

Kings Lynn & West Norfolk Local Plan Review Examination

Hearing statement relating to Matter 5 Settlements and Sites : Questions AQ57, AQ77 – AQ83, AQ87, AQ103 - AQ104

Date of Hearing: 16th / 17th April 2024

Submitted by J R Maxey, Maxey Grounds & Co

1. AQ57 – We would agree that G57.1 should be removed as an allocation given it will be effectively complete before the plan is adopted. In doing so the site area should be included within the Development Boundary for the settlement, so that in terms of proposed Policy LP02, sites adjoining this are considered in the context of being adjoining the settlement boundary.
2. We would make the wider point that there are a great number of similar such allocations that have become commitments by having full consent and development being commenced. It is our view that once development is committed and underway, all such allocations should be within the Development Boundaries (albeit potentially still an allocation as well dependent of trajectory, but the settlement boundary designation should reflect what is committed).
3. AQ77 – AQ79 We agree G104.1, G104.2 and G104.4 should be removed as allocations and the Development Boundary updated to reflect the fact they are completed.
4. AQ81 and AQ 83 – We agree for G104.5 and G106.6 that the allocation numbers should effect the approved consents.
5. AQ87 – We agree that G33.1 should be removed as an allocation and believe the Development Boundary should be updated given that this allocation site has been completed. This is thus a village with no proposed allocations to the end of the plan period, and our earlier point on further allocations from the additional numbers required as a result of rolling forward the plan should be made. Our comments within our original hearing statement for Matter 5 are relevant here.
6. AQ103 – AQ104 Application reference 23/00179/O was approved on 18th October 2023 for 4 dwellings on the part of the site G113.1 comprising the former Three Tuns public house land since demolished. The site is being marketed for sale and the owners are keen to enable delivery of these dwellings which are not reliant on the remainder of the allocation (in Environment Agency control) coming forward.. It is anticipated that these dwellings should be built in the period 2025 – 2027 in terms of the trajectory.
7. Site G113.2 is in active development with our firm selling agent. There are 6 properties constructed or approaching completion. It is anticipated occupations will now commence in 2024/25 and as such it is probably appropriate to move the delivery back one year in the trajectory.

JRM

Date 05/03/2024