

<b>Parish:</b>	<b>King's Lynn</b>	
<b>Proposal:</b>	<b>Proposed residential development of 22 affordable dwellings following demolition of former community centre building</b>	
<b>Location:</b>	<b>Former North Lynn Community Centre Lawrence Road King's Lynn Norfolk PE30 2DW</b>	
<b>Applicant:</b>	<b>Freebridge Community Housing</b>	
<b>Case No:</b>	<b>25/00627/FM (Full Application - Major Development)</b>	
<b>Case Officer:</b>	<b>Lucy Smith</b>	<b>Date for Determination: 11 August 2025 Extension of Time Expiry Date: 16 January 2026</b>

**Reason for Referral to Planning Committee** – Called in by Cllr Jones

**Neighbourhood Plan:** No

### **Case Summary**

Full planning permission sought by Freebridge Community Housing for the construction of 22 Affordable Dwellings on land at Lawrence Road, Kings Lynn on land which is the Former North Lynn Community Centre.

The site area totals approximately 0.39ha and is an oval shaped parcel of land with boundaries formed by Lawrence Road and St Edmundsbury Road. To the northwest of the site is an estate of dwellings managed by Freebridge Housing, comprising a mix of heights up to 4 storeys total.

The application site is within Flood Zone 3.

Plans were amended during the course of this application to ensure that the Environment Agency requirements were met in regard to flood risk, and to provide for parking and visibility in line with the Local Highway Authority's requirements.

### **Key Issues**

Principle of Development  
Form and Character  
Impact on Neighbours  
Highway Safety  
Public Open Space  
Affordable Housing  
Other material considerations

## Recommendation

**A. APPROVE** subject to a S106 legal agreement to control affordable housing provision in line with Policy LP28, GIRAMS in line with Policy LP27 and an Off-Site Public Open Space financial contribution in line with Policy LP22, alongside associated monitoring fees.

If the agreement is not completed within 4 months of the committee resolution, but reasonable progress has been made, delegated authority is granted to the Assistant Director/Planning Control Manager to continue negotiation and complete the agreement and issue the decision.

**B.** If in the opinion of the Assistant Director/Planning Control Manager no reasonable progress is made to complete the legal agreement within 4 months of the date of the committee resolution, the application is **REFUSED** on the failure to secure Affordable Housing in line with Policy LP28, GIRAMS in line with LP27 and Public Open Space in line with Policy LP22.

## THE APPLICATION

Full planning permission sought by Freebridge Community Housing for the construction of 22 Affordable Dwellings on land at Lawrence Road, Kings Lynn on land which is the Former North Lynn Community Centre.

The site area totals approximately 0.39ha of land within the Development Boundary and is an oval shaped parcel of land with boundaries formed by Lawrence Road and St Edmundsbury Road.

To the northwest of the site is an estate of dwellings managed by Freebridge Housing, comprising a mix of heights up to 4 storeys total. Information provided by the applicant suggests the immediately adjoining Freebridge-owned area comprises approximately 144 dwellings total. The four-storey maisonettes on Walpole Road (ridge height of approximately 13.8m) to the north of the site result in a high density of development compared to the wider area.

The site falls within flood zone 3 and is at high risk of tidal flooding in the event of existing flood defences being breached. The dwellings would be built with flood resistant and resilient construction with no sleeping accommodation at ground floor and safe refuge on upper floor.

This scheme is proposed as a combination of terraced dwellings, semi-detached dwellings and flats over access ways to parking courts at the rear.

The proposals include a mix of 2, 2 ½ and 3 storeys with the taller plots generally located at the middle of the site.

Plots 17 and 22 are two storey maisonettes with living accommodation split over ground and first floor and extending over the access points to parking courts to the rear. The total height from Finished Floor Level (FFL) to ridge is 7.74m.

Plots 8 & 9 are 2 ½ storey semi-detached houses with conventional layout and living space at ground floor, and dormer windows on the second floor front elevation. Total height 9.338m to ridge.

