

KING’S LYNN & WEST NORFOLK LOCAL PLAN REVIEW EXAMINATION

Policy LP28 – Affordable Housing – Brownfield sites built out that have delivered 15 percent of affordable housing including site plans (18 April 2024)

On Day 11 (18 April 2014), the Inspectors requested further information, regarding the proportion/ quantum affordable housing delivered on brownfield sites; those that have delivered 15%, in line with the requirements in the submission Plan (Policy LP28(7)(a)).

This note is a response to action point 104 of the Inspectors Action List.

The table below provides details of brownfield sites that have delivered at least 15% affordable housing, or met the requirements of Policies LP28(7) and (8):

- King’s Lynn – 15% affordable units on sites of 0.33ha or 10+ dwellings;
- Downham Market and Hunstanton – 20% affordable units on sites of 0.33ha or 10+ dwellings;
- Elsewhere (beyond King’s Lynn/ Downham Market/ Hunstanton) – 20% affordable units on sites of 0.165 ha or 5+ dwellings.

Site	Planning ref	Description	Financial Year AH units completed	Affordable Housing Contribution
Tapping House Hospice, 38 Common Road, Snettisham	14/01299/FM	Construction of 11 dwellings and two access points following removal of hospice and associated buildings	16/17	20% - 2 units
Marsh House, Marsh Lane, King’s Lynn	14/00567/OM 15/01432/RM M	Demolition of former office building and redevelopment of the site for residential purposes	17/18	15% - 2 units
Old Station Yard, Station Road, Snettisham	11/01163/OM 15/00812/RM M	Residential development for 17 dwellings and access including	17/18	20% - 3 units

Action 104: Brownfield sites built out that have delivered 15 percent of affordable housing

Site	Planning ref	Description	Financial Year AH units completed	Affordable Housing Contribution
		three affordable dwellings		
Alderman Jackson School, Marsh Lane, King's Lynn	14/00569/OM 15/01423/RM M	Demolition of former school buildings and redevelopment of the site for residential purposes	18/19	15% - 4 units
Rosan Motors, Common Road, Snettisham	16/00263/F 20/00007/F	Demolition of former lorry depot building including clearance of site (currently being used for motor maintenance, repairs and car sales) and redevelopment for 8 No chalet dwellings	19/20	20% - 1 unit & financial contribution
Greyfriars House, Birch Tree Close, King's Lynn	14/01250/FM	Construction of 24 no. flats (8 no. one bed 2 person flats and 16 no. two bed 4 person flats) following demolition of existing office building.	20/21	15% - 4 units
Former Granaries Site, Station Road, Docking	16/00654/FM	Construction of 77 dwellings and ancillary buildings	22/23 & 23/24	20% - 15 units
Limagrain, Docking	19/01654/OM 21/00551/RM M	Residential development consisting of 30 dwellings	23/24	20% - 6 units

The table above shows brownfield sites that across the Borough, 31 affordable dwellings have been delivered by private developers since 2016. Excluding NORA 4, King's Lynn (another brownfield site developed by the Council where the policy 15% affordable housing has been delivered) three brownfield sites within King's Lynn have also delivered the full policy requirement 15% affordable housing (total 10 affordable dwellings).

It's important to note that most brownfield sites brought forward for development within King's Lynn are either conversions, less than 10 units are proposed, or a Vacant Building Credit applies.

The council do not seek affordable housing contributions on the conversion of an existing building to a dwelling or dwellings.

Therefore, most brownfield sites brought forward within King's Lynn do not trigger an affordable housing contribution, by virtue of falling below the policy thresholds.