

# Parkway Housing Development 2019 - 2023

David Ousby March 2023

Borough Council of  
King's Lynn &  
West Norfolk



# Cabinet August 2019

- Approved purchase of the College of West Anglia site, to deliver in conjunction with the adjacent Council owned site
- Submit planning for circa 360 dwellings by November 2019





- A road link between the two sites.
- A road link between the Gaywood and Fairstead Estates.
- A road link over the sand line to the Hardwick estate area.

Proposed Bridge Concept



Key

Existing Foot Path  
 New Foot Path  
 Retained Foot Bridge  
 New Link Road  
 Existing Primary Road  
 Low Air Quality Zone



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# Parkway

## 379 units over 12 phases



A development of 379 new homes together with associated roads and infrastructure, and a new vehicular bridge over the sand line rail line providing pedestrian, cycle and vehicular links from the Hardwick Industrial Estate



# Housing Numbers

Eastern	Western	Total
159	220	379

Tenure	1 bed house	2 bed house	3 bed house	4 bed house	Total
Affordable Rent	12	18	8	2	40
Open Market		57	88	44	189
Private Rent (PRS)	26	56	47	4	133
Shared Ownership		11	6		17
<b>Total</b>	<b>38</b>	<b>143</b>	<b>149</b>	<b>50</b>	<b>379</b>



# 379 unit scheme - Viability Issues

- Impact of development on existing highways, especially Gaywood Clock, increasing congestion. Highways planning conditions very restrictive
- Access for large vehicles to housing estate including refuse vehicles & Road connecting to east and west housing sites through very sensitive woodland
- Over 2,000 objectors to environmental impact of scheme, especially the development on the eastern part of the site
- Development cost of the bridge circa £20m



# Cabinet June 2021 recommendations approved:

- Development does not proceed on the Eastern part of the site
- That the new road bridge as proposed in the planning application is not constructed
- A new planning application be submitted for a revised scheme of approximately 228 dwellings



# Cabinet August 2021 recommendations approved:

- A new planning application be submitted to a revised scheme of up to 228 dwellings,
- Capital funding allocation of £45.2m for the development of the site
- Approve optional environmental enhancements of £1.7m (included within the Capital funding allocation above) as detailed in section 8 of the report.





# Revised scheme of 226 homes – bridge and eastern site abandoned



# Revised scheme 226 dwellings

Bedrooms					
Tenure	1	2	3	4	Total
Open Market	0	30	78	38	146
Affordable Rent	8	6	8	2	24
Shared Ownership	0	5	5	0	10
Private Rental	15	21	10	0	46
<b>Total</b>	<b>23</b>	<b>62</b>	<b>101</b>	<b>40</b>	<b>226</b>

- Planning approved March 2022



# Cabinet January 2023

- Amendment to the Capital budget estimate to £54.462m
- Approve disposal of PRS and affordable housing to wholly owned companies
- Delegated to portfolio holder the future management arrangements for the proposed wildlife site to the east of the development

