

KING'S LYNN & WEST NORFOLK LOCAL PLAN REVIEW EXAMINATION

Policy F1.3 – Downham Market North-East: Land East of Lynn Road in vicinity of Bridle Lane

On Day 9 (16 April 2024), the Inspectors requested further information, regarding the deliverability of an allocated site F1.3 in Downham Market North East: Land East of Lynn Road in vicinity of Bridle Lane.

This note is a response to action Point 26 and Point 99 of the Inspectors Action List.

Please see the below email exchange(s) with the Agents, from 24 April 2024 to 26 April 2024.

From: Dew, Anne [REDACTED]
Sent: 26 April 2024 09:20
To: Planning Policy email
Cc: Jeffrey, Michelle; Purdy, Ben
Subject: FW: Local Plan Review Additional Question Re: Site allocation - F1.3 (Phase 2)
Importance: High

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

Good Morning Sandra,

Re: Site Allocation NorthEast of Downham Market F1.3

I have been forwarded the e-mail you sent to Michael Temple at Ashwood Homes regarding the above existing allocation in the Kings Lynn Local Plan.

I understand from this e-mail that as part of the Local Plan hearing discussions the Inspector requires further information on when this site is likely to come forward.

Persimmon Homes are currently developing the northern part of this allocation for 226 dwellings under reserved matters consent 21/01121/RMM.

With respect to the remainder of the allocation, Persimmon Homes have a position on all 3 land holdings required to deliver the balance of the allocation. We are currently working on the outline planning submission and have set out below key dates which we are working to:

Submit Outline Planning Application -	Q1 2025
Decision expected on Outline Application -	Q1 2026
Submit Reserved Matters -	Q1 2026
Decision expected on reserved Matters -	Q4 2026
Commence works on site -	Q1 2027
1 st legal completion -	Q4 2027

Expect 5 dwellings to be completed and sold by end of 2027 and thereafter 50 dwellings a year.

I would be grateful if you could confirm receipt of this e-mail and its contents and if you do need any further information please don't hesitate to contact me.

Regards

[REDACTED] | Head of Planning
Persimmon (East Midlands) | 19 Commerce Road, Lynch Wood, Peterborough, PE2 6LR
Direct line | [REDACTED] Switchboard | [REDACTED]
Email | [REDACTED] Web | persimmonhomes.com | charleschurch.com

From: Jeffrey, Michelle [REDACTED]
Sent: Wednesday, April 24, 2024 4:12 PM
To: Dew, Anne [REDACTED]
Subject: FW: Local Plan Review Additional Question Re: Site allocation - F1.3 (Phase 2)
Importance: High

[REDACTED] | Land Director
Persimmon East Midlands | Persimmon House, 19 Commerce Road, Peterborough, PE2 6LR
Direct line [REDACTED]
Email | [REDACTED] **Web** | persimmonhomes.com | charleschurch.com



From: Michael Temple [REDACTED]
Sent: Wednesday, April 24, 2024 4:06 PM
To: Jeffrey, Michelle [REDACTED]
Subject: FW: Local Plan Review Additional Question Re: Site allocation - F1.3 (Phase 2)
Importance: High

Hi Michelle,

I was just going to give you a call to discuss the below, but I don't seem to have your number!

I heard that you have secured at least part of this land under option (adjacent to your current phase in build). As such, you/ your planners may want to respond to KLWN as per the below?

All the best,
Michael

[REDACTED]
Land Manager

T: [REDACTED]

W: www.ashwoodhomes.co

1 Goodison Road, Lincs Gateway Business Park,
Spalding, Lincolnshire PE12 6FY



From: Planning Policy email <planning.policy@west-norfolk.gov.uk>
Sent: Wednesday, April 24, 2024 3:57 PM
To: Design | Ian J M Cable <[REDACTED]>; Michael Temple <[REDACTED]>
Cc: Alex Fradley <[REDACTED]>; Michael Burton <[REDACTED]>
Subject: Local Plan Review Additional Question Re: Site allocation - F1.3 (Phase 2)
Importance: High

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Dear Ian and Michael

I hope this email finds you well.

The BCKLWN has just completed its second Local Plan Review hearing sessions last week. As you may recall prior to April hearing sessions we wrote to you asking for an update on progress at the proposed site allocation at Downham Market – Land Northeast of Downham Market (F1.3) in particular Phase 2 development. We thank you for your input so far as it has been incredibly helpful, however the Planning Inspectors challenged this site and its deliverability during the hearing sessions.

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/ agent for the site) 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).

As stated in my previous email, 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

Tel: [REDACTED]

