

## **Appendix B - Call for Sites Consultation (May 2009)**

- Letter sent to Parish Council's prior to the consultation
- Letter sent to all consultees
- Response Form
- Advertisement
- Leaflet
- Press Release

**Letter sent to Parish Council's prior to the consultation**

Your ref:  
Our ref:  
Please ask for: Miss H Levy  
Direct dial: (01553) 616816  
Direct fax: (01553) 616652  
E-mail: hannah.levy@west-norfolk.gov.uk

Head of Development  
Services  
**Geoff Hall**

07 May 2009

Dear Sir/ Madam,

**Re: Local Development Framework Briefing Sessions**

The Borough Council of King's Lynn & West Norfolk is currently working on a new planning document called the Site Specific Allocations and Policies Plan. This plan will form an important part of the Local Development Framework, and will identify proposed sites across the Borough for residential, employment, retail, open space, and other uses. Enclosed is a newsletter which gives a broad update on our progress on the Local Development Framework so far.

We are due to begin a public consultation on this document from the 15<sup>th</sup> May, which will ask people to comment on how we are preparing the document and also will invite people to put forward their land to be considered for future development. New sites could potentially be allocated for any of the uses described above.

In line with this initial consultation we have arranged briefing sessions for local stakeholders/ parish councils to attend, so that we can explain the role of the document and its implications for the Borough, as well as providing you with the opportunity to ask any questions you may have.

These sessions are due to be held at 6.30-7.30pm on:

**Thursday 14<sup>th</sup> May 2009 – Downham Market Town  
Hall Tuesday 19<sup>th</sup> May 2009 – Hunstanton Town Hall  
Tuesday 26<sup>th</sup> May 2009 – King's Lynn Town Hall**

If you wish to come along to one of these sessions, could you please confirm which of the venues you would like to attend, and the number of people you would like to bring. Replies can be returned to me via post, telephone or email using the details above.

If you have any further queries, please do not hesitate to contact me.

Yours Faithfully,

Hannah Levy – Graduate Planner (LDF Team)  
*For LDF Manager*

**Letter sent to all consultees**

Your ref:

Our ref:

Please ask for: Mr Neil Campbell

Direct dial: (01553) 616573

Direct fax: (01553) 616652

E-mail: [neil.campbell@west-norfolk.gov.uk](mailto:neil.campbell@west-norfolk.gov.uk)

Head of Development Services

**Geoff Hall**

Geoff Hall      Executive Director – Development Services

XXXXXXX

Dear Sir/Madam

**Site Specific Allocations & Policies Development Plan Document Consultation**

We are currently developing a new framework of planning documents that will guide development decisions in the Borough called the Local Development Framework (LDF). An integral part of the Local Development Framework is the Site Specific Allocations & Policies Development Plan Document (DPD). Work is now beginning on this document to allocate land for development and designate land for particular uses. The document will need to be consistent with the overall spatial strategy set out in the Local Development Framework emerging Core Strategy.

King's Lynn & West Norfolk Borough Council wants to involve you in considering how land in the Borough might be developed in the future and would like you to help us to identify land or buildings that you think could be developed or put to a different use. This is an important opportunity for you to suggest where change could take place. The document also outlines issues which we feel are important to consider when trying to allocate land for different uses across the Borough, such as a site assessment checklist and possibly approaches to development boundaries.

The Council is keen to ensure it has a full picture of local community issues relating to land in your area and wants to hear from people and organisations across the Borough, as well as from landowners and the development industry. Your suggestions could be in any part of the Borough and the sites do not need to be within your ownership or control. A guidance note on suggesting sites is attached to this letter. We also want to know whether you agree the way in which we should assess sites.

Sites submitted and their suggested uses will subsequently be assessed and considered for inclusion in the Site Specific Allocations & Policies Development Plan Document. A consultation draft of the document containing allocations is expected to be published in early 2010.

Responses to the questions raised in the document should be made preferably by using our e-consultation system at ([www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk)).

Completed forms and maps should be submitted to the following address before 26<sup>th</sup> June 2009:

By e-mail: [ldf@west-norfolk.gov.uk](mailto:ldf@west-norfolk.gov.uk)

By post: The LDF Team, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

This is an important opportunity for you to influence the future of your area and we look forward to hearing from you.

Yours Sincerely

Alan Gomm

LDF Manager

## Response Form

### Site Specific Allocations & Policies Development Plan Document

#### Appendix 2 - Site Proposal Form

##### Local Development Framework (LDF)

*Please complete this form to propose sites for consideration in the Site Allocations & Policies Development Plan Document and if you need to provide further details complete an additional sheet.*

##### Contact Details

Name:	
Company:	
Address:	
Postcode:	
Telephone:	
Email:	

##### Site Details

Site Address:	
Postcode:	

## Your views, your vision...

<b>Site Area (hectares):</b>	
<i>Please note that the size threshold for a site to be considered for allocation is 0.1 hectares</i>	

Question 1

**Site Ownership**

What is your interest in the site?

Landowner	<input type="checkbox"/>	Agent	<input type="checkbox"/>	Planning Consultant	<input type="checkbox"/>
Other (please specify)					

<b>Name:</b>	
<b>Company:</b>	
<b>Address:</b>	
<b>Postcode:</b>	
<b>Telephone:</b>	
<b>Email:</b>	

### Site Plan

Please attach a plan showing the exact location of the site with the site boundary clearly marked.

