

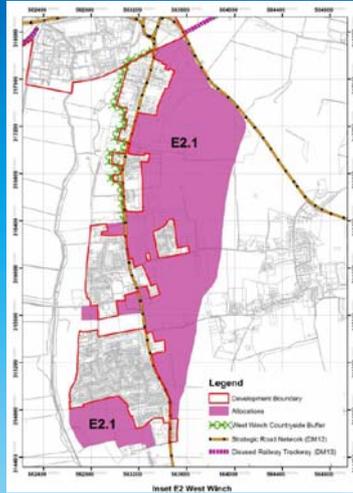


West Winch Strategic Growth Area  
Alan Gomm & Nikki Patton March 2017

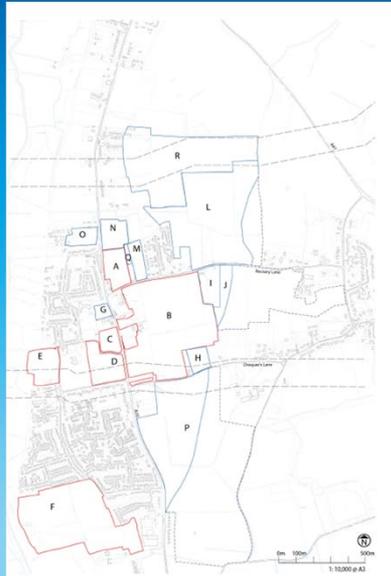
## Introduction

- The Borough Council has allocated a significant area of land (some 190 hectares) at West Winch / North Runcton for development in the period to 2026 and beyond.
- A total of 3,500 houses is anticipated (1600 dwellings to the year 2026) along with significant supporting infrastructure.
- Site Allocations & Development Management Policies Plan examined by Inspector and adopted in Sep 2016
- Policy E2.1 provides detail of the allocation
- Particular reference to the mechanism to secure the infrastructure – notably the Infrastructure Delivery Plan (IDP)

# SE King's Lynn Strategic Growth Area



## Landownership



## Infrastructure Delivery Plan



- The Council are currently preparing an IDP for the entire allocation
- Working with specialist consultants ( Mott MacDonald & Gerald Eve)
- Some initial work on the viability of providing the infrastructure and costings was undertaken to support to allocation. However, as we move towards determining planning applications for the site more advanced work needs to be done to ;
  - (a) understand the cost assumptions associated with delivering infrastructure and other policy requirements and their impact on scheme viability; and
  - (b) define options for delivery mechanisms via an Infrastructure Delivery Plan.



- In summary the IDP will;
  - Identify the infrastructure required to bring forward the allocation/growth area
  - Identify how the infrastructure will be funded
  - Identify key responsibilities, timescales and phasing elements in the development

## IDP continued.....



- Provide advice on the range of delivery mechanisms available for delivering the strategic infrastructure.
- Identify how the IDP is capable of being implemented and secured in light of the planning applications coming forward for the South East King's Lynn Strategic Growth area.
- The IDP will be agreed between the relevant partners and adopted by the Borough Council

## Timescales

- Anticipated timescales
- Completion of IDP by late July
- Adoption by Cabinet Sep or Oct
- Presented to Planning Committee post Cabinet
- Once adopted will be a material consideration in approving applications submitted in growth area. Until IDP is complete and adopted planning applications in growth area cannot be determined.