



## **Borough Council of King's Lynn and West Norfolk Local Plan Reconvened Examination**

### **Additional "Matter 5" Statement – Settlements and Sites – Key Rural Service Centres**

Response to the Inspectors "Additional Matters, Issues and Questions"

**09 April 2024**

## Introduction

1. This statement is a response from the Borough Council of King's Lynn and West Norfolk Council (BCKLWN) to the following issues and questions raised by the Inspectors relating to Matter 5 of the examination into the King's Lynn and West Norfolk Local Plan relating to Monitoring and Implementation.
2. References used in this statement (e.g.[F10],[D10]) relate to documents held in the examination library as either a submission document or as part of the wider evidence base.

## Borough Council of King's Lynn and West Norfolk Responses to Matter 5 Additional Questions

**Issue 5: Are the proposed settlement and site allocations policies justified, taking into account the reasonable alternatives, and are they positively prepared in meeting the Borough's development needs, effective in terms of deliverability over the Plan period and consistent with national policy in enabling sustainable development?**

### Key Rural Service Centres

#### Castle Acre

**AQ37. Is the allocation of the site at Castle Acre justified given that 9 dwellings have been completed and, according to the latest housing trajectory [F50a], the remaining 6 dwellings should be completed by the end of March 2024?**

The site G22.1 allocated at Castle Acre by the current Local Plan (Site Allocations and Development Management Policies 2016), which was proposed to be carried forward in the emerging Local Plan has now completed. Accordingly, it is proposed through a Main Modification to remove the allocation from the emerging Local Plan and include the completed site, to be shown on the Policies Map, within the development boundary for Castle Acre.

#### Clenchwarton

**AQ38. Should the allocation of the site in Policy G25.1 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site was completed prior to the Plan start date?**

Yes. Site allocation Policy G25.1 should be removed from the emerging Plan as it has now completed. Accordingly, it is proposed through a Main Modification to remove the allocation from the emerging Local Plan and include the completed site, to be shown on the Policies Map, within the development boundary for Clenchwarton.

**AQ39. Should the allocation of the site in Policy G25.3 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site was completed in 2021/22 and 2022/23?**

Yes. Site allocation Policy G25.3 should be removed from the Plan as it has completed. Accordingly, it is proposed through a Main Modification to remove the allocation from the emerging Local Plan and include the completed site, to be shown on the Policies Map, within the development boundary for Clenchwarton.

**AQ40. Is the expected delivery of dwellings on the site allocated by Policy G25.2 in 2030/31 (10) and 2031/32 (10) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

Yes. The Update Note [F50b] stated that G25.2 was in the process of being marketed for sale. The agent has since (See Appendix 8 25/02/2024) confirmed that a sale has been agreed with a local developer, who intends to develop the site as soon as possible. The site is allocated by the current Local Plan, is proposed to remain allocated in the emerging Local Plan, and has previously been granted planning permission.

Therefore, it is considered this is appropriate evidence to support the inclusion of site G25.2 within the housing trajectory as delivering 20 new homes across 2030/31 and 2031/32. This is a conservative estimate that provides time for the sale to complete, a new permission to be granted, and the site to be built.

## Dersingham

**AQ41. Is the expected delivery of dwellings on the site allocated by Policy G29.1 in 2025/26 (6), 2026/27 (10) and 2027/28 (4) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

Avada Homes who intend to buildout Site G29.1 have confirmed that they have a fully detailed scheme to submit for 42 new dwellings (see Appendix 9, 14/03/2024). They state that this will be submitted alongside the connected site at the corner of Doddshill Road and Manor Road (The Former Community Centre Site), where they will seek Outline approval for 10 units. They are aiming to have both 2 applications submitted this Spring. Subject to approval on G29.1 they aim to commence construction in Spring 2025 and deliver the units over 36 months. They also consider that the 10 units at Manor Road would also be delivered during this period.