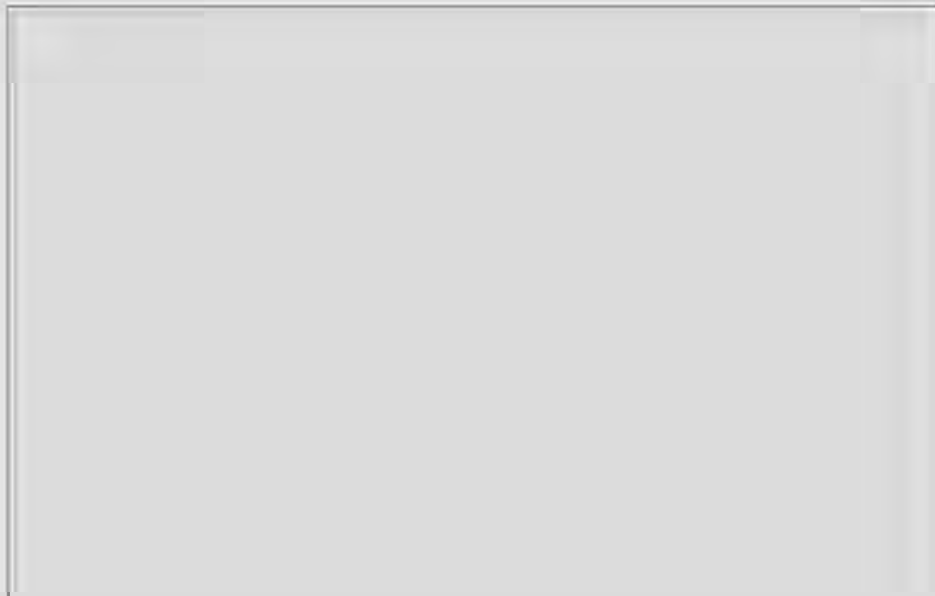
*Note that the Borough council is unable to consider a site without the submission of a clear site plan.*

If you already have a site registered with us please just quote the reference number.

### Question 2

#### Constraints

Are there any physical or environmental constraints? (e.g. Contamination, access, flooding or sewers)

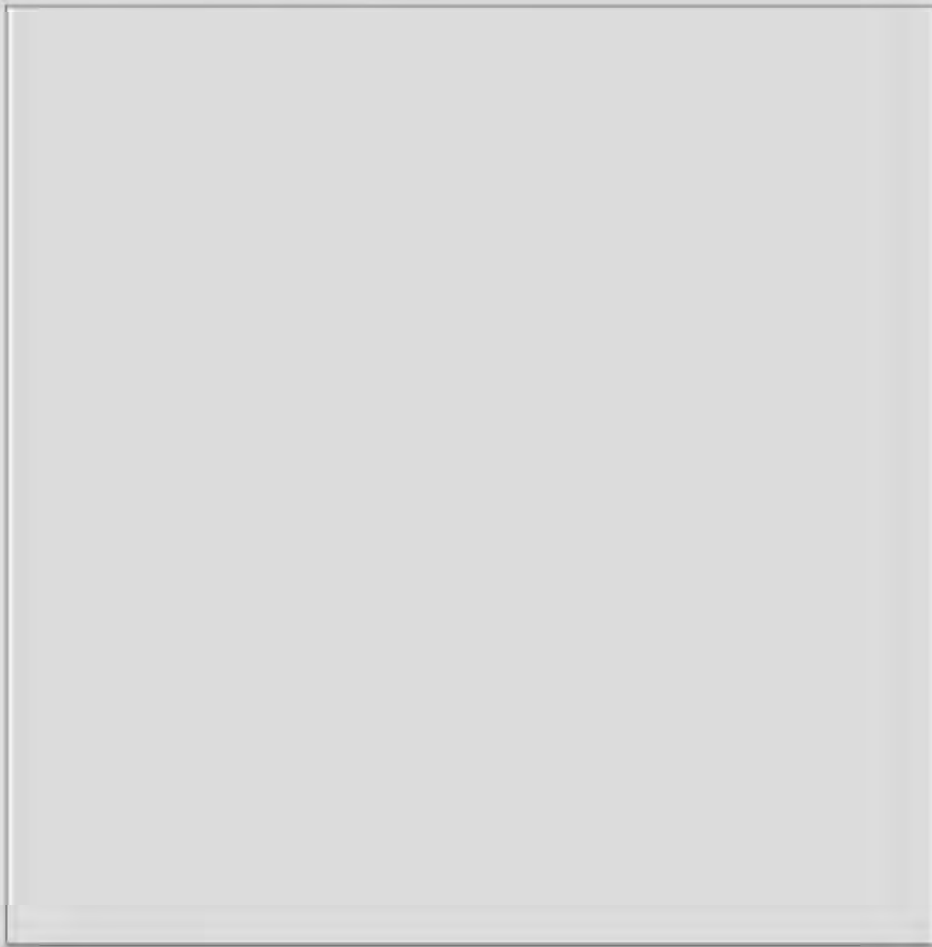




Question 3

**Availability**

Are there any land ownership constraints? (e.g. *Tenancies, rights of way, multiple ownership or covenants*):



Question 4

Current Land Use

Please identify the current or last known land use(s) on the site:

--

Please indicate if you would like to retain the existing land use for the site:

Yes	<input type="checkbox"/>	<i>Please go to and complete the Supporting Statement section of the form</i>
No	<input type="checkbox"/>	<i>Please complete all remaining sections of the form</i>

**Development Opportunities**

Please indicate your proposed use(s) for the site and provide further details if known:  
 For mixed use sites please tick all applicable uses .

