

Appendix 10 – Dersingham (G29.2) response, 18/03/2024

Good afternoon Edward

Many thanks for getting back to me so promptly. The information you provided in your email below and subsequent telephone conversation has proven to be extremely helpful in setting out the current position. To summarise:

- The Sandringham Estate owned three sites in Dersingham; two of which (including G29.1) were sold to Avada Homes
- G29.2, previously with planning permission (17/01376/FM, approved 2018 and since lapsed), has proved to be the most challenging in terms of deliverability/ viability
- There are no current proposals to bring the site forward, the Sandringham Estate having other short term priorities; i.e. no short term moves to bring the site forward, but scheme may be revived in the medium/ longer term
- A more realistic start date for development would be beyond 2030; the trajectory should be amended accordingly.

Thank you again for taking the time to email and speak to me about this.

Regards and best wishes

XXXXXXX XXXXXX, Principal Planner

Tel: 01553 616573 | Mob: 07873 702116



The above information is informal and without prejudice to any future decisions made by the Local Planning Authority.

From: Edward Parsons

Sent: Monday, March 18, 2024 2:11 PM

To: Michael Burton

Cc: Robert Timmins

Subject: RE: EXTERNAL: FW: Local Plan review – proposed housing site allocations to be included in the Borough Council of King's Lynn and West Norfolk Local Plan

Dear Mr Burton

Many thanks for your email. The land in question does belong to the Estate and has not been sold to Avada.

If the site could be taken forward I would be grateful.

With thanks

Edward

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Sandringham Estate, Norfolk, PE35 6EN

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Please consider the environment before printing this email!

From: Michael Burton

Sent: Monday, March 18, 2024 12:12 PM

To: Sandringham Estate | Information <info@sandringhamestate.co.uk>

Cc: Alex Fradley

Subject: EXTERNAL: FW: Local Plan review – proposed housing site allocations to be included in the Borough Council of King's Lynn and West Norfolk Local Plan

Importance: High

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FAO Estate Manager, Sandringham Estate

Dear Sir/ Madam

I write with reference to the ongoing King's Lynn and West Norfolk Local Plan examination. We are proposing to take forward an allocation at Dersingham (reference G29.2, see email below). This site (plus adjacent sheds/ buildings north of 80 Manor Road) were granted planning permission for 10 dwellings (almshouses) in 2018 (location plan attached): <https://online.west-norfolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OT97321VHV100>.

Our understanding is that this land was subsequently sold by the Sandringham Estate to Avada Homes, who are looking to develop the land (that shown in the attached location plan). I ask that you confirm, ASAP, whether this is the case. Given the tight deadlines we are working to, I ask that you let me know by **Wednesday (20th March)** at the latest. A return email to confirm that the information provided in the paragraph above will suffice.

Thank you, for your assistance in these matters. This is much appreciated.