Given the site is allocated through the Site Allocations Development Management Policies Plan (2016), is proposed to be retained as an allocation in the emerging Local Plan, and has previously been granted planning permission for 30 new dwellings, there is a good chance that planning permission would once more be granted for the site. However, the dwelling number proposed is higher than the previous allocation and it remains to be seen if this would be deemed acceptable through the planning determination process. Although it should be noted that there is a keen site developer involved who will, subject to planning permission, build the site out relatively quickly.

Therefore, the Borough Council consider it appropriate to retain the currently anticipated rate of delivery, noting that site may come forward for a high number of dwellings, but as the application is yet to be submitted/determined retain the number of dwellings as per the Policy for Site G29.1.

**AQ42. Is the expected delivery of dwellings on the site allocated by Policy G29.2 in 2025/26 (5) and 2026/27 (5) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

No. Site G29.2 did have planning permission for 10 dwellings (17/01376/FM). However, this has since lapsed. The previous agent for the site (N Vanburgh Ltd) has stated that the this consent (17/01376/FM, granted April 2018) has since lapsed (Appendix 10, 18/03/2024/ Appendix 10a Location Plan).

The Land agent for Sandringham Estate (Appendix 11, 18/03/2024) has stated that the Estate still owns the land. Sandringham Estate's position is summarised as follows:

- 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).
- They do not intend to bring the site forward in the short term, due to competing priorities. However, the scheme may be revived in the medium/ longer term.
- A more realistic start date for development would be beyond 2030.

Accordingly, it is proposed that the delivery be amended to 2030/31 (5) and 2031/32 (5), in accordance with the latest evidence.

## Docking

**AQ43. Is the expected delivery of dwellings on the site allocated by Policy G30.1 in 2022/23 (2), 2023/24 (23) and 2024/25 (8) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

Yes. Latest monitoring data shows that Site G30.1 is complete. It should therefore be removed from the emerging Local Plan. Accordingly, it is proposed through a Main Modification to remove the allocation from the emerging Local Plan and include the site, to be shown on the Policies Map, within the development boundary for Docking.

## East Rudham

**AQ44. Is the expected delivery of dwellings on the site allocated by Policy G31.1 in 2024/25 (6) and 2025/26 (4) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

Yes. The Update Note [F50b] stated that permission for 10 dwellings was granted in February 2022 (ref 21/00498/FM). The agent (Vertex) has since (See Appendix 12, 23/02/2024) stated that the site is approved and ready to proceed, however Nutrient Neutrality (NN) issues and delays relating to the drainage condition have impacted progression as originally envisaged. The site is allocated by the current Local Plan, is proposed to remain allocated in the emerging Local Plan, and has already been granted full planning permission.

Given the ongoing delays due to NN issues, it is suggested that the trajectory of development could be set back by a further year to allow further time for the site to agree mitigation measures with Natural England. It is considered appropriate to continue supporting the inclusion of G31.1 in the Local Plan, with delivery of 10 dwellings over 2 years, 2025/26 (6) to 2026/7 (4), as an update to the trajectory. This is a conservative estimate, on the basis of the information provided by the promoters.

## Emneth

**AQ45. Is the allocation of the site in Policy G34.1 justified by the evidence or should it be removed, as an allocation as proposed by the Council in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

There is no evidence that the site allocation G34.1 (as a whole) is deliverable. Although permission was granted in 2021 for 1 new dwelling (21/00767/F), there is no evidence for deliverability of the main allocation. G34.1 should therefore be removed as an allocation, as previously proposed by the Borough Council [F50b].

## Feltwell with Hockwold-cum-Wilton

**AQ46. Is the expected delivery of dwellings on the site allocated by Policy G35.1 in 2023/24 (5), 2024/25 (8), 2025/26 (5), 2029/30 (8), 2030/31 (8), 2031/32 (8) and 2032/33 (8) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

Yes. The Update Note [F50b] stated that permission for 18 dwellings (phase 1) was granted in March 2020 (19/00859/FM). The agent (MJP Planning) has since (Appendix 13, 04/03/2024) stated that phase 1 has commenced; all conditions having been discharged, a commencement notice sent and the first and second CIL instalments having been paid. Phase 2 is in separate ownership, MJP planning has stated that

Special Protection Area (SPA) mitigation is required by Natural England, and they are intending to submit a new application in due course.