<b>Housing</b>	
<i>Estimated number of dwellings:</i>	
<i>Proposed type &amp; mix of dwellings:</i>	

<b>Employment</b>	
<i>Use Class (e.g. B2 general industry):</i>	
<i>Estimated amount of new floorspace (sq m):</i>	
<i>Estimated number of jobs created:</i>	

<b>Retail</b>	
<i>Use Class (e.g. A3 restaurant):</i>	
<i>Estimated amount of new floorspace (sq m):</i>	
<i>Estimated number of jobs created:</i>	

<b>Leisure</b>	
<i>Type of Leisure facility (e.g. sports hall):</i>	
<i>Estimated amount of new floorspace (sq m):</i>	
<i>Estimated number of jobs created:</i>	

## Site Specific Allocations & Policies Development Plan Document

<b>Community and Health facility</b>	
<i>Type of facility (e.g. Health centre):</i>	
<i>Estimated amount of floorspace (sq m):</i>	
<i>Estimated number of jobs created:</i>	

<b>Other</b>	
<i>Please specify:</i>	

**Question 5**

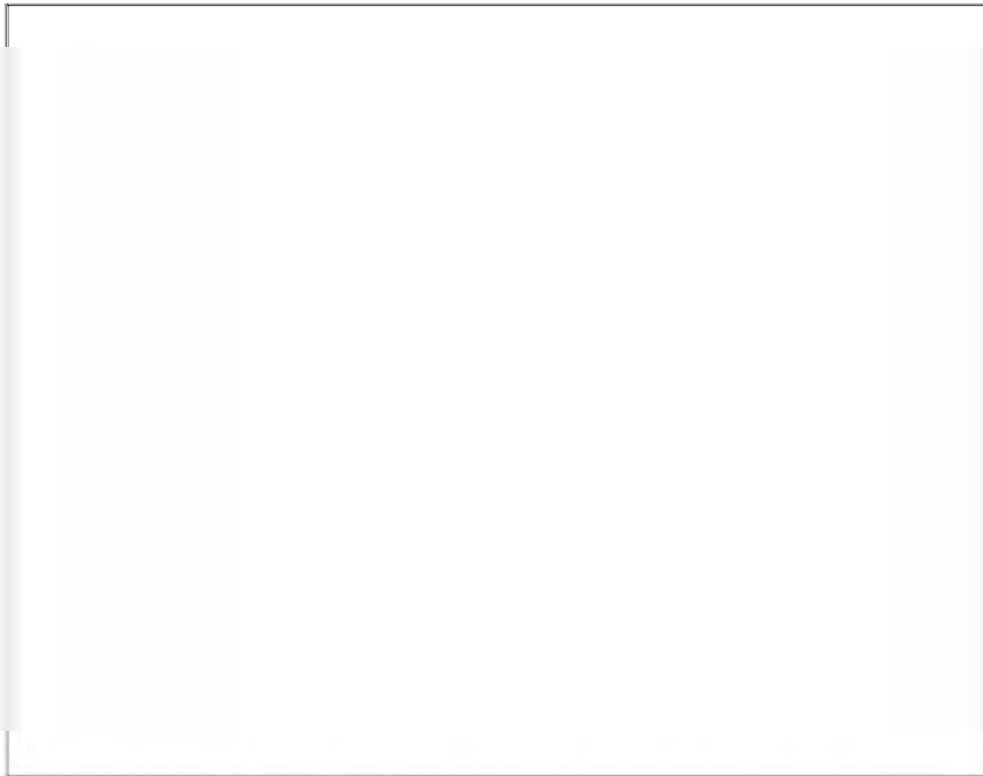
**Likely Timeframe for Development**

**When is the site likely to be available for Development?**  
*Please tick one box only*

<b>Within next 5 years</b> <i>(2009 - 2011)</i>	<b>In 6 - 10 years</b> <i>(2015 - 2019)</i>	<b>In 11 - 18 years</b> <i>(2020 - 2027)</i>
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**Supporting Statement**

Please write a brief supporting statement outlining how the retention or development of this site will help achieve the Vision for Places set out in the King's Lynn and West Norfolk Core Strategy Regulation 25 (February 2009)



Please check that you have completed all the relevant sections and then refer to **Section 7 - How to Respond**

**Development Services**  
The LDF Team  
Borough Council of King's Lynn & West Norfolk

## Advertisement

Advertisements in local papers (Lynn News Friday – 22/5 and 29/5, Lynn News Tuesday – 26/5 and 2/6, Norfolk Citizen – 27/5 and 3/6, Fenland Citizen – 27/5 and 3/6)

Borough Council of  
King's Lynn &  
West Norfolk 

## Help us plan for the future of your neighbourhood or village

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Would you like to;

- Suggest a site for future development (e.g. housing, employment, open space etc).
- Comment on your village boundary.
- Give us your views on how these sites should be chosen.

All of this is part of our Site Specific Allocations and Policies document (part of the Local Development Framework). All comments should be made to us before 26 June 2009.