Plots 4-7 and 11-13 are 2 ½ storey terraced houses with bedrooms at second floor with a total height of 10.495m from FFL. Plots 18-21 are a similarly designed terrace, albeit positioned with Plots 17 & 22 either side, allowing for a stepped up appearance for this larger ground of dwellings fronting Lawrence Road.

Plots 1-3 and 14-16 are terraces of three dwellings, combining a standard two storey dwelling with a pair of 2 ½ storey dwellings of similar appearance of Plots 8 & 9. Plots 1-3 have a total height of 8.117m.

Plots 7-10 and 18-21 are three storey terraces, with lowered eaves (2 ¾ storey) and have living accommodation split over ground and first floor. Total height from FFL is 10.495m.

Each dwelling would be constructed from red facing bricks with red/orange pan tile roofs. Small elements of detailing are provided on plots, including soldier band courses, white render to feature gable dormers and lead cladding on dormer windows.

The application does not provide onsite public open space, with the Applicants instead offering a financial contribution of £10k towards improvements to the existing Edma Street Playing Field, approximately 375m south of the site.

## **SUPPORTING CASE**

This proposal represents a significant opportunity to regenerate a long-vacant site and deliver 22 high-quality, affordable homes in a location where they are clearly needed. Freebridge is committed to ensuring the development brings lasting benefit to the local community.

The former North Lynn community centre ceased operating in 2014 when it was closed by Norfolk County Council, and the building has remained unused for a significant period. Freebridge purchased the site in 2023, recognising the opportunity to bring a long-vacant and deteriorating site back into positive use.

Although the original community building is no longer in operation, community provision in the area continues through Freebridge's Discovery Centre nearby. This facility provides a sports hall, meeting rooms and flexible spaces used regularly by local groups, activities and events, ensuring that community needs continue to be met within the neighbourhood.

The proposal before the committee seeks permission for 22 new affordable homes, providing a mix of one, two and three-bedroom properties. Almost all of the homes will be delivered as social rent, ensuring they remain genuinely affordable supporting the North Lynn community and directly contributing to the Borough's identified housing need.

The site is in a sustainable location, close to existing services, public transport and community facilities, making it well suited for family housing. While on-site play provision is not proposed, Freebridge will provide a financial contribution toward improvements to the Edma Road play area, helping to enhance facilities that already serve the local community.

The site sits opposite Beacon Church, a well-established and valued part of the neighbourhood. The proposed development has been designed to integrate sensitively with this existing community hub and the surrounding residential context.

Throughout the planning process, Freebridge has worked closely with the council, and all highways and flood risk matters raised have now been addressed. Freebridge also remains committed to supporting the local community more broadly; for example, we recently

donated a community notice board to the Local Rise group to help residents share information and stay connected. In addition, the investment this proposal brings to North Lynn has the potential to deliver wider community benefits, including apprenticeship opportunities, engagement with the local school on site safety and construction careers, utilising local suppliers and helping to raise aspirations in North Lynn and support long-term community development.

To conclude, the proposed development has been carefully designed to align with the relevant policies of the adopted Local Plan (2025), meeting requirements relating to housing need, design quality, accessibility, and community benefit. It also accords with the overarching objectives of the NPPF (2024), delivering sustainable development through a balanced consideration of economic, social and environmental benefits. The scheme responds positively to its context, making efficient use of land whilst safeguarding the character and amenity of the surrounding area. There are no adverse impacts that outweigh the benefits of the proposal and no material considerations that indicate planning permission should be withheld. The proposal therefore represents a policy-compliant and sustainable form of development for which approval is respectfully sought.

## **PLANNING HISTORY**

25/00791/DM: DM Prior Notification NOT Required: 12/06/25 - Prior Notification: Demolition of former North Lynn Community Centre (Schedule 2, Part 11, Class B) - Former North Lynn Community Centre

## **RESPONSE TO CONSULTATION**

**Local Highway Authority: NO OBJECTION** subject to standard conditions relating to off-site highway works, access/turning area provision etc.