As part of the Site Allocations and Development Management Plan (SADMP 2016) originally the site proposed for allocation was just the northern portion. Through the examination process the Borough Council had two options either positively allocate the whole site or include the southern portion within the development boundary. The more positive option was chosen and the whole site allocated through a Main Modification.

F50b notes that construction of phase 1 was due to commence in early 2023. Given the latest information, this should be set back by a year. Therefore, the revised delivery of phase 1 should be 2024/25 (5), 2025/26 (8), 2026/27 (5). Given the above the remainder of the allocation, 32 dwellings, are not projected to come forward until 2030, allowing time for planning permission to be granted and the site to commence. Please see answer to AQ47 for further detail.

**AQ47. The Update Note on Deliverability and Developability of Housing Allocations [F50b] identifies an issue arising from objections by Natural England raised by the agent for this site, relating to the provision of a compensatory habitat prior to the development of the second phase of the allocation. How will this issue be resolved to ensure that the remainder of the site would be developed during the Plan period?**

For development phase 2 (32 dwellings), the promoter's agent (MJP Planning) has acknowledged the need to address issues of SPA mitigation requirements, in accordance with Natural England's advice (Appendix 13, 04/03/2024). MJP Planning states that "we intend to be in a position to submit a planning application for residential re-development thereafter noting the comments...regarding the SPA mitigation".

The agent explains that positive discussions are ongoing with Natural England and adjacent landowners to resolve the matter of SPA mitigation and ensure this can be delivered. Factoring this in delivery is not anticipated to commence until beyond the 5 years housing land supply period. Therefore, the current trajectory should remain unaltered on the basis of the latest information provided by the promoters: 2029/30 (8), 2030/31 (8), 2031/32 (8) and 2032/33 (8).

**AQ48. Should the allocation of the site in Policy G35.3 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site has been completed?**

Yes. Site allocation Policy G35.3 should be removed from the Plan as it has completed. Accordingly, it is proposed through a Main Modification to remove the allocation from the emerging Local Plan and include the completed site, to be shown on the Policies Map, within the development boundary for Feltwell.

**AQ49. Is the expected delivery of dwellings on the site allocated by Policy G43.1 in 2024/25 (6) and 2025/26 (10) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

Yes. Whilst the trajectory [F50a] stated that development had not started, the latest monitoring data states that development has now commenced. On the basis that development is both allocated and benefits from planning permission (18/02038/RMM) and this has now commenced, it is considered that completion of the site (16 dwellings over 2 years; 2024-26) remains realistic and achievable.

**AQ50. Has agreement been reached with the Highway Authority in order that the development of this site can move forward?**

Yes. The Highway Authority has submitted further evidence as an explanation regarding site delivery (Appendix 14, 12/03/2024), as set out below:

*The development south of Walcups Lane, Gt Massingham was granted outline (ref: 16/01634) and reserved matters (ref: 18/02038) planning permission for 16 dwellings. Condition 10 of the outline permission originally required approval of the detailed plans for the offsite highway improvements to be agreed prior to a commencement on site. Due to delays in these details being submitted / approved and the applicants desire to start on site, it was agreed that the condition could be varied to change the trigger to 'no works above slab level...'*

*The detailed engineering drawings for the off-site highway works were provisionally approved in July 2023. However, due to some errors / inconsistencies in the drawings some further amendments were required that have prevented the works from proceeding. However, the required amendments will not have a material impact on the clearance of condition 10, should the applicant apply for it to be discharged.*

*The County Council is not adopting the internal roads on this development and have not been consulted on any other applications to discharge planning conditions.*

Based on the latest evidence from the Highway Authority regarding the discharge of condition 10 of the planning permission and evidence that development has recently commenced, it is concluded that previous concerns raised by the Highway Authority do not affect the ultimate discharge of condition 10 and progress in bringing the (already started) site forward as envisaged by the answer to AQ49, above.