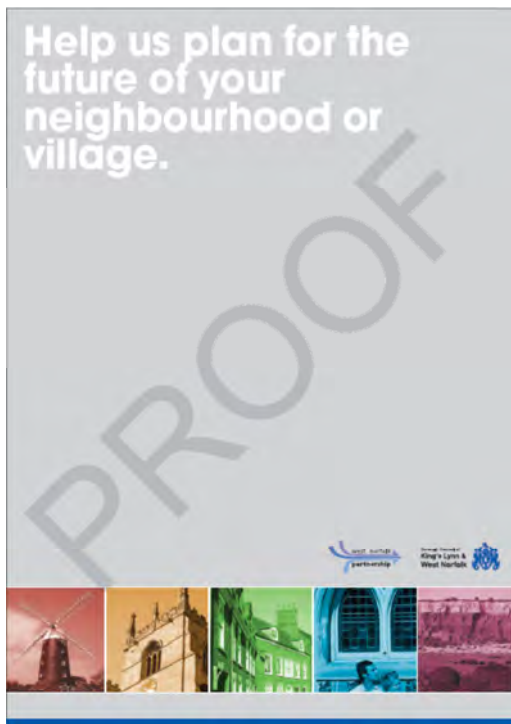
Come along to see our exhibition at our Customer Information Centre at King's Court in King's Lynn, where a planner will be available for queries on this document every Tuesday and Thursday 2pm – 4pm until 26 June 2009.

Please visit us at [www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk)  
For further information email us at [ldf@west-norfolk.gov.uk](mailto:ldf@west-norfolk.gov.uk) or phone the LDF team on 01553 616200.



[ldf@west-norfolk.gov.uk](mailto:ldf@west-norfolk.gov.uk)    [www.wnp.org.uk](http://www.wnp.org.uk)    [www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk)

## Leaflet



**The Council are currently in the process of working on a document to allocate specific areas of land for development across the borough.**

The Council are asking you to put forward any land you would like to be considered for future development for uses such as housing, employment or open space. If you would like to suggest a site please fill out the site proposal form available on our website (as part of the Site Specific Allocations and Policies document).

The sites put forward will then be considered against a list of criteria to judge whether they should come forward for development. The list of criteria includes issues such as flood risk, links to local services and public transport; and the affect of any development on the countryside. The Council would like you to tell us if you agree with this list of criteria we have suggested.

We are also asking you if you would like any changes to the boundaries we use for planning purposes for your towns and villages. Would you like to extend the boundary of your village to allow for some development? Or do you think they should stay as they are?

Come along to see our exhibition at our Customer Information Centre at King's Court in King's Lynn, where a planner will be available for queries on this document every Tuesday and Thursday 2pm – 4pm until 26 June 2009.

You could also visit our website at [www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk). For further information email us at [ldf@west-norfolk.gov.uk](mailto:ldf@west-norfolk.gov.uk) or phone the LDF team on 01553 616200.

The document (the Site Specific Allocations and Policies Development Plan Document) will form part of the Local Development Framework for the borough. This is a folder / series of planning documents that will guide development decisions to 2025.



## Press Release

### Blueprint for development in the area reaches another milestone

#### News release PR1266

Issued 20 May 2009

Work on West Norfolk's blueprint for development, the Local Development Framework, has reached another milestone and the Council's planning team is now seeking further comments from local people before moving on to the next stage. This more detailed stage in plan preparation follows on from the strategic level work we consulted on in February/March of this year - the Core Strategy.

Claire Churchill, Principal Planner at the Council, explained: "We are required to put together a suite of documents which will guide development in the borough up until 2025. One of those documents covers the way we determine which sites in the borough can be developed. First of all we have to put together a set of criteria against which we will judge the various sites. We also need people to let us know of any sites that could be brought forward for development. Once we are happy that we have the right criteria and that we are aware of all available development land, we will move on to the next step which is deciding which sites can be developed and for which type of development."

Ms Churchill stressed that ensuring that West Norfolk remains a great place to live, work and visit is crucial and that the Borough Council's planning team is keen to hear from local people at every step of the process so that the final document is something that reflects the issues in West Norfolk.

The document currently being consulted on is referred to as the Site Specific Allocations and Policies document. It sets out the criteria which the planning officers will use to assess development sites. The list includes considerations such as access, utilities, environmental designations, flood risk, location in relation to services and open space, and whether the development of the site will have any impact on the economy. The planning officers are keen to find out if local people believe there are any other criteria that need to be considered.

The document also encourages local people to consider whether there should be any changes to the current development boundaries in their towns or villages, as this could help make additional land available for rural developments.

Before moving on to the next stage of allocating sites for development, the Borough Council planners also need to find out what land could be considered for development. As part of this consultation process, the planning team is asking people to come forward with information about any land they wish to be considered for development in the borough to 2025. It is important that the Borough Council is notified of any areas of land as soon as possible so that it can be considered as part of the site allocation process.

Ms Churchill continued: "It is really important the people get involved in the early stages of putting together our Local Development Framework. Once the plan is adopted and signed off by Government, it will form the basis for all planning decisions in the borough up to 2025."

The consultation on this current stage of the document closes 26 June 2009. The document can be viewed on the Council's website and at any Borough Council office or local library. Comments should be submitted online wherever possible.

An exhibition will be on display in the Borough Council's King's Court Council Information Centre until the 26 June 2009. For any resident wishing to speak to a member of the planning team about the document, the exhibition will be staffed every Tuesday and Thursday from 2pm until 4pm during the consultation period. For more information contact the Local Development Team at the Borough Council on 01553 616200.

