



Chaplin
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Architects, Engineers
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JJ/AM/6882

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Dear Michael,

LOCAL PLAN REVIEW – PROPOSED HOUSING SITE ALLOCATIONS TO BE INCLUDED IN THE BOROUGH COUNCIL OF KING'S LYNN AND WEST NORFOLK LOCAL PLAN

I am writing further to your letter of then 23rd February and email of the 6th March regarding the Local Plan Review – proposed housing allocations to be included in the Borough Council of Kings Lynn and West Norfolk Local Plan.

This letter is seeking to provide a response to the following questions:

AQ75. Is the expected delivery of dwellings on the site allocated by Policy G94.1 in 2027/28 (10), 2028/29 (10) and 2029/30 (15) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?

AQ76. Is there an extant consent on this site? If not, would there be any implications for its delivery in respect of the timescale set out in the trajectory?

In respect of AQ75. the delivery of dwellings on the site is correct and will still allow amendments to the consented scheme to be made if required. The site has been acquired by Aspen Build (East Anglia) Ltd from the original developers and Aspen Build are committed to the delivery of this site.

In relation to AQ76, the site is currently subject to an application 23/01109/LDE Application for a Lawful Development to confirm that the development permitted by permission 15/00438/OM (subject to the submission of additional information to allow the outstanding conditions to be approved) has lawfully been undertaken.

As part of the evidence accompanying the CLUED The decision notice relating to a discharge of condition application 15/00438/OM on the 22nd February 2022 was referred to.

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In relation to Condition 4 it was stated that “The photos, received on the 17th October 2019, uploaded to the Planning Portal on the 21st October 2019, confirm development commenced before the expiration dates of one year from the final approval of the reserved matters, decision dated 19th October 2018. Condition 4 is discharged in full.

In respect of Condition 9 - In relation to this condition it was stated that “*Whilst technically this condition cannot be formally discharged as development has already commenced, the following submitted details were referred to: Revised Construction Management Plan dated 19th December 2019 Site Layout and Traffic Management Plan 5434050-A received 24th December 2019*”.

In relation to Condition 16 – “*Whilst technically this condition cannot be formally discharged as the development has already commenced, the following submitted details: Construction Environmental Management Plan received 22nd January 2020 are acceptable and comply with condition 16 in part. The scheme shall be implemented as approved*”.

Discharge of Condition 4 – of application 17/02335/DISC_A It was also noted that the Council confirmed on the 20th February 2020 in relation to application 17/02335/DISC_A that the development had commenced .

Whilst this CLUED application is still awaiting determination there is compelling evidence that the Council were of the opinion that the planning permission for this site had been implemented on more than one occasion.

The works undertaken to commence the development relate to engineering operations to construct the foul water drainage system and these can be uncovered if required. As a consequence of the above whilst Aspen Build (East Anglia) Ltd are of the opinion that the development of this site has started they are awaiting the formal opinion of the Borough Council before proceeding.

However, even if the Council do not support this application there are not considered to be any significant technical constraints to the resubmission of a new application although the commencement of this development will be dictated by the determination of an application and discharge of conditions.

Finally, the site continues to receive support via the Terrington St John Neighbourhood Plan and informal pre-application discussions with the Council’s Planners have revealed continued support for the development of this site.

I trust that the above is of assistance and if you have any further queries please do not hesitate to contact me.

Yours sincerely



Jon Jennings
Director of Planning