**South Wootton Parish Council Newsletter, February 2017**

Dear Parishioner,

**Parish Precept**

After reviewing requirements for the financial year beginning April 2017, the Parish Council is pleased to report that there will be a small reduction in the overall budget compared to the current year. This is the fifth year it has been possible to lower the Parish expenditure without any adverse effect on services. In relation to Council Tax for 2017/2018, it will equate to £58 for a Band D property.

**Parish Assembly** **– Advance Notice**

The annual Parish Assembly will be held this year on **Thursday, 13th April in the Village Hall at 7 pm.** Please come along to hear about current Parish issues and to put any questions you may have to your Parish Councillors.

We will post a reminder on our website nearer to the date.

**Knight’s Hill Development**

An outline planning application for up to 635 homes at Knight’s Hill has now been published. (This does not include the possible 65 dwellings proposed by Clayland Developments). Following the public consultation held early last year and the feedback received from residents, the developers have made a number of changes to the final plans. These are summarised below.

* The main access to the site and the new roundabout have been moved further to the west along Grimston Road. This addresses concerns raised by Historic England about the potential visual impact of lighting and means that the roundabout will not now need to be illuminated.
* The proposed development at the north-eastern part of the site has been set further back from Grimston Road and the Knight’s Hill hotel. This is in response to concerns about the potential impact on the setting of the adjacent listed building and the potential visual impacts from the north.
* The proposed development along the western edge of the site has been set further back from the rear gardens of properties on Ullswater Avenue. This is in response to concerns raised by residents about the proximity of the new homes to their gardens.
* A 50 metre buffer has been maintained around the ancient woodland (Reffley Wood) in the southern part of the site.
* Additional tree planting is proposed along streets in the southern part of the site to further break up views of the development.
* A new three metre wide pedestrian access has been added, connecting the existing footway on Grimston Road with the site’s cycleway/footpath.
* The Local Highway Authority has advised that a bus service should be provided through the development. The preferred route is likely to be via Ullswater Avenue although the final routing of the bus service and the type of bus to be used will be agreed through the section 106 agreement.
* Provision is being made for community space and changing rooms adjacent to the playing facilities. These have been moved from the community hub which is located further to the north.

Please note that the various vehicular and pedestrian links to and from the site shown on the outline plan are only indicative at this stage. The detail will need to be provided at the reserved matters stage.

**NB: Public consultation on the outline planning application ends on 13th February, 2017, so it is important that you should address any comments or objections to the Borough Council Planning Department as early as possible, before the deadline. You can do this by email to borough.planning@west-norfolk.gov.uk quoting Planning Application No 16/02231/OM** **or by letter to Mrs K Lawty, Planning Officer, Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn. PE30 1EX.**

The Parish Council would also welcome your views on potential **Public Amenities** for thesite**,** e.g**.** a Community Centre with indoor sports facilities, meeting rooms,etc., and preferred outdoor sports facilities (the developer is suggesting a football pitch). On **Public Transport**, what is the preferred Bus route, if any? Please send your comments, ASAP via email (swpc@hotmail.co.uk) or by letter addressedto the **Parish Office at 24, Church Lane, South Wootton PE30 3LJ.**

 **West of Hall Lane Development**

The developer (Larkfleet Homes) has indicted that they will be submitting an outline planning application for 450 properties sometime in March/April this year. They have indicated that when building begins they expect to complete 50 to 100 properties per year, so completion of the whole development will take 5 to 10 years. Note; a small area adjacent to the Parish Office/Cemetery will be developed by a separate developer and the Parish Council will be contacting them to discuss requirements.

**Community Infrastructure Levy (CIL)**

At their January meeting, the Borough Council formally adopted the Community Infrastructure Levy, which will come into effect from Wednesday, 15th February 2017. For the developments in South Wootton, the CIL rate will be £60 per square metre of floor space. As South Wootton has a Neighbourhood Plan in place, we will be entitled to an allocation of 25% CIL money from the Borough Council. This will be used to improve amenities in the Parish.

**Newsletters**

As indicated in last November’s Newsletter, this February Newsletter and all future ones will be published online on the Parish Council’s website, **southwootton.norfolkparishes.gov.uk**  However, some paper copies will be placed in locations around the village including The Woottons Surgery, Asda, The Swan Pub, St Mary’s Church, t’he Village Hall and the Parish Office.

Yours sincerely,

David Price

Chairman of the Parish Council