Last updated: 20 May 2009



## **Appendix C - Issues and Options consultation (Sept 2011)**

- Letter sent to Parish Council's prior to the consultation
- General letter sent to all consultees
- Response Form
- Advertisement & Posters
- Exhibition Boards
- Press Release
- Articles in Lynn News/ Wisbech Standard
- Internal Affairs
- Members Bulletin

## Letter to Parish Councils prior to consultation

Dear Sir/ Madam

### Site Specific Allocations and Policies Development Plan Document

#### Issues and Options Consultation – September 2011

The Council is due to consult on the Site Specific Allocations and Policies Development Plan Document from Friday 23<sup>rd</sup> September 2011 to 5pm on Friday 4<sup>th</sup> November 2011.

This document sets out the main proposals for where development should occur and key areas that should be protected from new development. It does this by 'allocating' specific sites on a map for future development, and identifies areas to be protected from development and 'designates' these on a map. This document has to conform to the approach set out in the adopted Core Strategy.

The document asks how new development should be distributed throughout the borough, using the Core Strategy policy approach as the basis for this discussion. It also includes some Development Management policies to assist officers when assessing planning applications. These cover a wide range of issues including Houses in Multiple Occupation, Replacement Dwellings in the Countryside and the Coastal Hazard Zone.

It is a 6 week consultation period and we felt it was important to notify you of these timings so you are able to organise a Parish Council Meeting to discuss this and respond with any comments by Friday 4<sup>th</sup> November. You will be sent a copy of the document prior to the 23<sup>rd</sup> September. It can be viewed now as part of the Cabinet report at <http://www.west-norfolk.gov.uk/Default.aspx?page=22305> and so if you did want extra time to consider this please do have a look as soon as possible.

The Council will be running three briefing sessions for Parish Councils on this document. This will enable us to explain the document to you, and answer any queries you may have. These will be held from 6pm to 7pm at:

Hunstanton Town Hall	Tues 20 <sup>th</sup> Sept 2011
King's Lynn Town Hall (Assembly Room)	Thurs 22 <sup>nd</sup> Sept 2011
Downham Market Town Hall (Assembly Room)	Mon 26 <sup>th</sup> Sept 2011

Please confirm your attendance at your chosen session with us.

There is expected to be significant interest in this document from the public, land owners, organisations, etc and we will organise public events / exhibitions to provide people with the opportunity to come and speak to us about the document.

Information on these will be sent out at the start of the consultation period, and these will be advertised in the local press.

If you have any queries please do let us know, and we look forward to seeing you at one of the briefing sessions in September.

Yours faithfully

Alan Gomm,

LDF Manager

**General letter sent to consultees (also produced a specific statutory consultee letter, and a specific letter for Parish Council's)**

Dear Sir / Madam,

**Borough Council of Kings Lynn and West Norfolk Local Development Framework – Site Specific Allocations and Policies – Issues and Options consultation**

The Borough Council adopted its Core Strategy in July. This document set the overall pattern and scale of development in the Borough in the period to 2026. We are now preparing a plan to give more specific guidance for individual settlements in the light of those general policies. This document is known as the Site Specific Allocations and Policies Development Plan Document, and we are currently at an early stage where we are raising issues and exploring options.

The consultation document has three main elements to it:

- The distribution of development between the main villages
- Potential choices of development sites within the towns and villages
- A series of policies relating to detailed subjects

The document is significant in that it starts the process whereby the Borough Council seeks to choose specific allocations, including housing in the towns and villages. There has been a great deal of interest in bringing potential sites to our attention and this is the opportunity to compare options and comment on them, or add sites into the process.

The potential housing development sites have been drawn from the Strategic Housing Land Availability Assessment document prepared by the Borough Council and published in February. This provides more detailed information on sites in the document for both accepted and rejected options. The reference numbers in this document are the same as used in the SHLAA. The SHLAA document is available on the Borough Councils website via the link given below.

Many people and organisations have previously brought a specific site(s) to our attention which they considered would be appropriate for development. The sites have been assessed and many of these have been incorporated as potential options. These potential options are shown on the maps for towns / villages. Where a site has been rejected it will be listed in Appendix 1. Comment is welcomed on accepted / partially accepted and rejected sites or the constraints identified.

The consultation period runs from Friday 23 September to 5.00pm on Friday 18 November. There are a number of ways to join in and respond:

- Read to document and supporting information either on-line or at local venues including libraries.
- The website link is: [www.west-norfolk.gov.uk/Default.aspx?page=24524](http://www.west-norfolk.gov.uk/Default.aspx?page=24524)
- Come along to a 'drop-in' session and see an exhibition and talk to staff (a list of events is given below)
- Give us your comments via our dedicated electronic consultation facility

- Write to us via e-mail or letter

The link to the consultation website is noted above. Comments can be made via this link, and it also gives access to supporting documents.

The following list shows our 'drop in' sessions:

South Wootton, Parish Office (next to Village Hall)	Tues 27 Sept 2011 at 4pm to 7pm
Hunstanton Community Centre	Wed 28 Sept 2011 at 4pm to 7pm
Upwell Village Hall	Mon 3 Oct 2011 at 4.30pm to 7.30pm
Downham Market Town Hall	Tues 4 Oct 2011 at 3pm to 7pm
South Wootton Village Hall	Thurs 6 Oct 2011 at 3.30pm to 8pm
Grimston Village Hall	Mon 10 Oct 2011 at 4pm to 7pm
Terrington St Clement Village Hall	Tues 11 Oct 2011 at 4pm to 7pm
Methwold, St. George's Hall	Wed 12 Oct 2011 at 4pm to 7pm
Docking, The Ripper Hall	Thurs 13 Oct 2011 at 4pm to 7pm
West Winch, William Burt Centre	Fri 14 Oct 2011 at 3.30pm to 8pm
Emneth, Central Hall	Wed 19 Oct 2011 at 4pm to 7pm
King's Lynn, 14 Norfolk Street	Sat 22 Oct 2011 at 9am to 1pm

This is an important opportunity to influence the shape of your local community over the next 15 years, please let us know what you think.