**AQ51. Is the expected delivery of dwellings on the site allocated by Policy G41.1 in 2027/28 (7), 2028/29 (8) and 2029/30 (8) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

Yes. The agent (Swann Edwards) confirms (Appendix 15, 05/03/2024) that a new application has been submitted and is currently being considered for the development of 36 new dwellings (23/01763/FM). The agent continues to state that they are working collaboratively with the Borough Council to provide a scheme that is supported. They consider the scheme is in line with the Neighbourhood Plan and indeed Gayton Parish Council through their submission to the planning application have stated that they support the planning proposal.

There is an extension of time (EoT) agreed until the 7 June 2024 to allow the application to be considered by the Borough Council Planning Committee. This is currently anticipated to be before them within the agreed EoT, with a likely recommendation for approval. The agent confirms that the intention is for the site owner to deliver the scheme within the conditioned timeframes once approved.

Given the latest position the Borough Council, and that permission has previously been granted for scheme for a higher number of dwellings (40) (15/01888/OM), consider that it would be appropriate to envisage that the allocation will be delivered for 36 new dwellings as follows: 2025/26 (10), 2026/27 (15) and 2027/28 (9).

**AQ52. Has a new application for outline planning permission been submitted and approved for site G41.1? If not, what are the implications of this for the delivery of this site?**

Yes. A full planning application (23/01763/FM) for 36 dwellings has been submitted and is due to be determined shortly, with likely recommendation for approval. Please see the answer to AQ51 for further details.

**AQ53. Is the expected delivery of dwellings on the site allocated by Policy G41.2 in 2021/22 (3), 2022/23 (9), 2023/24 (3) and 2024/25 (3) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

F50b stated that development of both phases (17/02375/RMM and 19/01680/RMM) was nearing completion. Latest monitoring data shows that the allocated site G41.1 (both phases/planning permissions) have now been completed. On this basis, it is proposed through a Main Modification to remove the allocation from the emerging Local Plan and include the site, to be shown on the Policies Map, within the development boundary for Grimston/ Pott Row.



**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]?**

As of March 2024, the reserved matters applications (18/00226/RMM and 21/01412/RMM) for the two development phases are pending. They are currently anticipated to go before the Brough Council Planning Committee this summer and will likely be recommended for approval. The site is allocated within the current Local Plan (SADMP 2016), it benefits from outline planning permission for 133 dwellings (15/00352/OM & 16/01385/OM) and is proposed to be carried forward in the emerging Local Plan with an amendment to reflect the planning permission numbers.

The agent (Bidwells) has provided a submission (Appendix 16, 15/03/2024) in support of the site. This sets out that reserved matters applications are indeed to go before the Borough Council Planning Committee this summer, and that the intention is to buildout the site as one. They state that a start within 12 months of permission is likely with delivery from 2024/25 onwards. They consider the delivery of up to 30 dwellings per annum to be appropriate, realistic, deliverable and achievable.

Given the above the Borough Council therefore considers it appropriate to amend the anticipated delivery by a year as follows: 2025/2026 (20), 2026/27 (30), 2027/28 (30), 2028/29 (30) and 2029/30 (23).

**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?**

Yes. The number of dwellings allocated in the submission Plan (G47.1 for at least 60 new dwellings) should be amended to 133 new dwellings, in order to reflect the current planning permissions, which cover the allocated site. This is further supported by the agents and site owner (please see Appendix 16). Therefore, the Borough Council proposes to amend via a Main Modification Policy G47.1 to reflect to planning permissions as follows:

Main Modification

**Policy G47.1 Heacham - Land off Cheney Hill**

Land amounting to 6 hectares, as shown on the Policies Map, is allocated for residential development of at least ~~60~~ 133 dwellings. Development will be subject to compliance with all of the following:

.....

