

KING'S LYNN & WEST NORFOLK LOCAL PLAN REVIEW EXAMINATION

Policy G113.1 – Welney – Former Three Tuns/Village Hall

On Day 10 (17 April 2024), the Inspectors requested further information, regarding the deliverability of an allocated site G113.1 in Welney – Former Three Tuns/ Village Hall.

This note is a response to Action Point 90 of the Inspectors Action List.

It has been brought to Borough Council's attention that part of the allocated site at Welney (G113.1) is owned by the Environmental Agency (EA). Following the Examination Hearings (week 3, 16-19 April 2024), the Borough Council contacted relevant representatives at the EA regarding whether the Agency (as landowner) is seeking to release the land for development.

The EA has explained that they own/utilise the Village Hall itself, but do not own all of the land beyond the recently consented site (Planning Permission ref. 23/00179/O). As such, there is lack of clarity as to who owns the land between the Village Hall and PP: 23/00179/O.

Considering that this parcel of land could accommodate only around three dwellings, we recommend removing this part of the site from the allocation (as shown on the Policies Map) by means of a Main Modification, thereby reducing the capacity of the site allocation (G113.1) from seven down to four dwellings. Accordingly, we propose to amend the site boundary to exclude the parcel of land between the Village Hall and PP 23/00179/O site from the allocations.

Proposed Main Modifications

- G113.1 – Amend site area from 0.25ha to 0.2ha, to correspond with extant planning permission 23/00179/O
- G113.1 – Amend housing requirement figure from "at least 7 dwellings" to "at least 4 dwellings"
- Policies Map – amend G113.1 site allocation to correspond with planning permission 23/00179/O area

Please see the below email trail between BCKLWN and EA the 24 April 2024 to 29 May 2024 below.

From: EastAnglia, Planning [REDACTED]
Sent: 29 May 2024 16:36
To: Planning Policy email
Cc: [REDACTED]
Subject: RE: Local Plan Review Additional Question Re: Site allocation Welney - G113.1
Former Three Tuns/ Village Hall (AMENDED)

[External Email]

[Confirm the senders email address is genuine, before clicking on links and replying]

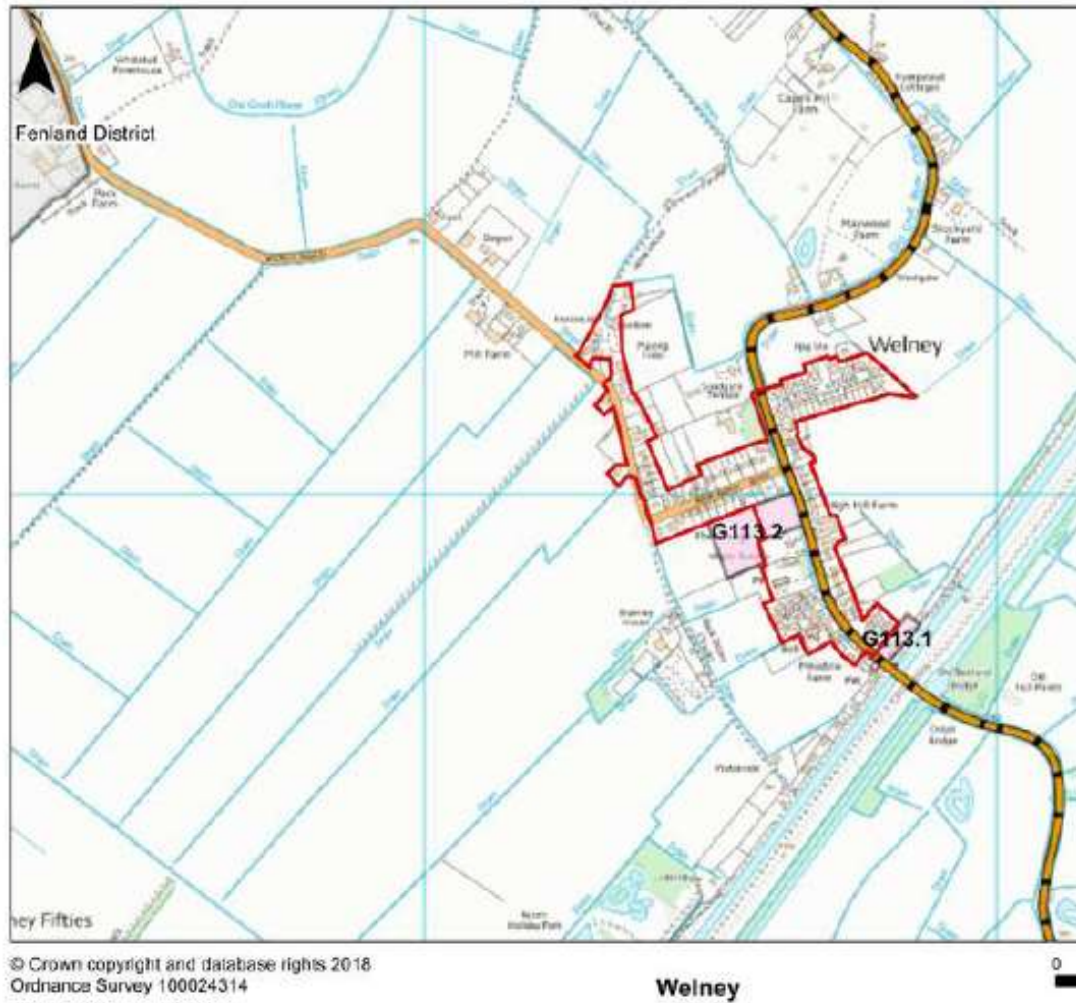
Hi Sandra,

Thanks for your email.