Yours faithfully,

Alan Gomm  
Local Development Framework Manager

## Response Form

Site Allocations and Policies Development Plan  
Document. "Issues & Options" consultation.

Borough Council of  
King's Lynn &  
West Norfolk



### Get involved

An eight-week period of consultation will be held from Friday 23<sup>rd</sup> September 2011 until Friday 18<sup>th</sup> November inclusive.

We would like your comments on the Site Allocations and Policies "Issues & Options" consultation document. You can do this easily on-line at [www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk) or by completing the form below.

### Consultation Response Form

#### Your details

Title:

Name:

Organisation:

EConsultation Ref :

Address:

(If applicable)

Telephone:

Email:

### Housing

#### Question H1: Distribution of Development

*Which option for the distribution of new housing across the borough should be pursued (please tick):*

- Hierarchical – based on population.
- Pro – Rata (shared equally)
- Needs based
- Employment opportunities based

#### Question H2: Development Boundaries

*Do you have any comments regarding the Development Boundaries shown on any of the maps?*

Settlement:

Should any particular piece of land be included or excluded from the potential Development Boundary (Please state the change that should be made and if possible provide a map)?

Proposed Change:

Why should this change be made?

**Question H3: Housing Sites**

*What is your view on the sites put forward? What is your preference?*

Settlement:

Please state the site reference number, your comments and reason for preference:

*Are there any other suitable sites you wish to bring to the Council's attention?*

Settlement:

Why is the site suitable?

**Economy**

**Question E1: Employment Expansion Sites (Main Towns)**

*Do you agree with the proposed employment expansion sites shown on the maps?*

Town:

Why is the site suitable?

*Are there any other suitable sites you wish to bring to the Council's attention?*

Town:



Why is the site suitable?

### **Development Management Policies**

DM1	Replacement dwellings and extensions to dwellings in the countryside.
DM2	Removal of agricultural occupancy conditions.
DM3	Houses in multiple occupation (HMO's).
DM4a	Town centre areas.
DM4b	Retail frontages.
DM5	Gaywood clock area.
DM6	Holiday and seasonal occupancy conditions.
DM7	Static holiday caravan sites and touring, camping and caravan sites.
DM8	Flood risk: Coastal hazard zones.
DM9	Disused railway trackbeds.
DM10	Corridors of movement.
DM11	Protection of existing green infrastructure and open space.
DM12	Boroughwide (rural areas and coastal areas) green infrastructure.

**Comments (please use a separate form for each policy you wish to comment on).**

*Do you have any comments on the proposed policy approach?*

Policy number:

*Should the Council use an alternative option as their preferred approach (please specify)?*

Policy number:

### **Anything Else?**

Is there anything else, not covered by the previous questions that you would like to tell the Council about? **Please go to [www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk) to respond electronically.**

**Please return the completed questionnaire to:**

LDF Section  
King's Court  
Chapel Street  
King's Lynn  
Norfolk PE30 1EX

Email: [LDF@west-norfolk.gov.uk](mailto:LDF@west-norfolk.gov.uk)

**Deadline for responses: Friday 18<sup>th</sup> November 2011.**

## Advertisement & Posters



# NEW DEVELOPMENT OPTIONS

Borough Council of  
King's Lynn &  
West Norfolk 

We are looking forward 15 years to accommodate growth in the borough. This is your opportunity to explore the options and sites to make this happen. Please come along to one of our drop in sessions at:

South Wootton, Parish Office (next to Village Hall)	Tues 27 Sept 2011 at 4pm to 7pm
Hunstanton Community Centre	Wed 28 Sept 2011 at 4pm to 7pm
Upwell Village Hall	Mon 3 Oct 2011 at 4.30pm to 7.30pm
Downham Market Town Hall	Tues 4 Oct 2011 at 3pm to 7pm
South Wootton Village Hall	Thurs 6 Oct 2011 at 3.30pm to 8pm
Grimston Village Hall	Mon 10 Oct 2011 at 4pm to 7pm
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Docking, The Ripper Hall	Thurs 13 Oct 2011 at 4pm to 7pm
West Winch, William Burt Centre	Fri 14 Oct 2011 at 3.30pm to 8pm
Emneth Central Hall	Wed 19 Oct 2011 at 4pm to 7pm
King's Lynn, 14 Norfolk Street	Sat 22 Oct 2011 at 9am to 1pm

For more information, please visit [www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk), call 01553 616200, visit local libraries or council offices across the borough. This consultation is part of the Borough Council's Local Development Framework, Site Specific Allocations and Policies document.