**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?**

As of March 2024, the reserved matters applications (18/00226/RMM and 21/01412/RMM) for the site are still pending. However, they are due to go before the Borough Council Planning Committee summer 2024 with a likely recommendation for approval. Accordingly, a revised trajectory for delivery is proposed. Please see the response to AQ54 for further details.

#### Marshland St James with St John's Fen End and Tilney Fen End

**AQ57. Should the allocation of the site in Policy G57.1 be removed from the Plan, as proposed by the Council in the Updated Housing Land Supply [F50] and the Update Note on Deliverability and Developability of Housing Allocations [F50b], given that the site is nearing completion?**

Yes. The site allocation G57.1 (18/00837/RM) has now been completed. Therefore, it should be removed from the emerging Local Plan. Accordingly, it is proposed through a Main Modification to remove the allocation from the emerging Local Plan and include the site, to be shown on the Policies Map, within the development boundary for Marshland St James.

**AQ58. Is the expected delivery of dwellings on the site allocated by Policy G57.2 in 2021/22 (2), 2025/26 (2) and 2027/28 (2) supported by appropriate evidence in the Updated Housing Land Supply [F50] and the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

The initial development phase of 2 dwellings (18/00837/RM) completed during 2021/22. The agent (Peter Humphrey Associates Ltd) has confirmed (Appendix 17, 11/03/2024) that *"2 of the 6 plots originally approved have been built out and are occupied, and we now have a planning application in to re-apply for the remaining 4 plots again as the original consent lapsed"*.

For phase 2, the original permission (17/01675/OM), as stated by the agent above, has since lapsed and a new application for 4 new dwellings (currently pending) has recently been submitted (24/00341/O). Therefore, delivery of phase 2 as follows is considered realistic: 2026/27 (2) and 2027/28 (2).

**AQ59. Should this site be included on the Housing Trajectory [F50a]?**

Yes. An updated trajectory will include phase 2 of G57.2. This will incorporate the updated projected delivery as per the answer to AQ58 above.

**AQ60. Should the allocations of the sites in Policies G59.1 and G59.3 be removed from the Plan, as proposed by the Council in the Updated Housing Land Supply [F50] and the Update Note on Deliverability and Developability of Housing Allocations [F50b], given that the sites are nearing completion?**

Yes. Monitoring data, including site visits (12/03/2024), confirms that Site allocation G59.1 is substantially complete, with only 1 dwelling still under construction. Site allocation G59.3 is complete. Both should therefore be removed from the emerging Local Plan. Accordingly, it is proposed through a Main Modification to remove the allocations from the emerging Local Plan and include the sites, to be shown on the Policies Map, within the development boundary for Methwold.

**AQ61. Is the expected delivery of dwellings on the site allocated by Policy G59.2 in 2021/22 (2), 2022/23 (13), 2023/24 (15) and 2024/25 (14) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

The Update Note [F50b] indicated that, at the time of making site visits (spring 2023), 15 dwellings (out of 44) had completed. Latest monitoring data, including site visit (12/03/2024), confirms that 30 dwellings are complete, with a further 3 currently under construction, leaving 11 dwellings still to be built. The remaining 14 dwellings are anticipated to be delivered 2024/25.

**AQ62. As outline planning permission and reserved matters have been approved for 44 dwellings on this allocation, should Policy G59.2 be amended to reflect this in order to be effective?**

The site allocation (Policy G59.2) is currently under construction/ substantially complete (please see answer to AQ61). Yes, the housing number as part of the housing trajectory and local plan housing calculation numbers should be based on the planning permission. However, as it is substantially complete it should therefore be removed from the emerging Local Plan. Accordingly, it is proposed through a Main Modification to remove the allocation from the emerging Local Plan and include the site (as consented), to be shown on the Policies Map, within the development boundary for Methwold.

