



Planning Committee
Monday, 1st July, 2024 at 10.30 am
in the Assembly Room, Town Hall, Saturday Market
Place, King's Lynn PE30 5DQ

Reports marked to follow on the Agenda and/or Supplementary Documents

1. **Receipt of Late Correspondence on Applications (Pages 2 - 3)**

To receive the Schedule of Late Correspondence received since the publication of the agenda.

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PLANNING COMMITTEE

1 July 2024

SUMMARY OF ADDITIONAL CORRESPONDENCE RECEIVED SINCE THE PUBLICATION OF THE AGENDA AND ERRATA

Item No. 9/1(a)	Ref: 24/00168/OM	Page No. 8
<p>Agent: I have now received the plan showing the highway boundary data in respect of FP2 & FP4 from Highway Boundary Research - copy attached for your consideration with this application.</p> <p>Assistant Director's Comments: There is insufficient time to consider the footpath data submitted. Notwithstanding this the issue is fully covered by condition 16. It has therefore been agreed between the agent and officers that, due to the lateness of receipt of the information (Monday 24 June) and the inability to formally consult the Public Rights of Way Team, that this issue will be considered by discharge of condition 16 as originally intended.</p>		
Item No. 9/2(f)	Ref: 23/01873/F	Page No. 80
<p>Agent: After speaking to our planning consultant who has worked closely with us on this application, he raised the point that we are not actually conflicting with the housing mix requirements as part of the Neighbourhood Plan.</p> <p>Paragraph 8.1.15 of the Neighbourhood Plan sets out the 2014 Strategic Housing Needs Assessment as the basis for Policy H5. Here it is clear that for market housing the greatest need is for 3-bed homes (35%) and then 4-bed homes (30%) with the demand for 2-bed homes at only 25%. It is for affordable homes where there is the greatest need for 2-bed homes, and presumably this is the rationale for Policy H5 stating there is greatest demand for 2 and 3 bed homes, this being the greatest demand for affordable and market homes respectively.</p> <p>With the above knowledge, it would in fact appear that our proposals do tailor towards the higher priority need for 3 & 4 bed homes. Out of the 8No dwellings on the site, 4No are 3 beds (50%), 3No. are 4 beds (37.5%) and 1No. is a 5 bed (12.5%).</p> <p>Assistant Director's Comments: The comments above are noted. However, the request for 1no. 4-bed home to be affordable was made by the Housing Team which suggests that the assumption made that the greater demand for 2 and 3-bed homes relates to affordable housing is not considered to be correct.</p> <p>Additionally, the paragraph that precedes 8.1.15 of the Neighbourhood Plan states that '<i>residents felt that the greatest need was for smaller dwellings</i>'; and ends by stating '<i>the evidence certainly suggests that the need is more likely for smaller rather than larger houses</i>'.</p> <p>It is therefore considered that the application has been appropriately considered in relation to housing mix.</p>		

Assistant Director's Comment: UPDATE - GIRAMS payment has been secured.