

**KING'S LYNN AND
WEST NORFOLK
LOCAL PLAN
EXAMINATION
ADDITIONAL MIQS
HEARING POSITION
STATEMENT
MATTER 5
SETTLEMENTS AND
SITES**

Quality Assurance

Site name: Borough Council of King's Lynn & West Norfolk Local Plan Examination Additional MIQs

Client name: W.H. Kerkham (Rhoon Ltd.)

Type of report: Matter 5 – Settlements and Sites

Prepared by: Darren Cogman BA (Hons) MTPI MRTPI

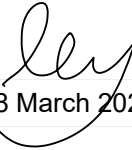
Signed



Date 8 March 2024

Reviewed by: Karen Long

Signed



Date 8 March 2024



Table of Contents

1.0	Background	1
2.0	Response to Inspector’s Questions	2
Appendix 1		
UPDATE NOTE ON DELIVERABILITY AND DEVELOPABILITY OF HOUSING ALLOCATIONS [F50B]		

1.0 Background

- 1.1 This Hearing Statement has been prepared by Bidwells LLP on behalf of W.H. Kerkham (Rhoon Ltd.) in conjunction with the King's Lynn & West Norfolk Local Plan Review.
- 1.2 This Statement seeks to address the Inspector's additional MIQs Matter 5 Settlements and Sites (AQ54-AQ56 inclusive), as a basis for discussion at the resumed hearings during 16-19 April 2024 (Week 4) when site proposals, and housing land supply and policies, will be discussed.

2.0 Response to Inspector's Questions

2.1 As requested by the Inspectors, the following provides a response to their Additional MIQs, as they relate to Policy G47.1 (Heacham – Land off Cheney Hill) in connection with Matter 5 Settlements and Sites, Issue 5.

AQ54. Is the expected delivery of dwellings on the site allocated by Policy G47.1 in 2024/25 (20), 2025/26 (30), 2026/27 (30), 2027/28 (30) and 2028/29 (23) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

2.2 W.H. Kerkham (Rhoon Ltd.) contends that the expected delivery of dwellings on the site allocated by Policy G47.1 is supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [Examination Doc Ref F50b], provided within Appendix 1.

2.3 As indicated within Document F50b, Land East of 3 to 5 Cheney Hill, Heacham, is allocated by Policy G47.1. Furthermore, the land covered by the allocation area is subject to two outline planning permissions for up to 69 dwellings (LPA Ref. 15/00352/OM) and up to 64 dwellings (LPA Ref. 16/01385/OM). Reserved Matters applications (18/00226/RMM and 21/01412/RMM respectively) have subsequently been made and are currently pending consideration with the Local Planning Authority (LPA). The allocation site is therefore subject to a total of up to 133 dwellings across the two sites in the allocation. The intention remains to build out the two sites as a single entity.

2.4 In this context it is recognised that delivery timescales are dependent on the date of the Reserved Matters applications being granted, with a decision expected later this year. We consider that a start within 12 months of permission is considered likely, with the expectation of delivery from 2024/25 onwards. The trajectory indicated (up to 30 dwellings per annum) is considered to be both appropriate, realistic, deliverable and achievable.

AQ55. As outline planning permission has been granted for 133 dwellings across two sites within this allocation, should Policy G47.1 be amended to reflect this in order to be effective?

2.5 W.H. Kerkham (Rhoon Ltd.) agrees that as two outline planning permissions have been granted for up to 133 dwellings across two sites within this allocation, that are now subject to their respective reserved matters applications (that are supplemented by a suite of supporting information), Policy G47.1 should be amended to reflect this, in accordance with the requirements of para. 35 of the National Planning Policy Framework (NPPF) in respect of 'soundness'.

2.6 This will ensure that Local Plan Policy G47.1 is effective and 'sound', mindful that the outline planning permissions have shown that the approximate quantum of development (i.e. up to 133 dwellings, rather than at least 60 dwellings) is achievable.

2.7 This approach will also ensure that Local Plan Policy G47.1 is also consistent with the Local Planning Authorities evidence that informs the Local Plan, namely the Update Note on Deliverability and Developability of Housing Allocations [F50b], provided within Appendix 1.

AQ56. Have the applications for reserved matters been approved? If not, what is the expected timescale for their consideration and what are the implications, if any, for the delivery of this site?