**AQ63. Is the expected delivery of dwellings on the site allocated by Policy G59.4 in 2022/23 (2), 2023/24 (2) and 2024/25 (1) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

The Update Note [F50b] indicated that, at the time of making site visits (spring 2023), 2 dwellings (out of 5) were completed. Latest monitoring data, including site visit (12/03/24), shows that 4 dwellings are now complete with just 1 left to be built. This is anticipated to be built 2024/25.

**AQ64. Should the allocation of the site in Policy G59.4 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site is almost completed?**

Yes. The site allocation (Policy G59.4) is currently under construction/ substantially complete (please see answer to AQ63). It should therefore be removed from the emerging Local Plan. Accordingly, it is proposed through a Main Modification to remove the allocation from the emerging Local Plan and include the site, to be shown on the Policies Map, within the development boundary for Methwold.

### **Southery**

**AQ65. Is the expected delivery of dwellings on the site allocated by Policy G85.1 in 2022/23 (4) and 2023/24 (13) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

Yes. Previous site visits (spring 2023), which informed the updated note [F50a] reveal that the site was approximately half-built at the time. Latest monitoring data shows that the majority of the site is now complete, with just 1 dwelling remaining to be completed. Therefore, it is proposed through a Main Modification to remove the allocation from the emerging Local Plan and include the site (as consented), to be shown on the Policies Map, within the development boundary for Southery.

**AQ66. Should the allocation of the site in Policy G85.1 be removed from the Plan in order for it to be effective, as the Update Note on Deliverability and Developability of Housing Allocations [F50b] indicates that this site would be completed by June 2023?**

Yes. Please see the answer to AQ65.

### **Stoke Ferry**

**AQ67. Is the expected delivery of dwellings on the site allocated by Policy G88.1 in 2024/25 (5) and 2025/26 (8) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

The latest application for 13 new dwellings (22/00871/FM) was agreed to be approved by the Borough Council Planning Committee (November 2023), subject to completion of the S106 agreement. Previous evidence provided by the promoters (applicant) which informed the Update Note [F50b] indicated that the developers intended to start construction soon after planning permission was granted. Based on the above it is suggested that the delivery is revised to 2025/26 (5) and 2026/27 (8).

A telephone conversation with the agent (Russell Swann, 18/03/2024) explained that pre-commencement conditions have been agreed and negotiations on the S106

agreement are positive. Mr Swann confirmed that the developers were looking to commence development as soon as possible planning permission is issued. Therefore, the proposed delivery trajectory (2025-27) is considered reasonable and achievable.

**AQ68. Is the expected delivery of dwellings on the site allocated by Policy G88.2 in 2025/26 (5) and 2026/27 (5) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

The Borough Council are currently actively working towards appointing a Custom Build Enabler to lead on the delivery of serviced plots on the Bradfield Place site in Stoke Ferry. A planning application is anticipated to be submitted 2024/25, with delivery across 2025/26 and 2026/27. With 5 completions across each financial year considered to be achievable. To support this the Borough Council have previously commissioned a demand assessment for custom and self-build in Stoke Ferry and carried out soft market testing with custom build enablers, both of which indicated that there would be a good level of demand for serviced plots in this location.

**AQ69. What evidence is there to support the development of custom and self-build housing on this site (G88.2) within these timescales?**

Please see the response to AQ68 above.

**AQ70. Is the expected delivery of dwellings on the site allocated by Policy G88.3 in 2028/29 (5), 2029/30 (5) and 2030/31 (2) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

A full planning application for 29 new dwellings, Village Hall car park and associated infrastructure was submitted last year (23/01475/FM). Members resolved at Planning Committee on 9 January 2024 to grant planning permission for the proposed development subject to conditions and completion of a S106 agreement. The agent (Helen Morris, RCA Regeneration Limited, – please see Appendix 18, 28/02/2024) states that the legal agreement is expected to be completed and the decision issued during March 2024, and that subject to the discharge of conditions work on site is scheduled to commence September 2024. Therefore, the anticipated schedule of delivery should be updated as follows: 2025/26 (15) and 2026/27 (14), which is in line with the agent's representation. Given this the Borough Council propose that that Policy G88.3 is amended through a Main Modification for 29 dwellings in accordance with the planning permission, as follows:

Main Modification

**Policy G88.3 Stoke Ferry – Land at Indigo Road / Lynn Road**

Land at Indigo Road / Lynn Road amounting to 0.5 hectare, as identified on the Policies Map, is allocated for residential development of at least ~~12~~ 29 dwellings. Development will be subject to compliance with of the following:

.....