**Kings Lynn Area Committee – Planning Sub Group: OBJECTION** on the grounds of concerns of safe access, traffic impacts, lack of play area which would provide community benefits, albeit noting benefits of additional housing.

**Environment Agency: NO OBJECTION** Subject to FRA being complied with, providing advice on sequential and exceptions tests.

**Environmental Health & Housing - Environmental Quality: NO OBJECTION** subject to unexpected contamination conditions and control of asbestos materials.

Recommended a Travel Plan condition is appended to any consent to prevent air quality impacts.

**Norfolk Constabulary: NO OBJECTION** provided in depth comments with regard to preventing/discouraging crime and disorder through design, landscaping etc.

**Anglian Water: NO OBJECTION** Kings Lynn WRC is within the acceptance parameters and can accommodate the flows from the proposed growth. Recommended informative relating to public sewer connection.

**Emergency Planner: NO OBJECTION** Recommended implementation of flood warning system during construction and post-occupation. Covered by an informative.

**Historic Environment Service: NO COMMENT.**

**Norfolk County Council Planning Obligations Team** Recommended education contributions and library contributions are sought.

**Strategic Housing: NO OBJECTION** subject to affordable housing being secured via legal agreement.

## **REPRESENTATIONS**

**ELEVEN** letters of **OBJECTION** stating comments summarised as follows:

- Overdevelopment of area, no need for more housing
- Request for retention as community facility rather than more housing
- Lack of parking
- Impacts of noise, anti-social behaviour
- Overlooking
- Concern over lack of public consultation

**Cllr Sayers: OBJECTS**, on the following grounds (summarised):

- Highway Safety and Parking Layout
- Loss of Community Asset

## **KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040**

**LP01** - Spatial Strategy and Settlement Hierarchy Policy (Strategic Policy)

**LP02** - Residential Development on Windfall Sites (Strategic Policy)

**LP06** - Climate Change (Strategic Policy)

**LP13** - Transportation (Strategic Policy)

**LP14** - Parking Provision in New Development

**LP18** - Design & Sustainable Development (Strategic Policy)

**LP19** - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

**LP21** - Environment, Design and Amenity (Strategic Policy)

**LP22** - Provision of Recreational Open Space for Residential Developments (Strategic Policy)

**LP27** - Habitats Regulations Assessment (HRA) (Strategic Policy)

**LP28** - Affordable Housing Policy (Strategic Policy)

**LP30** - Adaptable & Accessible Homes (Strategic Policy)

**LP39** - Community Facilities

**LP40 - King's Lynn (Strategic Policy)**

## **NEIGHBOURHOOD PLAN POLICIES**

### **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

### **OTHER GUIDANCE**

### **PLANNING CONSIDERATIONS**

**The main considerations are:**

- Principle of development
- Form and character
- Impact on neighbour amenity
- Highway safety
- Public Open Space
- Affordable Housing
- Flood risk
- Other material considerations

#### **Principle of Development:**

The application site is within the development boundary for Kings Lynn where the principle of residential development is considered acceptable subject to accordance with the overarching aims of the Local Plan, as outlined by Policy LP02 which sets out the following criteria within development boundaries:

'1. Residential development within the development boundaries of settlements in Tiers 1-6 of the Settlement Hierarchy in Policy LP01 – Spatial Strategy and Settlement Hierarchy, as defined on the Policies Map, will be supported, provided it complies with other relevant policies in the development plan, and meets the following criteria:

a. It results in a sustainable design of development which respects and enhances local character, contributes to place making and the reinforcement of local distinctiveness, and can be readily assimilated into the settlement in accordance with design and sustainable policies LP18, LP21, LP22;

b. It has regard to the size, type, tenure and range of housing that supports the needs of communities in accordance with housing policies LP28, LP29, LP30;

c. It will not cause significant adverse impacts on services and infrastructure, and the local infrastructure is sufficient to accommodate the demands of the development in accordance with Policy LP05; and

d. Its context makes a positive contribution to the local environment and landscape setting in accordance with environment policies LP06, LP15, LP16, LP19, LP23, LP26;

e. It does not result in an unacceptable impact on highway safety, or residual, cumulative impacts on the road network which would be severe in accordance with transport Policy LP13; and

f. The development maximises opportunities to reduce the need to travel and encourages sustainable and active travel modes of transport in accordance with Policy LP13. ‘

Consideration of criteria a-e takes place throughout the following report.

