I hope to respond in full next week.

You may well be aware that the Inspectors required some extra work from the Borough before resuming the Inspection, and the result of that began its six week consultation period yesterday. Below is a link.

Kind regards

Jim

https://www.west-norfolk.gov.uk/info/20079/planning_policy_and_local_plan/951/local_plan_review_2016-2036_examination

Jim

Airfield Ward
Deputy Leader
Cabinet Member for Development and Regeneration

From: Geoffrey Jackson [redacted]

Sent: Saturday, September 9, 2023 7:46:18 AM

To: Cllr Terry Parish [redacted] Cllr James Moriarty [redacted]

Subject: Re: Land at Blackborough End

[External Email]

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Cllr James Moriarty [redacted] Mon, 11 Sep 2023 at 13:55

To: [redacted]

Hello again Mr Jackson

Thank you for bringing this to my attention. My understanding is you are referring to your father's representation submitted during the Pre-Submission Draft Local Plan consultation (August/ September 2021), promoting an additional/ alternative site allocation at Blackborough End (<https://west-norfolk-consult.>

objective.co.uk/kse/event/36371/peoplesubmissions/section/s1625822757904?consultation=s1625822757904).

This was followed by a request to attend/ be heard at the then forthcoming Local Plan examination hearings (email, 18th November 2022, below) and additional emails (22nd June and 9th September 2023), questioning the approach to development on brownfield sites (submission Plan, paragraphs 4.1.24-4.1.27, particularly 4.1.24). These are entirely legitimate questions to raise and the current consultation provides an opportunity for you to formally put his case to the Local Plan Inspectors.

The relevant document is [F47 - Topic Paper Spatial Strategy and Settlement Hierarchy \(including Neighbourhood Housing requirements\)](#). In particular, it should be noted that sections 4.1 and 4.2 in the submission Plan are proposed to be comprehensively replaced, including paragraph 4.1.24, to which you refer.

The consultation is now live, the closing date being 20th October. When responding to the consultation you might wish to refer to F47, the relevant document to which you should link your response. This does not affect your father's earlier representation, which has been/ is being given due consideration by the Planning Inspectors as part of the ongoing Local Plan Examination.

I hope this helps. I will be away from my desk for a few weeks later this week, so please forgive me if any further responses you request from me are delayed, again !

Kind regards

Jim

From: Geoffrey Jackson [REDACTED]

Sent: 09 September 2023 07:46

To: Cllr Terry Parish [REDACTED] Cllr James Moriarty [REDACTED]

Subject: Re: Land at Blackborough End

[External Email]

[Confirm the senders email address is genuine, before clicking on links and replying]

Good morning Cllr Parish and portfolio holder for development Cllr Moriarty,

[Quoted text hidden]

[Quoted text hidden]

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Geoffrey Jackson [REDACTED]

Wed, 27 Sep 2023 at 20:37

To: Clive Wicks Associate [REDACTED]

Hi Clive

Sorry for the delayed response, I've been super busy with work and getting as much mountain biking in, in the peak district before I have ankle surgery.

You can read the whole email chain!

My questions were entirely legitimate according to the cabinet member for development.

The real big question for the hearing is, is the Council now proposing to delete their brownfield policies because they weren't following them anyway?

Kind regards

Geoffrey

[Quoted text hidden]

Clive Wicks Associates [REDACTED]

Fri, 29 Sep 2023 at 12:31

To: Geoffrey Jackson [REDACTED]

Well done Geoffrey

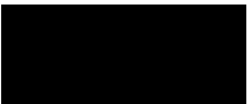
I cannot believe what Local Authorities are getting up to at the moment!

It's not as if Kings Lynn are the only ones at it!

Kind regards

Clive

Clive Wicks Associates



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