**AQ71. What evidence is there to support the development of this site (G88.3), given that no development has commenced on site, planning permission for 29 dwellings has lapsed and there is no indication that a further planning application is forthcoming?**

Please see the response to AQ70 above.

### Terrington St Clement

**AQ72. Is the expected delivery of dwellings on the site allocated by Policy G93.3 in 2024/25 (20), 2025/26 (20) and 2026/27 (3) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

Site allocation G93.3 allocated by the Site Allocations and Development Management Policies (SADMP 2016), is proposed to be carried forward in the emerging Local Plan, and benefits from planning permission (16/02230/OM & 21/00589/RMM) for 43 dwellings. The developer (Fosse Group, Appendix 19, 12/03/2024) state that they are currently working through the final pre- commencement conditions and will be making an active start on site in Q3 2024. Based on this latest information it is suggested that the delivery of the site is still within these overall timescales but is amended as follows: 2024/25 (3), 2025/26 (20), and 2026/27 (20).

**AQ73. Has development commenced on site (G93.3), as it was expected to begin in July 2023?**

Please see the response to AQ72 above.

**AQ74. Is the expected delivery of dwellings on the site allocated by Policy TSC1 in 2028/29 (15), 2029/30 (20), 2030/31 (25) and 2031/32 (16) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

TSC1 benefits from outline planning permission (18/00940/OM). A reserved matters application (23/01775/RMM) has been submitted (October 2023) for 76 dwellings and is currently anticipated to go before the Borough Council Planning Committee in July 2024, likely with recommendation for approval. The site is in the control of a housing association who intend to build the site out in one go rather than phases. Based on the positive progress of the site towards delivery and that there is a keen house builder (housing association) involved it is considered appropriate to amend the delivery as follows: 2025/26 (15), 2026/27 (20), 2027/28 (25), and 2028/29 (16).

## Terrington St John with St John's Highway and Tilney St Lawrence

### **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]?**

Site G94.1 is allocated by the Site Allocations and Development Management Policies (SADMP 2016), acknowledged within the Terrington St John Neighbourhood Plan, and is proposed to be carried forward in the emerging Local Plan. The agent (Chaplin Ferrant) has confirmed (please see Appendix 20, 08/03/2024) that there is a builder (Aspen Build East Anglia Limited) in charge of the site, and they are committed to the delivery of the site.

The site was granted outline planning permission in March 2015, for a residential development of 35 new dwellings, and new sports and social field including dedicated parking for Terrington St John Primary School (15/00438/OM). A reserved matters application (17/02335/RMM) was approved in October 2018. The agent provides a detailed overview of the current situation with regards to the discharge of conditions and current lawful development certificate application (23/01109/LDE). Whilst they consider the development has lawfully commenced, even if this found not to be the case, they do not consider any issues should a new application be required to be submitted given the history of the site, support from the Borough Council through the Local Plan and previously granted planning permission, and the Parish Council through the Neighbourhood Plan.

Given the above, the Borough Council consider that the timeframes for development of the site previously anticipated are conservative especially as there is a committed house builder in control of the site, a timeframe that would factor time for the LDE to be determined, and the grant of a new planning application if required, is considered to be as follows: 2026/27 (20), 2027/28 (15). Although it is noted that the agent is more optimistic with 2025/26 (20) and 2026/27 (15).

### **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?**

Please see the response to AQ75 above.