In regard to criteria C, given the scale of development versus the settlement of Kings Lynn, no significant impacts on services or infrastructure are likely. Funding for local services, including those requested by Norfolk County Council could be sought through CIL in line with Policy LP05.

Criteria f is considered to be met by virtue of the location of development, within the main built up settlement of Kings Lynn, a Tier 1 settlement. The site is well-positioned for access to facilities across the town, with the nearest bus stop at the top of Losinga Road to the south, and the site being approximately 1.5 miles from the town centre.

The proposal would lead to demolition of a community asset - namely, the former North Lynn Community Centre however following construction of The Beacon in relatively recent years (located on the opposite side of St Edmundsbury Road at North Lynn Church), it is not considered that the loss of the building which has been vacant for an extended period would lead to any identifiable harm. The demolition of the building has previously been agreed by virtue of prior approval permitted development rights, under application reference 25/00791/DM. The loss of the community facility would be considered to accord with Policy LP39.

#### **Form and Character:**

The application site currently comprises the Community Centre building centred along the Lawrence Road frontage, with the remainder of the site relatively open, either hard surfaced or grassed. The community centre is not currently in use which has led to a state of disrepair; however, the openness of the site is prominent on approach from the wider street scene and development of the site would impact on this.

The development proposed under this application results in dwellings closer to the road than the majority of surrounding properties, with only small front gardens and limited other landscaping, however amendments during the course of this application result in tandem driveways with small areas of green space to the front of dwelling and rear gardens commensurate to the accommodation within each dwelling. The overall layout of the houses is such that a consistent street scene would be created as the site is approached.

The scale of the buildings, with two storey dwellings attached to larger properties would allow a stepped up appearance and prevent any significant overbearing appearance as a result of the scale of the development, particularly considering the two storey nature of the properties immediately adjacent to the site.

In order to provide for flood risk mitigation, floor levels are proposed to be raised to 3.76mAOD. As a result of a slight raise in existing levels from the Lawrence Road frontage to St Edmundsbury Road to the south (from approx. 2.87mAOD to 3.33mAOD), Plots 17-22 are proposed with steps to the front doors. The raising of floor levels some 0.89m will increase the prominence of these properties from the road edge and neighbouring dwellings. However, given their slight set back from the carriageway edge and their position primarily opposite the junction rather than immediately the adjoining dwellings, it is not considered that the height of these plots would be so significantly at odds with the locality to warrant refusal on those grounds. Each side of the terrace is stepped down in appearance by virtue of the smaller two storey arrangement of Plots 17 and 22.

Overall, considering the existing scale and form of development in the immediate vicinity, the proposed design is considered acceptable in line with Policies LP18 and LP21 of the Local Plan.

### **Impact on Neighbour Amenity:**

Internal relationships between dwellings are sufficient to allow each dwelling a reasonable degree of privacy, with direct rear to rear distances well in excess of 21 metres. Close boarded fencing provides privacy at ground floor level and between plots, whilst also screening gardens from shared parking courtyards.

Sheds and bin storage spaces for each unit are proposed in rear garden spaces, with joint bin collection spaces provided to road frontages for those plots with rear access via parking courts.

Externally, the front elevations of the dwellings fronting Lawrence Road are positioned some 16m from the front elevation of the existing dwellings opposite. As the bulk of the development fronts the junction rather than the immediate houses, it is considered that the relationship between the new terrace and the existing dwellings is acceptable.

The proposed impacts on residential amenity and neighbour amenity are considered acceptable in line with Policies LP18 and LP21 of the Local Plan.

