

## Appendix 32 – AQ112 Knight’s Hill response, 19/03/2024

Dear Sir/Madam,

I have been asked to respond to your questions about delivery at the above site. I apologise for the delay in responding. Unfortunately, the questionnaire link no longer works. I will be submitting a written statement for Matter 6 on behalf of BDW, to respond to the Inspector’s Question AQ112, which will include the delivery information provided below.

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).

On 12th January 2024 reserved matters were approved for layout, scale, appearance and landscaping at the site (Ref. 22/01310/RMM).

The archaeological conditions of the outline permission have been discharged. An application for a temporary construction access and haul road has been approved.

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.

The delivery timetable is as follows:

- Commencement of development in October 2024.
- Completion of first dwellings during 2025/26.
- Average delivery rate of 40 dwellings per annum.
- Housing delivery over 15-year period from 2025/26 to 2039/40.

Please let me know if you have any questions.

Regards  
Brian

Brian Flynn MRTPI  
Associate

# Carter Jonas

T: | [carterjonas.co.uk](http://carterjonas.co.uk)  
One Station Square, Cambridge, CB1 2GA



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**From:** Monitoring <[Monitoring@West-Norfolk.gov.uk](mailto:Monitoring@West-Norfolk.gov.uk)>

**Sent:** Monday, March 11, 2024 3:30 PM

**To:** John Mason

**Cc:** Monitoring <[Monitoring@West-Norfolk.gov.uk](mailto:Monitoring@West-Norfolk.gov.uk)>

**Subject:** [Ext Msg] RE: Appearance and landscaping following outline planning permission 16/02231/OM for the erection of new homes at Land West og Knights Hill Village, Grimston Road planning ref 22/01310/RMM

**Importance:** High

Dear Sir/ Madam

The Borough Council of King's Lynn and West Norfolk Local Plan review was submitted to the Secretary of State on 29 March 2022. As you may be aware, the Inspectors have now set further hearings dates, including during 16-19 April 2024 when housing land supply and policies, will be discussed. Further details available [here](#).

These are accompanied by a series of additional Matters, Issues and Questions (MIQs), reference [G24](#).

These MIQs include specific questions relating to the progress of sites which are either allocated or have planning permission. The Inspectors have asked for specific input/evidence to demonstrate that your site remains deliverable, achievable and the currently anticipated delivery. To assist with answering questions we have provided the link below for you as the relevant person (site agent/owner/developer) to complete.

<https://forms.office.com/e/JFDNTGBvFt>

As you may be aware, there are set strict deadlines in preparing documentation in advance of Local Plan examination hearings. Given the strict timetables that we are required to work to, we need your responses, by **15 March 2024 by 12.00 (midday)**, at the latest. We appreciate that this is a tight deadline, but would urge you to respond promptly using the included link.

We look forward to hearing from you in due course.

Many Thanks,

XXXX XXXXXXXX

Monitoring & Compliance Officer

Ext

Borough Council of  
King's Lynn &  
West Norfolk