# Have your say on new development within the borough

## What is the document we're consulting on and what will it do?

The document is called the Site Specific Allocations and Policies 'Issues and Options' Development Plan Document and it will:

### Allocate and designate areas of land for particular uses such as:

- Housing • Employment • Retail • Recreation • Open space

### Propose changes to the Development Boundaries for each of the settlements

and

### Introduces Development Management Policies which apply subject specific borough wide policies that will be used in the determination of planning applications

## What Stage are we at with the production of the document?



## Background from the Core Strategy

The Council adopted its Core Strategy in July 2011. It provides the context in which other documents must follow; including:

- To provide 16,500 new homes, 5,000 additional jobs and 66 hectares of employment land.
- A hierarchy of settlements which directs development to the most sustainable locations.
- To ensure new development adopts sustainable principles and includes efficiency measures such as Sustainable drainage schemes.
- To promote transport choice and accessibility.

These key elements and more will help to guide the choice of sites.



# Site Specific Allocations and Policies DPD



## The document is split into three parts as follows:

- Distribution of development between the main villages
- Site specific allocations for the towns, growth areas and villages
- Development management policies

### Background from the Core Strategy – Vision for places

Development will support a pattern which reinforces the Settlement Hierarchy established in the Core Strategy and locate an appropriate scale of development accordingly

## Distribution of Development

The first part of the document details options for the Council's approach to distributing residential development through the main villages in the borough. The options include:

- Hierarchical based on population
- Pro Rata
- Needs based
- Employment
- Or suggested alternative

### Hierarchical based on population

A greater number of housing allocated in settlements with a higher population.

### Pro Rata

Even spread of development across the borough's settlements.

### Needs based

The numbers directly related to evidence of need in each settlement.

### Employment

Consider those villages with employment-generating land uses as favourable locations for growth.

### Or suggested alternative

Do you have an alternative suggestion?

## Let us know which is your most favoured option?



# Site Specific Allocations and Policies DPD



## Background from the Core Strategy

The Core Strategy sets out development priorities for the borough which utilise the “settlement hierarchy” (set out in policy CS02). New development will be directed to the most sustainable locations in the borough with some development of an appropriate level to take place in the more rural locations. New development will be guided away from constrained areas e.g. flooding.

## Site Specific Allocations

The document outlines how the strategic locations in the main towns and potential allocations in the villages might come forward.

It is important to remember that a large number of sites are proposed for allocation throughout the borough. More information on individual sites is available in the document.

The document provides details of all of the sites considered to date for allocation in the following format:

A brief description of each of the settlements in the borough including main towns, key rural service centres and rural villages in line with the “settlement hierarchy” from the Core Strategy

A table listing each of the “acceptable” or “partially acceptable” sites taken from the Strategic Housing Land Availability Assessment (SHLAA 2011)

A map of each of the settlements showing the revised development boundaries and the allocation options for the settlement

Appendix 1 of the document lists in a table the sites “rejected” in the SHLAA



# Site Specific Allocations and Policies DPD



## Sub Regional Centre

King's Lynn including West Lynn & Gaywood

### Main Towns

Hunstanton Downham Market

### Settlements adjacent to King's Lynn and the main towns

Emneth (adjacent to Wisbech) Walsoken (adjacent to Wisbech)

North Wootton South East King's Lynn (West Winch and North Runcton Area)

South Wootton North East King's Lynn (adjacent to Knights Hill)

### Key Rural Service Centres

Brancaster / Brancaster Staithes / Burnham Deepdale Burnham Market

Castle Acre **Cherowaton**

Dersingham Dooking

East Rudham Feltwell with Hockwold cum Wilton

Gayton / Girmston / Felt Row Great Massingham

Headham Mamam

Methwold with Northwold Snettisham

Stoke Ferry Terrington St. Clement

**Terrington St. John / St. John's Highway / Tiney St. Lawrence** Upwell/Outwell

Wattlington **West Walton / Walton Highway**

### Rural Villages

Asiwicken Burnham Overy Staithes

Castle Rising Denver

East Winch Fincham

Fitcham Great Bricham / Birkham Tofts

Harphey Hilgay

Hillington Ingoldisthorpe

**Marshland St. James / St. John's Fen End with Tiney Fen End** Middleton

Old Hunstanton Runcton Holme

Sedgeford Shouldham

Southery Syderstone

**Ten Mile Bank** Thornham

**Three Holes** Tiney All Saints

**Walpole Cross Keys** Walpole Highway

**Walpole St. Peter / Walpole St. Andrew / Walpole Marsh** **Welney**

Wereham West Newton

**Wiggenhall St. Germans** **Wiggenhall St. Mary Magdalen**

Wimbotsham Wormegay

*Fully constrained settlements are coloured red in the table.*





# Site Specific Allocations and Policies DPD



## Background from the Core Strategy

The Core Strategy establishes the long term spatial strategy for the borough and contains overarching / strategic policies which will be used to determine planning applications.

## Development Management Policies

The third part of the document sets out important Development Management Policies which will apply across the whole borough and be used for determining planning applications. The Development Management Policies have been designed to add detail to the Core Strategy policies and ensure development accords with the over arching principles set out in the Core Strategy.

The policies covered in this section of the document include:

- DM1 Replacement dwellings and extensions to dwellings in the countryside.
- DM2 Removal of agricultural occupancy conditions.
- DM3 Houses in multiple occupation (HMO's).
- DM4a Town centre areas.
- DM4b Retail frontages.
- DM5 Gaywood clock area.
- DM6 Holiday and seasonal occupancy conditions.
- DM7 Static holiday caravan sites and touring, camping and caravan sites.
- DM8 Flood risk: Coastal hazard zones.
- DM9 Disused railway trackbeds.
- DM10 Corridors of movement.
- DM11 Protection of existing green infrastructure and open space.
- DM12 Boroughwide (rural areas and coastal areas) green infrastructure.

