

West Winch / North Runcton Strategic Growth Area – Securing delivery

Alan Gomm, Nikki Patton, Hannah Wood-Handy

Borough Council of
King's Lynn &
West Norfolk



Introduction

- South East Kings Lynn Strategic Growth Area allocated in the Core Strategy and SADM plans (2011 / 2016)
- A working figure of 4000 houses (including 1100 homes - current application- Hopkins Homes)
- Long term allocation stretches for 18+ years, vital in development of wider King's Lynn area
- Borough Council is taking a serious interest in ensuring it is built out – delivery of allocations
- It will be a community of nearly 10 000 people it needs the right elements
- Care needed to plan the infrastructure and bring it forward with the housing



Outcomes and recommendations to Cabinet for 13 November

- Endorsement of the provisions of the IDP
- Allow these to translate into legal agreement
- Work with landowners and developers to ensure fair distribution of costs and benefits
- Agree to 'masterplan' the remaining allocation area (compatible with the Hopkins Homes application)
- Agree to prepare and submit an outline planning application (remaining allocation)
- Provide a de-risked site for development
- Allow a coherent approach for Government funds as they become available



Infrastructure Delivery Plan

- Translates the requirements of the Local Plan and NPlan into costed items, and show who pays
- Considers the phasing of items
- Understands the value of the whole development
- Examines the viability of the whole development against industry standards
- Vital to ensure that a S106 Agreement is reasonable
- Prepared with consultation of landowners and developers



Current application - Hopkins Homes

- Would provide for up to 1100 homes
- Technical issues almost resolved – further consultation shortly
- Hopkins to provide infrastructure/contributions required of them by the IDP and linkages to the wider allocation in accordance with Core Strategy/SADMP/NPlan plans
- Amended parameter plans ensure safeguarded land for the provision of the Housing Access Road
- Arrangements to be put in place to secure future provision of a dual carriageway linking the Housing Access Road to Hardwick Roundabout
- Timeframe for the determination of the application to be agreed



Viability of delivering the strategic growth area

- Specialist consultants have provided this input for the project.