



George Goddard Ltd

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Dear Inspectors,

My questions relate to West Lynn the Spatial Strategy, LP01, LP02 and LP04 LP28 – 35. There is a need for more affordable sites, as such we are seeking to revert a proposed site classification change which will strengthen the economy.

I am aware of the vast number of matters to be resolved in future hearings before the local plan can be adopted. In the light of new evidence I present below a number of comments and questions for your consideration as to whether the Borough should be questioned to clarify these matters.

To save time at the hearings it will not be necessary for me to again present these questions but I will attend the sessions in order to listen to responses.

We are aware the allocation of sites and indicated housing numbers bear little resemblance to the actual build out rates and the number of properties occupied or sold. Just last week Taylor Wimpey announced their annual numbers. Their turnover was down 20% but more worryingly their completions fell from 14,154 to 10,848 a drop of 3306 homes showing a 23% reduction. I believe this is likely to be reflected nationally.

1. How will a 23% fall in numbers affect the Boroughs local housing delivery and how are the authority planning to address such shortfalls?

Depression in numbers is being caused by increased house prices, in part down to higher build costs, more government/planning intervention, levies and a general lack of confidence. The most relevant obstacle is that of affordability. Developers and Builders will sit on land banks and not build unless they can sell profitably.

2. With previous potential buyers now unable to afford to buy how will the Borough address the housing shortage and will it pursue more affordable homes?
3. With this drop in demand and supply of market lead housing will the Borough be proactive by calling for additional and exception sites to increase the supply of affordable homes?
4. At this time can the Borough therefore justify removing West Lynn as part of Kings Lynn, particularly in view of the close proximity and good connection to the centre.

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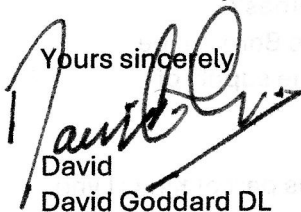
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5. Did the Borough consider before they downgraded and removed West Lynn from Kings Lynn that both Kings Lynn and West Lynn have no parish or town council and therefore should remain connected as part of the town growth area?
6. How will the Council arrange for West Lynn to have local representation?
7. By downgrading West Lynn from a tier 1 to a tier 3 area will this become a Parished village?
8. Can the Council demonstrate in downgrading West Lynn from a tier 1 to a tier 3 classification it considered the long term social and economic wellbeing of West Lynn?
9. With the removal from the town centre growth area and two previous major allocations dropped has the Council taken into account the effects of a change in classification and the further damage this could cause to West Lynn which has already been deprived for over 20 years?
10. Do the Council recognise for over 20 years West Lynn has not shared in the local growth and activity experienced in all other areas surrounding or joining Kings Lynn?
11. Do the Council accept a moral responsibility to rectify this shortcoming and what efforts are being made to encourage extra housing and investment to create a better West Lynn?
12. In the light of West Lynn losing 120 allocated homes on site E1.15 from the draft local plan we would question whether the Borough has actively considered our West Lynn site as a realistic alternative. Does the Council agree this site provides excellent access and with current development taking place to provide retail provisions this site should be a serious contender to support future viability, social and economic wellbeing of this part of town?

The Council undertook a West Lynn Flood Review in November 22 and on Table 2 page 9 of this report compared our West Lynn site and discounted this in favour of the Delmonte E1.15 site. The Flood Risk comparisons shown on page 10 are odious and need to be questioned. Using purely a desktop classification to compare E1.15 which is immediately adjacent to the river with our West Lynn site over 500 metres from the river is not acceptable. Would the council agree the Clenchwarton Road site is far better protected than the withdrawn Delmonte E1.15. In addition our Clenchwarton Road site is protected by two banks, farmland and a drain and is surrounded by housing on two sides.

13. Would the Officers accept our Clenchwarton Road site is no longer a greenfield site owing to the following:- there are building footings and remains from a previous Victorian dwelling, part of the site has now commenced development for a 6,000 sq ft butchery retail operation and the remainder is unmanaged scrubland? To be consistent with the warehousing opposite which is already within the red line our Clenchwarton Road site should be added to this thereby squaring off an irregular boundary. Developing Partners are in place for our Clenchwarton Road Lynn site, they believe they can satisfy flood risk, arrange any necessary wildlife mitigation measures which would allow the delivery of a much needed scheme of around 50 affordable homes.
14. In the light of the vast shortage in affordable housing and a deprived West Lynn would planning Officers accept now is the time for this Clenchwarton Road site to be developed as a realistic alternative to E1.15 and to help regenerate West Lynn.

Yours sincerely



David
David Goddard DL