

KING'S LYNN & WEST NORFOLK LOCAL PLAN REVIEW EXAMINATION

Policy G28.1 – Denver – Land South of Sluice Road

On Day 10 (17 April 2024), the Inspectors requested further information, regarding the deliverability of an allocated site G28.1 – Denver, Land South of Sluice Road

This note is a response to Action Point 67 of the Inspectors Action List. Although a specific Action Note was not requested in the Inspectors' Action/ Homework List [G40], this note has nevertheless been prepared to provide additional evidence for the site G28.1 trajectory regarding when a planning application is likely to be submitted.

Please see the below email exchange with the Agent, from 24 April 2024 to 26 April 2024 below.

From: Nick Seaton [REDACTED]
Sent: 26 April 2024 10:57
To: Planning Policy email
Cc: [REDACTED]; Michael Burton; Alex Fradley; Clive Himsworth
[REDACTED]; James Lawrence
[REDACTED]; Nick Bass [REDACTED]
Subject: RE: Local Plan Review Additional Question Re: Site allocation - Denver G28.1

[External Email]

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

Dear Sandra

Thank you for your email.

We have now prepared draft floor plans and a site plan, and following a meeting with the client earlier this week they approved the design. We are therefore now about to start work on the elevations and other details with a view to consulting with the conservation officer in around 4 weeks time.

Once the conservation officer is happy with the proposal we will be looking to submit a Full application soon after so hopefully summer 2024. Once planning permission is granted (anticipated autumn 2024), we would be looking to begin construction early 2025.

I hope that answers your questions, but if need anything else do not hesitate to call me.

Kind regards

Nick

Nick Seaton MBA MRICS C.Build E FCABE
Anglia Building Consultants
Villeneuve, Basin Road, Outwell, Norfolk, PE14 8TQ

From: Planning Policy email [REDACTED]
Sent: Wednesday, April 24, 2024 3:27 PM
To: Nick Seaton [REDACTED]
Cc: 'applications@swannedwards.co.uk' [REDACTED]; Michael Burton [REDACTED]; Alex Fradley [REDACTED]
Subject: Local Plan Review Additional Question Re: Site allocation - Denver G28.1
Importance: High

Dear Nick

1

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 Denver (G28.1). 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]