- 2.8 The site is currently the subject of two Reserved Matters planning applications (18/00226/RMM and 21/01412/RMM), pursuant to the Outline Planning Permissions (15/00352/OM and 16/01385/OM) respectively, that are currently under consideration by the LPA.
- 2.9 Revised plans and associated information for both RM applications were submitted to the LPA on 19 December 2023, and at the time of writing are subject to re-consultation. The LPA have indicated that, subject to further consideration, the RM applications could both be considered at a Planning Committee in July 2024.
- 2.10 W.H. Kerkham (Rhoon Ltd.) therefore remains confident that the two sites subject to RM applications will be delivered in accordance with the delivery rates indicated within AQ54, and provided within Appendix 1.

APPENDIX 1

UPDATE NOTE ON DELIVERABILITY AND DEVELOPABILITY OF HOUSING ALLOCATIONS [F50B]



APPENDIX B



Borough Council of King's Lynn and West Norfolk

UPDATE NOTE ON DELIVERABILITY & DEVELOPABILITY OF HOUSING ALLOCATIONS

April 2023

<p>Land W of 1 to 23 Ashwicken Road Pott Row</p> 		and 21 are complete, with the remaining 6 currently being built out.			<p>17/02375/RMM - 12 dwellings, granted March 2018</p> <p>19/01680/RMM - 15 dwellings, granted November 2019</p>			<p>(completed)</p> <p>2023 - 3 houses 2024 - 3 houses</p> <p>Completion is forecast for September 2024</p>	2024/25 - 3
<p>G42.1 - Land Adjacent to 16 Lynn Road</p> <p>Land S of 16 Lynn Road Bircham</p>		<p>Avada Country Houses have recently completed the purchase of this site from The Sandringham Estate and intend to submit a planning application for 12 dwellings.</p> <p>A full planning application for 12 dwellings has very recently been received and is pending validation.</p>		Subject to planning permission and the economy, pre-construction infrastructure work is estimated to begin in late 2023.			Subject to planning permission and the economy, house building is estimated to begin around Easter 2024	2025 - 12 houses All 12 units would be completed in 2025.	BCKLWN proposed housing trajectory: 2027/28-5 2028/29-5
<p>G43.1 - Land South of Walcup's Lane</p> <p>Land S of 73 and 76 Summerwood Estate Walcup's Lane Great Massingham</p> 		<p>Allocated for at least 12 dwellings. Planning permission was granted for 16 dwellings and site preparation work has commenced. Four discharge applications have been approved with one still pending consideration.</p> <p>Work on site is currently on hold - see comments from the agent:</p> <p><i>"Plandescil have been in negotiations with Highways since the permission was granted, but unfortunately it seems to take an exceptional amount of time to reach a conclusion with the Highways authority."</i></p>			<p>16/01634/OM - 16 dwellings, granted February 2017</p> <p>18/02038/RMM - 16 dwellings, granted February 2019</p>	S106 signed 20/1/17	Currently unknown	Currently unknown	BCKLWN proposed Housing Trajectory 2024/25-6 2025/26-10

Allocation	Ownership	Comments in respect of delivery	Marketing	Site preparation	Planning applications	S106 agreements	House building	Build out rate/Completions	BCKLWN Proposed Housing Trajectory/Notes
<p>G47.1 - Land off Cheney Hill</p> <p>Land E of 3 to 5 Cheney Hill Heacham</p> 		<p>Allocated for at least 60 dwellings. Outline permissions have been granted for 133 units across two sites in the allocation. Reserved matters applications for both sites are currently pending consideration.</p> <p>Delivery timescales are dependent on date of planning permission(s). Start within 12 months of permission being received. Rate indicated is likely</p>			<p>15/00352/OM - 69 dwellings, granted February 2016</p> <p>18/00226/RMM - 69 dwellings, pending consideration</p> <p>16/01385/OM - 64 dwellings, granted on appeal September 2018</p> <p>21/01412/RMM - 64 dwellings, pending consideration</p>	S106 signed 24/7/18		<p>2024: 20 2025: 30 2026: 30 2027: 30 2028: 23 (completion)</p>	<p>2024/25: 20 2025/26: 30 2026/27: 30 2027/28: 30 2028/29: 23</p> <p>BCKLWN propose to increase allocation to 133 dwellings</p>
<p>G48.1 - Land South of Foresters Avenue</p>		Allocated for at least 12 dwellings. An outline application for 17 dwellings was approved in			16/00718/OM - 17 dwellings, granted February 2017, lapsed	S106 signed 30/1/2017		2024 - 17 houses	BCKLWN proposed Housing Trajectory 2024/25-6



BIDWELLS