### **Highway Safety:**

Various amendments were made to the layout of the site to align with the requirements of the Local Highway Authority. The proposal now indicates suitable visibility splays for each driveway as well as the proposed parking court entrances/exits, and each plot has parking spaces in line with the policy requirements which are well located to the dwelling.

Whilst on-plot parking is normally preferred by the LPA as the most convenient option which avoids highway/roadside parking, it is acknowledged that the layout has been well-considered and the position of the existing roads around the site limits wholly frontage/on plot parking from being possible whilst achieving a suitable density.

Subject to other standard conditions relating to detailed highway plans, retention of visibility splays and construction management plans preventing off-site parking of construction workers, the proposed development would therefore be considered acceptable and would comply with Policies LP13, LP14 and LP21 of the Local Plan and Part 3 of Policy H3 of the Neighbourhood Plan.

### **Public Open Space**

Policy LP22 requires developments of between 20 and 99 dwellings to provide 'suitably equipped' children's play space. Applying the standard of 17 sqm of open space per dwelling results in a minimum requirement of 374 sqm, which would ordinarily be delivered on site through provision of a Local Area for Play (LAP).

Paragraph 4 of Policy LP22 provides flexibility in certain circumstances, including where opportunities exist to enhance existing local facilities.

In this case, the application does not propose on-site public open space. Instead, the Applicants have offered a financial contribution towards improvements at the existing Edma Street recreation ground, located approximately 375 metres south of the site. Fields in Trust guidance advises that a Local Equipped Area for Play should be located within 400 metres of dwellings. Edma Street recreation ground therefore meets this accessibility criterion.

The Greenspace Officer has requested a financial contribution equivalent to the cost of providing a LAP on site. This equates to £15,000, based on the cost of three pieces of play equipment together with fencing, surfacing, installation and associated works. Seeking a financial contribution equivalent to the on-site policy requirement is considered to meet the relevant planning tests.

The Greenspace Officer has confirmed that the contributions could be used either towards accessible equipment at the play area or to address existing surface water flooding issues that currently limit the use of the wider field for ball games.

The Applicants have, however, requested that the contribution be reduced to £10,000. Whilst the Local Planning Authority consider the £15,000 request to comply with the relevant policy and the planning practice guidance, it is of note that the proposal is for a fully affordable housing scheme. Following consideration with the Council's legal team, it has been confirmed that if the site was to come forward as wholly affordable, the wider community benefits arising from the delivery of 22 affordable homes would outweigh the impact of the proposed reduced open space contribution.

The Applicants have therefore confirmed an agreement to an either or approach to the legal agreement, meaning if 100% affordable housing is provided on site then the Public Open Space contribution would be reduced to £10,000, whereas if the policy compliant 15% affordable is provided, then the full figure would be secured (£15,000). This approach can be secured via the S106 recommended as part of this decision.

Subject to legal agreement, the proposal would comply with Policy LP22 of the Local Plan and the NPPF in regard to provision of open space.

### **Affordable Housing:**

The site area and number of dwellings proposed trigger the thresholds of Policy LP28 of the Council's adopted Local Plan.

At present a 15% provision is required on sites capable of accommodating 10 or more dwellings and/or 0.33ha in King's Lynn. The affordable housing provision is split into 70% of the affordable homes being made available for rent and 30% low-cost home ownership, including Shared Ownership, First Homes or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the Borough and is agreed by the Council.

In this instance 3 units are required to meet the 15% required by Policy LP28, 2 for affordable rent and 1 for low-cost home ownership. Confirmation of which plots will be secured to meet the policy requirement can take place through the S106 process.

The Applicants are proposing to deliver the site as a fully affordable scheme which is supported by the Council's Strategic Housing Team in principle.

Subject to s106 agreement, the proposal complies with Policy LP28 and the NPPF in regard to affordable housing.

### **Flood Risk:**

The application site is at high risk of flooding, being within Flood Zone 3 and the Tidal Hazard Zone and this is a significant constraint for the proposed development, limiting ground floor uses & resulting in the requirements for the sequential test and exceptions tests to be passed.