Regards and best wishes

XXXXXXX XXXXXX, Principal Planner

Tel: 01553 616573 | Mob: 07873 702116



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From: Alex Fradley

Sent: Monday, March 18, 2024 10:51 AM

To: Ian Johnston

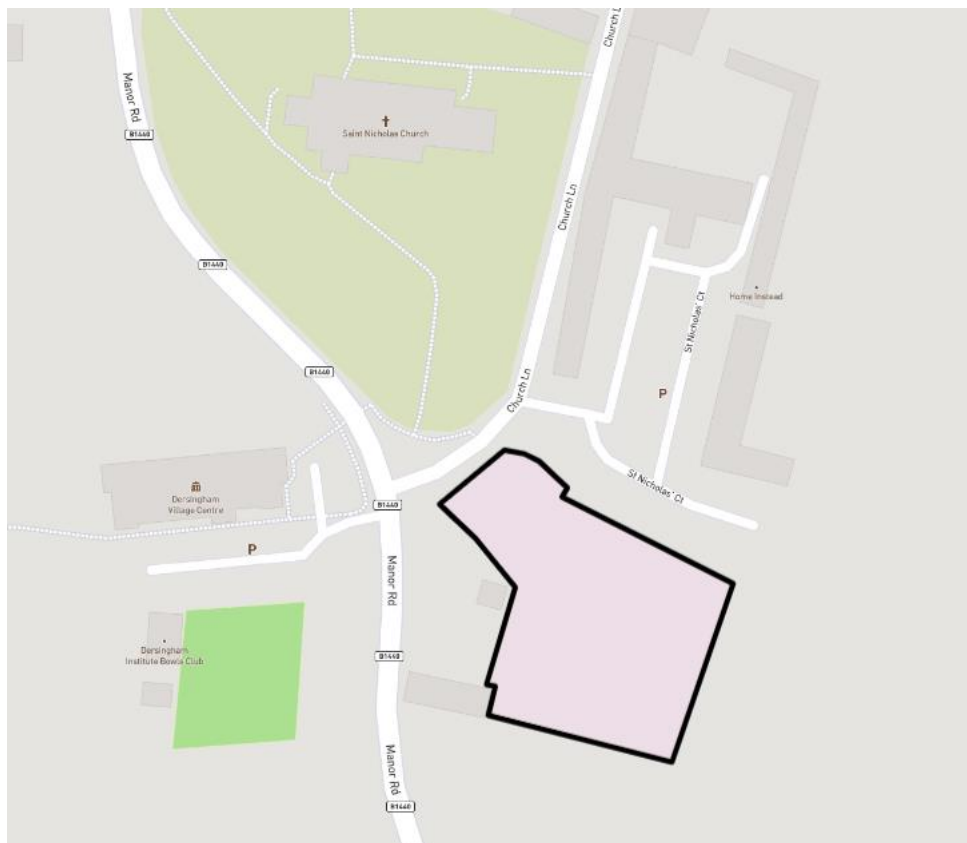
Cc: Michael Burton

Subject: RE: Local Plan review – proposed housing site allocations to be included in the Borough Council of King’s Lynn and West Norfolk Local Plan

Hi Ian,

Many thanks for the updated information regarding your sites. Much appreciated.

Are you involved in Site G29.2 in Dersingham at all? It allocated for at least 10 dwellings, it is near the Church and Village Hall, as per the purple site on the map below:



Best wishes,

Alex

Alex Fradley BSC (Hons) MA MRTPI
Planning Policy Manager

Alex.Fradley@west-norfolk.gov.uk

01553 616237



From: Michael Burton <Michael.Burton@West-Norfolk.gov.uk>
Sent: Monday, March 18, 2024 7:46 AM
To: Ian Johnston <ian@avadahomes.co.uk>
Cc: Planning Policy email <planning.policy@west-norfolk.gov.uk>; Andrew English <Andrew.English@West-Norfolk.gov.uk>
Subject: RE: Local Plan review – proposed housing site allocations to be included in the Borough Council of King’s Lynn and West Norfolk Local Plan

Good Morning Ian

Many thanks for your response. This is just what we need to answer the relevant questions.

Regards and best wishes

XXXXXXX XXXXXX, Principal Planner
Tel: 01553 616573 | Mob: 07873 702116



The above information is informal and without prejudice to any future decisions made by the Local Planning Authority.

From: Ian Johnston
Sent: Thursday, March 14, 2024 6:11 PM
To: Michael Burton
Subject: Re: Local Plan review – proposed housing site allocations to be included in the Borough Council of King’s Lynn and West Norfolk Local Plan

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

Dear Michael,

Following your voicemail message and further to my phone call with Sandra, I am pleased to share the information previous provided to Andy English on 3rd March 2024. I have highlighted the relevant line in blue that relates to the former community centre site at the corner of Doddshill Road and Manor Road. For good order, I attach our current site plan. This is the working assumption for the planning application scheduled for May 2024.

*I see there is also reference to our site in **Dersingham G29.1 (Doddshill Road)**. We have a fully detailed scheme to submit for 42 units. **This will be submitted alongside the connected site at the corner of Doddshill Road and Manor Road (The Former Community Centre Site), where we will seek Outline approval for 10 units.** We are hoping to have these 2 applications submitted this spring (subject to the ever-increasing burden of reports). If you would like a site plan as evidence, please ask.*

*If approval is gained on G29.1 we would aim to commence construction in Spring 2025 and deliver the units over 36 months. **The 10 units at Manor Road would also be delivered during this period.***

Please can you contact me by phone or email if you require any further information.

Kind regards

Ian Johnston

Managing Director



Norfolk & Dorset



www.avadahomes.co.uk