

**KING'S LYNN & WEST
NORFOLK LOCAL PLAN
REVIEW EXAMINATION**

MATTER 6: HOUSING

WRITTEN STATEMENT

Barratt David Wilson

28 March 2024

Carter Jonas

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1.0 MATTER 6: HOUSING

Introduction

- 1.1 This Written Statement for Matter 6 has been prepared by Carter Jonas on behalf of Barratt David Wilson (BDW) to respond to the Inspectors questions on the housing land supply for the King's Lynn & West Norfolk Local Plan Review (KLWNLPR). This Statement responds to Additional Question 112 which relates to land at Knights Hill in South Wootton.
- 1.2 BDW owns the land west of Knights Hill, Grimston Road in South Wootton, which is allocated in the adopted Site Allocations and Development Management Policies Plan 2016 (SADMP) for at least 600 dwellings (see Policy E4.1). In July 2020 outline planning permission was granted on appeal for up to 600 dwellings at the site (Application Ref. 16/02231/OM and Appeal Ref. APP/V2635/W/19/3237042). In January 2024 reserved matters were approved for layout, scale, appearance and landscaping at the site (Ref. 22/01310/RMM). BDW is the process of discharging the relevant conditions of the planning permission. A timetable for the delivery of development at the site is provided below.
- 1.3 The issue as to whether the existing allocation at land west of Knights Hill (Policy E4.1 in SADMP) should have been carried forward as an allocation in draft KLWNLPR remains outstanding, and a brief comment on this is provided below.

Issue 6 – Housing Land Supply

AQ112.

The Knight's Hill Village site is allocated in the current SADMP for at least 600 dwellings (Policy E4.1), however it is not included as an allocated site in the Plan the subject of this Examination. This matter was discussed at a previous Hearing session in respect of question 142 in the MIQs for the Examination Part 1, October 2022 [G3]. With regards to the Housing Trajectory Update [F50a] this site is included as an unallocated site with outline planning permission for 600 dwellings. What evidence is there to support the start date and build out rates included in the trajectory and are these appropriate? Has the application for reserved matters been approved?

- 1.4 BDW has completed the purchase of the land at Knights Hill, and will deliver the proposed development at the site.
- 1.5 It is predicted in the Housing Trajectory Update [Doc Ref. F50a] that housing delivery at the Knights Hill site would commence in 2028/29 and would complete by 2036/37, with the delivery of 40 dwellings in the first year and the delivery of 70 dwellings in the subsequent nine years. BDW intends to deliver development at the site earlier than predicted in the housing trajectory, which is partly related to the time limit conditions specified in the outline planning permission.
- 1.6 In July 2020 outline planning permission was granted on appeal for up to 600 dwellings at the site (Application Ref. 16/02231/OM and Appeal Ref. APP/V2635/W/19/3237042). Condition 3 of the permission requires reserved matters to be submitted within 5 years of the approval date, and Condition 4 requires the development to have started within 2 years of the final approval of reserved matters. On 12th January 2024 reserved matters were approved for layout, scale, appearance and landscaping at the site (Ref. 22/01310/RMM). The approval of reserved matters means that, within the

conditions of the outline planning permission, development at the site would need to start by January 2026 at the latest, which is earlier than predicted in the housing trajectory.

- 1.7 The archaeological conditions of the outline permission have been discharged. An application for a temporary construction access and haul road has been approved.
- 1.8 BDW is currently preparing documents to discharge the relevant pre-commencement conditions for Phase 1 of the proposed development, and anticipates submitting information to the Council in April and May 2024.
- 1.9 BDW predict the following delivery timetable for the proposed development:
 - Commencement of development in October 2024.
 - Completion of first dwellings during monitoring year 2025/26.
 - Average delivery rate of 40 dwellings per annum.
 - Housing delivery over a 15-year period from 2025/26 to 2039/40.
 - Development completed during monitoring year 2039/40.
- 1.10 It is requested that the housing trajectory for draft KLWNLPR is amended to be consistent with the above timetable.

Matter 6 Issues Relevant to Qu.142 for Matter 5

- 1.11 The issue as to whether the existing allocation at land west of Knights Hill (Policy E4.1 in SADMP) should have been carried forward as an allocation in draft KLWNLPR remains outstanding. The case for the existing allocation to be carried forward in draft KLWNLPR was made in BDW's Matter 5 Hearing Statement. As set out in that Hearing Statement, it represents an inconsistent approach to carry forward some sites that are allocated in an adopted development plan document, have outline planning permission, and not implemented yet, but not carry forward other adopted site allocations with an identical planning status. The proposed development at Knights Hill has not yet been implemented. Policy E4.1 provides the framework for planning decisions relating to the Knights Hill development until it has been completed. The Reserved Matters approval refers to adopted Policy E4.1 in SADMP, and that decision would have referred to the policy requirements of the site allocation. It is anticipated that the future decisions about the discharge of conditions for the proposed development would also refer to the policy requirements of adopted Policy E4.1 in SADMP to determine whether conditions should be discharged or not. It should be noted that the development at Knights Hill would be delivered in phases, and as is often the case for large scale developments it might be necessary to replan the later phases of the proposed development to take into account changes to national and local planning policies. Policy E4.1 in SADMP would provide the policy framework for any changes to the proposed development if required in the future. These reasons also support the case for adopted Policy E4.1 in SADMP to be carried forward in draft KLWNLPR.
- 1.12 It is requested that Policy E4.1 in SADMP is identified as a carried forward policy and site allocation in KLWNLPR.