The topographic survey shows that the site ground levels are rising towards the east. Around the site perimeter, ground levels are rising from a low of 2.64m AOD at the centre of the west side boundary to a high of 3.5m AOD in the centre of the east side boundary.

Tidal Hazard Mapping shows that the site could flood to a depth of up to 2m in the event of a breach of the River Great Ouse flood defences.

The estimated maximum flood depth at the site in a breach event is 4.5m AOD.

Following amendments to the submitted Flood Risk Assessment, the Environment Agency raise no objection on flood risk grounds. The Flood Risk Assessment sets out that finished floor levels will be set no lower than 3.76m AOD, with resistance/resilience measures up to 4.8m AOD and with no ground floor sleeping accommodation.

The FRA states that maximum gradients for pedestrian access to the dwellings precludes the raising of ground floor levels above 3.76m AOD. The remaining risk can be mitigated through flood resilience and resistance measures implemented within the detailed design of the proposal.

Safe refuge is available at first floor level above the predicted flood depths.

In accordance with the National Planning Policy Framework (NPPF) paragraph 174, development in flood risk areas should not be permitted if there are reasonably available alternative sites appropriate for the proposed development in areas with a lower risk of flooding. It is for the Local Planning Authority to determine whether or not there are other sites available at lower flood risk and whether the sequential test has been passed.

The majority of the built up area of Kings Lynn is within an area of flood risk, this is particularly the case for this part of North Lynn. Whilst the application site is at risk of flooding, there are no known reasonably available sites within this part of Kings Lynn that would be at a lesser level of flood risk.

As part of the Exceptions Test outlined by Paras 178 and 179 of the NPPF, as well as considering whether the application can be made safe for its lifetime, the LPA must consider the wider sustainability benefits of the scheme. The scheme would provide 22 dwellings towards the Council's Housing Supply including affordable units which would in this instance be considered to outweigh the flood risks. The site would also result in the redevelopment of brownfield/previously developed land in a sustainable location which is within walking distance of various facilities.

Overall, the flood risk implications of the development are considered acceptable and comply with the requirements of the NPPF (2024) and Policies LP06, LP18, LP21 and LP25 of the Local Plan.

## **Other material considerations:**

Biodiversity Net Gain (BNG) – All on site habitats are to be removed, with the proposed scheme resulting in a -50.13% net gain and therefore an overall deficit. Some enhancement will be provided in the form of on-site planting/habitat units, however the Applicants have confirmed the use of Off-site Habitat Bank Units to secure the BNG on site, in line with the Environment Act and Policy LP19 of the Local Plan.

Ecology – An Ecological Impact Assessment (EclA) was provided by Torc Ecology Ltd, and updated in January 2026. The report sets out that no evidence of bats was found within the existing building on site and suggests recommendations to prevent harm to protected species, including any potential harm to bats. Compliance with the EclA can be controlled via condition in line with the NPPF and Policy LP19 of the Local Plan.

Contamination - The applicant has provided a screening assessment indicating no known contamination other than suspected presence of asbestos containing materials. The information submitted does not indicate the presence of significant land contamination. However, an unexpected contamination condition is recommended for the avoidance of doubt and to ensure the site remains safe for its lifetime in regard to land contamination, in line with LP21.

Asbestos – The existing building includes asbestos related materials which should be accounted for during demolition works. As asbestos is covered via separate legislation, it is not considered necessary to condition details of its removal from site. An informative is recommended to ensure the Applicants are aware of separate legislation.

Foul and Surface Water Drainage – Anglian Water raise no objection to the scheme, which proposes both foul and surface water drainage to relevant sewerage networks. The development, subject to compliance with the Flood Risk Assessment and Drainage statement, would comply with the requirements of the NPPF and Policies LP18 and LP21 of the Local Plan.