## Upwell and Outwell

### **AQ77. Should the allocation of the site in Policy G104.1 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site has been completed?**

Yes. Site G104.1 should be removed from the Plan, as our latest monitoring data shows that the site is complete. Accordingly, it is proposed through a Main Modification to remove the allocation from the emerging Local Plan and include the completed site, to be shown on the Policies Map, within the development boundary for Upwell.

**AQ78. Should the allocation of the site in Policy G104.2 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site was completed prior to the Plan start date?**

Yes. Site G104.2 should be removed from the Plan as that the site is complete (completed 2021/22). Accordingly, it is proposed through a Main Modification to remove the allocation from the emerging Local Plan and include the completed site, to be shown on the Policies Map, within the development boundary for Upwell.

**AQ79. Should the allocation of the site in Policy G104.4 be removed from the Plan in order for it to be effective, as the Updated Housing Land Supply [F50] indicates that this site was completed prior to the Plan start date?**

Yes. Site G104.4 should be removed from the Plan as that the site is complete. Accordingly, it is proposed through a Main Modification to remove the allocation from the emerging Local Plan and include the completed site, to be shown on the Policies Map, within the development boundary for Upwell.

**AQ80. Is the expected delivery of dwellings on the site allocated by Policy G104.5 in 2024/25 (10), 2025/26 (15) and 2026/27 (15) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

The site benefits from planning permission (19/00858/RMM), conditions have been discharged, and the site cleared. The agent has confirmed (14/03/2024) that the site owner is developing the site themselves, has commenced the development and the footings have gone in for the first 10 dwellings. This further supported by latest Google Map satellite imagery (2024). However, it is understood that the developer is not a major house builder and therefore is likely that a slightly slower pace of delivery than originally anticipated is likely. As such the following anticipated rate of delivery is considered appropriate: 2024/25 (5), 2025/26 (10), 2026/27 (10), 2027/28 (10), 2028/29 (5).

**AQ81. As planning permission has been granted for 40 dwellings on a larger site, rather than the 5 dwellings set out in Policy G104.5, is a change necessary to the policy and the Policies Map to ensure that the Plan is effective?**

Yes. The Borough Council proposes through a Main Modification to amend Policy G104.5, and the site area to be shown on the Policies Map, to reflect the granted planning permission (19/00858/RMM).

**AQ82. Is the expected delivery of dwellings on the site allocated by Policy G104.6 in 2025/26 (35) and 2026/27 (15) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

The site is owned and being built out by Freebridge Community Homes, as an affordable housing scheme. They have confirmed (please see Appendix 21, 27/02/2024) that they have commenced work on all 50 homes, and that they are programmed to complete during 2025/26 and 2026/27.



**AQ83. As planning permission has been granted for 50 dwellings, rather than the 35 dwellings set out in Policy G104.6, is a change necessary to the policy to ensure that the Plan is effective, as suggested by the Council in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

Yes. The Borough Council proposes through a Main Modification to amend Policy G104.6, and the site area to be shown on the Policies Map, to reflect the granted planning permission (21/02308/RMM).

#### Walpole St Peter with Walpole St Andrew and Walpole Marsh

**AQ84. Is the expected delivery of dwellings on the site allocated by Policy G109.1 in 2023/24 (2), 2024/25 (4) and 2025/26 (5) supported by appropriate evidence in the Update Note on Deliverability and Developability of Housing Allocations [F50b]?**

G109.1 came forward for planning permission for a total of 11 plots (20/01644/OM). All 11 plots benefit from reserved matters being granted. This is as follows:

- Plot 1 (22/00825/RM)
- Plot 3 (23/02070/RM)
- Plot 4 (22/00697/RM)
- Plot 6 (23/02070/RM)
- Plots 2, 5, 7, 8, 9, & 10 (22/00556/RM)
- Plot 11 (22/00826/RM)

Latest monitoring data shows that Plot 1 is now complete (2023/24). Given this, the following rate of delivery is considered to be appropriate: 2024/25 (4), 2025/26 (4), 2026/27 (2). For ease it is suggested that this be shown as 1 entry in the housing trajectory.