I have contacted our Estates team regarding your enquiry. Our land ownership in Welney is used for operational purposes including during maintenance and improvement works and the Environment Agency does not intend to submit a planning application for residential development at this site.

However comparing our ownership to the allocation, it appears that part or all of the allocation is outside of our ownership. The screenshot below shows EA Registered Land hatched black and outlined in orange. You can see that EA ownership follows the Main River bank, whereas the site allocation as shown in the policies plan (also included below) adjoins the existing buildings at Old Bedford Row.





Therefore while I can confirm the Environment Agency has no plans for residential development on our land, it does not appear that we were the original promoters of this allocation.

I hope this information is of assistance.

Kind regards,

[Redacted]
Sustainable Places Advisor
East Anglia Area (West)
Environment Agency, Bromholme Lane, Brampton, Huntingdon, Cambs. PE28 4NE

From: Planning Policy email
Sent: 24 May 2024 10:15
To: [REDACTED]
Cc: Michael Burton; [REDACTED]
Subject: RE: Local Plan Review Additional Question Re: Site allocation Welney - G113.1 Former Three Tuns/ Village Hall (AMENDED)
Importance: High

Dear Colleagues,

Apologies, further to my previous emails (dated 24 April and 20th May) it has come to my attention that I have made an error in referencing the relevant site we believe may be in your ownership and is currently an allocated site in the BCKLWN Local Plan.

The site we believe may be in your ownership is [G113.1 Former Three Tuns/ Village Hall site at Welney](#). During the Examination Hearing Sessions the Inspectors indicated that they require more information on development plans for the site. In particular, when you (as the main promoter/owner) are intending to submit a planning application and develop the land.

Can you please provide us with a timeline or a note on whether it is your intention to develop the land at Former Three Tuns/ Village Hall (e.g. *"we are intending to submit a Full or Outline application around late summer/ early autumn 2024...Once planning permission is granted (anticipated early 2025), we would be looking to begin construction around autumn 2025..."*) or similar text.

Reference to this Action is also available to view on [Action note, Action No 90](#).

The deadline to submit responses to the Inspector is 31 May 2024, it would be much appreciated if you can respond to our inquiry by 29 May 2024.

Please be advised if we do not hear from you by 29 May 2024 there is a risk that the allocation will be deleted.

Kind Regards,

[REDACTED], **Planning Assistant - Planning Policy**

Tel: [REDACTED]



From: Planning Policy email

Sent: Monday, May 20, 2024 2:32 PM

To: [Redacted]; [Redacted];

Cc: Michael Burton [Redacted]; [Redacted]

1

[Redacted]; [Redacted]

Subject: FW: Local Plan Review Additional Question Re: Site allocation Welney - G113.2

Importance: High

To Whom it may concern

I am writing to request your comments on the email below asking for your future plans at land off [Main Street, Welney, site allocation ref.: G113.2](#).

We understand that you own part of the allocated site, which has capacity for 3 dwellings, we need to know if it is the intention of the Environmental Agency to release the land for development.

May I ask you to respond by **27 May 2024** at the very latest, failure to do so will result in allocation being deleted of the New Local Plan and any future developments on the site will require a Planning Permission because of deletion.

I hope to hear from you soon.

Kind regards and Best Wishes

[Redacted], **Planning Assistant - Planning Policy**

Tel: [Redacted]



From: Planning Policy email

Sent: Wednesday, April 24, 2024 4:31 PM

To: [REDACTED]

Cc: Alex Fradley [REDACTED]; Michael Burton [REDACTED]

Subject: Local Plan Review Additional Question Re: Site allocation Welney - G113.2

Importance: High

Dear Environmental Agency,

I hope I have reached the right person that may be able to assist us with the enquiry below:

The BCKLWN has completed its second Local Plan Review hearing sessions last week. Prior to April hearing sessions we wrote to local agents asking for an update on progress at the proposed site allocations. The site we are looking to seek more information on is in Welney (site allocation - G113.2), during the hearing session it was brought to our attention that part of the site allocation is in your (EA) ownership. Because the Planning Inspectors have challenged this site and its deliverability during the hearing sessions we are seeking for your help and further clarification regarding the progress or future plans of works on the site.

From the hearing discussions last week (16-19 April 2024), the Inspectors indicated that they require more definitive information than previously provided, as to when you (as the main promoter/owner) are intending to submit a planning application (e.g. *"we are intending to submit a Full or Outline application around late summer/ early autumn 2024...Once planning permission is granted (anticipated early 2025), we would be looking to begin construction around autumn 2025..."*, or similar text).

2

I would emphasise that this information is necessary to ensure your site can be retained as an allocation in the replacement Local Plan. Otherwise, there is a risk that your site could be removed as an allocation from the Local (development) Plan.

Please may I ask you provide this information by **Tuesday, 7 May 2024**, at the latest. I apologise for the short timeframe for you to respond. This is due to the tight deadlines set for us to address matters arising (action points) from the hearing sessions.

We look forward to hearing from you soon.

Kindest Regards,

[REDACTED], Planning Assistant - Planning Policy