Policy LP06 – The application proposes houses with air source heat pumps and the supporting statement outlines a fabric first approach. EV charging will be provided as per building regulations requirements. As whole, the proposal is considered to comply with the aims of Policy LP06.

Air Quality – Whilst comments from the Air Quality Team are noted, given the scale of the proposal, it is not considered that a travel plan is reasonable or necessary in this instance.

GIRAMS – The GIRAMS fee, mitigating against in-combination recreational disturbance impacts will be secured via the S106 legal agreement - £315.58 per dwelling from 1st April 2026. Impacts on the protected sites scoped into the strategy can therefore be ruled out in line with Policy LP27.

## **CONCLUSION**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that an application must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application seeks consent for the construction of 22 new dwellings in a highly sustainable location within the Development Boundary for Kings Lynn, in a position that is supported by Policy LP02 of the Local Plan.

Whilst the proposal would result in the loss of a community facility, it is considered that the area would remain suitably provided for by virtue of nearby uses. The demolition of the currently unused building would not be at odds with Policy LP39.

The site would provide houses of a mix of sizes, with a housing mix ranging from two bedroom flats to three bedroom dwellings. Three on site affordable units would be provided and secured via S106 legal agreement. A contribution towards improvements to the existing recreation ground at Edma Street would also be secured, with a reduction in the financial contribution available if the site is brought forward as 100% affordable, controlled via the S106.

Conditions can control landscaping, materials, off-site highway improvement works, biodiversity enhancements etc.

A S106 legal agreement is required to control on-site affordable housing, the GIRAMS tariff and Public Open Space contributions.

Overall, the proposal would comply with the NPPF (2024), Policies LP02, LP05, LP06, LP13, LP14, LP18, LP19, LP21, LP22, LP27, LP28, LP39 and LP40 of the Local Plan.

## **RECOMMENDATION:**

**A APPROVE** - subject to the imposition of the following conditions and subject to a S106 legal agreement to control affordable housing provision in line with Policy LP28, GIRAMS in line with Policy LP27 and an Off-Site Public Open Space financial contribution in line with Policy LP22, alongside associated monitoring fees.

If the agreement is not completed within 4 months of the committee resolution, but reasonable progress has been made, delegated authority is granted to the Assistant Director/Planning Control Manger to continue negotiation and complete the agreement and issue the decision.

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
  - Location Plan, Dwg No. FB-968-P01 Rev A
  - Block Plan, Development Mix, Storey Heights Plan, o-Dwg No. FB-968-P02 Rev F
  - Site Plan, Dwg No. FB-968-P03 Rev F
  - Plots 1-3 and 14-16, Dwg No. FB-968-P08
  - Plots 4-7 and 10-13, Dwg No. FB-968-P07
  - Plots 8-9, Dwg No. FB-968-P09
  - Plots 17-22, Dwg No. FB-968-P10
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the commencement of development, a demolition management plan shall be submitted to the LPA for approval in writing. The management plan shall detail the methods of demolition and mechanisms to prevent adverse environmental or

neighbour impacts, including details of on-site parking for contractors during the demolition period. The demolition works shall take place wholly in accordance with the agreed scheme.

- 3 Reason: To ensure adequate off-street parking during construction in the interests of highway safety and to protect the amenity of surrounding sensitive uses, in line with Policies LP18 and LP21 of the Local Plan. This needs to be a pre-commencement condition given the timing of demolition works.
  
- 4 Condition: Other than demolition works covered by Condition 3, no development or other operations shall take place on site until a detailed construction management statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:
  - (a) the methods to be used and the measures to be undertaken to control the emission of dust, noise, and vibration from the operation of plant and machinery to be used;
  - (b) the location of any temporary buildings and compound areas;
  - (c) the location of parking areas for construction and other vehicles; including provision for on-site parking for construction workers for the duration of the construction period
  - (d) the measures to be used to prevent the deposit of mud and other deleterious material on the public highway; and,
  - (e) a scheme for the management and signage of all construction traffic.The development shall be carried out in accordance with the approved construction management statement throughout the construction period.
  
