

19 September 2024

Delivered by email

Local Plan 2021-2040 Main Modifications Part 1 Consultation
Planning Policy Team
Borough Council of King's Lynn and West Norfolk
Kings Court
Chapel Street
King's Lynn
PE30 1EX

Dear Sir / Madam

KING'S LYNN & WEST NORFOLK - CONSULTATION ON PART 1 MAIN MODIFICATIONS

This further representation to the Local Plan consultation on Part 1 Main Modifications has been prepared by Turley for Silverley Properties Ltd on behalf of, Judy Patricia Matthews Nana (the 'landowner'). This representation principally relates to their land interest, which is the allocated MAR1 site in Marham. The site has been promoted to date through the course of the Local Plan preparation, and this letter provides further support for the inclusion of the site as a residential allocation within the Local Plan Review. Comments are provided in respect of the Main Modifications and Additional Modifications proposed.

Main Modifications

MM4, MM157 & MM158

Silverley Properties Ltd note the modification from 'Growth Key Rural Service Centre' to 'Key Rural Service Centre' in respect of Marham. The former designation had been a new category in the settlement hierarchy, but the Council chose to remove this following the Inspectors' comments dated 30th January 2023. Comments were previously provided in response to the F47 - Topic Paper Spatial Strategy and Settlement Hierarchy in October 2023. In summary, whilst this change is disappointing, we note that MAR1 remains an allocated site and therefore Silverley Properties Ltd have no specific objection to the modification that has been carried forward.

Despite the removal of the growth categorisation, it is positive that the position of Marham in the hierarchy remains the same in relative terms, i.e. behind King's Lynn, the main towns and adjacent settlements. This demonstrates that Marham is clearly a sustainable settlement for growth, and the site itself is in a sustainable location within the village, conveniently located towards the centre, benefitting from the services and facilities offered. Marham has schools, a medical centre, a village hall, a place of worship, a mobile Post Office and a take-away. There are also other services accessible to the public close to the RAF Base. Within Marham there are bus stops providing services to King's Lynn, from Monday to Saturday. The RAF Marham Airbase also provides a significant amount of employment, being one of the largest employees in the area.

As has been referenced in previous documentation submitted in relation to MAR1 and its promotion, the site is not subject to any significant constraints. The site has also already been through productive pre-application discussions with the Council, and as such, is progressing towards a planning application submission. It is also a highly deliverable site that can come forward quickly in the plan period. There are no legal, physical or other abnormal constraints to early delivery and so the main determining factor which governs when this site will actually be delivered is the planning application process itself.

MM160 - Policy MAR1

Silverley Properties Ltd note the proposed change to the site name to 'Land south of The Street'. This is supported and in line with comments previously provided. It is understood that the previous reference to School Lane was in error.

Under point 1. of the policy, the Council have amended the wording to now state that 'subject to safe access, including a financial contribution towards improvements to the footpath between the old village and the airbase'. This matter was discussed at the relevant examination hearing, where it was agreed to be unfair for MAR1 to carry the burden of the footpath requirement alone, and that the wording should be amended to provide a contribution. Therefore, the contribution will be captured through a S106 agreement at the application stage and funds pooled with those from site G56.1, so that the County Council may then deliver the footpath at the appropriate time. This is the fairest way of capturing contributions, with the actual amounts for each site negotiated as part of the respective applications, with G56.1 carrying the greater proportionate burden, due to the larger scale of development.

It is therefore considered that the policy wording is now sound in accordance with the tests contained paragraph 57 of the National Planning Policy Framework. A full response on this is provided within the Matter 5 Hearing Statement dated December 2022, prepared by Turley.

Following the examination hearing and correspondence with the Policy Officer, the amended wording was agreed. As such, Silverley Properties Ltd support this modification and are pleased to see that this has been included.

It is however noted that the Council have chosen not to retain the reference to this being achieved to the satisfaction of Norfolk County Council as the local highway authority. Silverley Properties Ltd do not have any concerns around this removal.

The final modification to Policy MAR1 is under point 4. which simply replaces 'the current standards' with reference to 'Policy LP28'. Silverley Properties Ltd do not have any concerns around this change, with it helping to provide further clarification.

MM161 – New Plan

Silverley Properties Ltd support the replacement of the current plan of Marham with an individual site plan of the allocation MAR1 and confirm that the boundaries are correct.

Policies Map

It is noted that Policy Map 17 incorporates Main Modifications including MAR1, which is supported by Silverley Properties Ltd. It is however highlighted that in the accompanying Proposed Changes to the Policies Map for King's Lynn and West Norfolk written document, there is no reference to this addition to the plan. In respect of Policy Map 17 the document only mentioned the renaming of the map, deletion of two other allocations. As such, Silverley Properties Ltd would like to ensure that MAR1 is included in Policy Map 17.

Additional Modifications

AM143 – Policy MAR1

Silverley Properties Ltd note that the document suggests that new wording is proposed in 11.1.2.2 under 'Justification' but upon review this would appear to only be modified in respect of removing 'Growth' from the 'Key Rural Service Centre' category. As such, Silverley Properties Ltd raise no concern around this modification.

Further Comments

For the avoidance of doubt, consistent with previous written representations, Silverley Properties Ltd do not have any objections to any of the other proposed Main Modifications and Additional Modifications. The planning application that is currently being prepared for the MAR1 site will deliver a scheme compliant with the emerging policies. A few additional comments are however included below.

The inclusion of wording to MAR1 with respect of financial contributions towards a footpath have already been referenced. However, it is noted that the Council have not proposed similar amendments to the wording of Policy G56.1 which is the other residential allocation within Marham which would also logically contribute to this provision. A footpath is referenced in the policy, but it is suggested that for consistency this wording should also be amended to clarify that this would be a contribution, ultimately being pooled with MAR1 for the County Council to then deliver the footpath.

It is noted that the Council have prepared a modified policy with respect of the spatial strategy (MM4), and Silverley Properties Ltd are satisfied with Marham's status as a Key Rural Service Centre, as previously noted, and support MAR1 in the delivery of housing identified.

Silverley Properties Ltd are also supportive of the approach by the Council under the proposed Windfall Development policy which provides support for such development adjacent to sustainable settlement boundaries, which is a proactive and positive approach for the authority to take.

Silverley Properties Ltd would also comment on the revised wording MM62 to Policy LP28 that it is unclear if the paragraph 14 text is intended just in response to phased sites only or if the policy proposes to go further in respect of single-phase schemes that may propose a lower housing yield than the unit number stated in policy. The wording here may cause some uncertainty. Accordingly, we suggest that the wording is revised to provide greater clarity i.e. confirmation that this just applies to phased sites. If the Council's intention is instead that this applies to single-phase schemes Silverley Properties Ltd would have concern as to whether this wording is justified. It is understood that the intention behind this is likely to encourage sites to deliver in accordance with the policy capacity, but equally such a requirement could cause difficulties in the delivery of some sites, therefore wording could be added to allow for some flexibility i.e. 'unless otherwise agreed'. For the avoidance of doubt, Silverley Properties Ltd intend to bring the MAR1 site forward in line with the policy capacity.

With regards to MM69 and the new Self-Building Housing Policy, the suggestion of 'multi-plot sites' being encouraged to provide a proportion of self-build plots would appear to be a low trigger, although Silverley Properties Ltd support the fact that this is encouraged rather than required, as this may not be an appropriate provision in all cases.

We trust that this response provides helpful feedback to the Local Plan consultation on the Main Modifications Part 1, but should you require any further information, please do not hesitate to contact me.

Yours sincerely

Ella Murfet
Associate Director