- 4 Reason: To ensure adequate off-street parking during construction in the interests of highway safety and to protect the amenity of surrounding sensitive uses, in line with Policies LP18 and LP21 of the Local Plan.
  
- 5 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across any approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
  
- 5 Reason: In the interests of highway safety in line with the NPPF and Policies LP13, LP18 and LP21 of the Local Plan.
  
- 6 Condition: Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
  
- 6 Reason: In the interests of highway safety in line with the NPPF and Policies LP13, LP18 and LP21 of the Local Plan.
  
- 7 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking area(s) shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
  
- 7 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in line with the NPPF and Policies LP13, LP18 and LP21 of the Local Plan.
  
- 8 Condition: Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until

detailed drawings for the installation of new vehicle accesses and removal of existing accesses (including any off-site works where necessary) have been submitted to and approved in writing by the Local Planning Authority.

- 8 Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in line with Policy LP13 of the Local Plan and the aims of the NPPF.
- 9 Condition: Prior to the first occupation/use of the development hereby permitted the off-site highway improvement works referred to in Condition 8 shall be completed to the written satisfaction of the Local Planning Authority.
- 9 Reason: To ensure the highway network is adequate to cater for the proposed development in line with Policy LP13 of the Local Plan and the aims of the NPPF.
- 10 Condition: The development shall be carried out in accordance with the recommendations and mitigation measures outlined within the Ecological Impact Assessment by TORC Ecology Ltd, dated 25th March 2025 and the accompanying update dated 29th January 2026. In particular, the recommendations include:
  - \*bat sensitive lighting shall be used in line with Para 6.2.4
  - \*works to take place in line with the avoidance measures outlined at Paras 6.2.3 (bats), 6.3.2 (nesting birds) and 6.4.3 (hedgehogs)
  - \*Integrated bat boxes shall be installed in line with Para 6.2.5, and swift boxes in line with 6.3.3
- 10 Reason: To ensure that protected species are adequately protected for throughout the duration of the development and to provide for biodiversity enhancements in line with the NPPF and Policy LP19 of the Local Plan.
- 11 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

- 11 Reason: In the interests of protecting the environment and the future occupants of the development in accordance with the NPPF.
- 12 Condition: The development hereby permitted shall be carried out in full accordance with the Flood Risk Assessment and Drainage Strategy RLC Ref: 221509 dated September 2025. In particular, the document states:
  - \*Finished floor levels are set at a minimum level of 3.76mAOD.
  - \*Flood resistance / resilience measures are incorporated into the development up to a level of 4.8mAOD, including flood doors on all front and back doors.
  - \*There will be no ground floor sleeping accommodation
- 12 Reason: In order to prevent an increased risk of flooding in accordance with the principles of the NPPF and Policies LP06, LP18 and LP25 of the Local Plan.

- 13 Condition: Notwithstanding the details shown on the approved plan, prior to the first occupation of the development hereby permitted, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, including details of any retaining walls if required, hard surface materials, refuse or other storage units.

Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.

- 13 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF and Policy LP21 of the Local Plan.
- 14 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 14 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF in the interests of the amenities of the locality in line with LP21.
- 15 Condition: No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 15 Reason: In the interests of the visual amenities of the locality in accordance with the NPPF and Policy LP21 of the Local Plan.
- 16 Condition: The Biodiversity Gain Plan shall be prepared in accordance with the Statutory Metric dated 29/01/2026 and prepared by Louise Brown on behalf of TORC Ecology Ltd.
- 16 Reason: To ensure the development delivers a Biodiversity Net Gain in accordance with Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 and policy LP19 of the Kings Lynn and West Norfolk Borough Council Local Plan.

Or **B** - If in the opinion of the Assistant Director/Planning Control Manager no reasonable progress is made to complete the legal agreement within 4 months of the date of the committee resolution, the application is **REFUSED** on the failure to secure Affordable Housing in line with Policy LP28, GIRAMS in line with LP27 and Public Open Space in line with Policy LP22.