**Do you have any comments on the proposed policy approach?**



# Site Specific Allocations and Policies DPD

## You can comment on the document in a number of ways.....

Perhaps the easiest way is via our consultation website. This website contains all of the documents relating to the Local Development Framework.

Once you have registered with the website you will be able to return and add comments throughout the consultation period. The web address you will need to access all of this information is:

[www.west-norfolk.gov.uk](http://www.west-norfolk.gov.uk)

Alternatively if you don't have access to the internet, then you can view the consultation document in the following locations:

**Local Libraries**  
**Local Council Offices**

Copies of the response form are also available at all of these locations. You can also collect a response form from us today.

The address that you need to return completed forms to is:

**LDF Team**  
**King's Court**  
**Chapel Street**  
**King's Lynn**  
**Norfolk**  
**PE30 1EX**

Please feel free to pop in to the Council office's Tuesday afternoons 2pm to 4pm during the consultation period to speak to an Officer.

## Have your say!

## We want your views...

## What happens next....

The Council will develop the next stage of the DPD with the preferred parcels of land in each of the selected settlements being suggested for allocation. Further consultation will take place at this stage.

Borough Council of  
King's Lynn &  
West Norfolk



# NEWS RELEASE



PR 1842

21 September 2011

For Immediate Release

## Comment upon future development in your area

Residents are being invited to comment upon a document that will detail the type and location of future development in their neighbourhoods.

The public consultation, which will enable communities to comment upon the Site Specific Allocations and Policies document, runs from Friday 23 September until 18 November.

The Site Specific Allocations and Policies document forms part of the Local Development Framework (LDF), which outlines all development in the borough until 2026. Where the Core Strategy (also a document within the LDF) provides broad information, such as the number of houses to be built in the borough or the number of hectares of employment land to be developed, the Site Specific Allocations and Policies document will provide the detail of how this will be achieved, stating exactly where and what number of houses will be built or the size and precise location of employment land.

As well as defining what will be developed where, the Site Specific Allocations and Policies document includes policies covering subjects such as houses of multiple occupancy (HMOs), the coastal hazard zone, and extensions to dwellings, which apply across the borough.

The document also examines towns' and villages' current development boundaries. The proposals demonstrate how these may be changed in the future to incorporate growth. People will be able to comment upon the proposals and suggest other parcels of land that could potentially be brought within the development boundary.

Cllr Vivienne Spikings, Cabinet Member for Development, said: “When this document is finalised it will set out what can be developed where and will shape the future of our communities. This consultation gives people the chance to examine the proposals for their neighbourhood and an opportunity to share local knowledge with planners so that together we plan development that will allow our villages and towns to meet future demands and continue to be places where people want to work, live and visit.”

All the proposals will be available on the council’s website under the Local Development Framework pages and comments can be made online during the consultation period.

A series of drop-in sessions in villages across the borough will also take place during this period (dates attached below). At the sessions people will have a chance to examine the proposals and ask questions, as well as leave written comments that will form part of the consultation.

The consultation consists of a series of questions that accompany details of the proposals and illustrative maps of each of the locations. Questions cover topics such as housing allocation - where residents will be asked what criteria they think should be used for deciding how many houses should be built in a particular location. Hard copies of the document will be available at local libraries and council offices throughout the consultation period.

The consultation closes at 5 pm on 18 November.

All comments received during the consultation will be considered by the council and used to develop the ‘preferred options’ document. This will be considered by Cabinet before being submitted to the Secretary of State for approval. It is anticipated that the adopted version of the document will be available in early 2013.

-Ends-

### **Contact information**

For more information about the Site Specific Allocations and Policies consultation please contact Claire Dorgan, Principal Planner, on 01553 616236

For comment

Cllr Vivienne Spikings, Cabinet Member for Development, on 01945 772248

### **Notes for editors**

Maps of each of the locations, highlighting proposed developments, will be included in the consultation alongside key questions.

#### Drop-in session dates

South Wootton, parish office (next to village hall)      Tues 27 Sept 2011 at 4pm to 7pm

Hunstanton Community Centre      Wed 28 Sept 2011 at 4pm to 7pm

Upwell Village Hall      Mon 3 Oct 2011 at 4.30pm to 7.30pm

Downham Market Town Hall      Tues 4 Oct 2011 at 3pm to 7pm

South Wootton Village Hall      Thurs 6 Oct 2011 at 3.30pm to 8pm

Grimston Village Hall      Mon 10 Oct 2011 at 4pm to 7pm

Terrington St Clement Village Hall      Tues 11 Oct 2011 at 4pm to 7pm

Methwold, St. George's Hall      Wed 12 Oct 2011 at 4pm to 7pm

Docking, The Ripper Hall      Thurs 13 Oct 2011 at 4pm to 7pm

West Winch, William Burt Centre  
3.30pm to 8pm

Fri 14 Oct 2011 at

Emneth Central Hall  
7pm

Wed 19 Oct 2011 at 4pm to

King's Lynn, 14 Norfolk Street  
to 1pm

Sat 22 Oct 2011 at 9am

**Issued by Leanne Winston, Communications Officer, on 01553 616506**

# Have your say on the future

This council's vision for the future of the area is being set out in a new strategy which will shape the way we live and work in the area over the next 10 years. The strategy will set out the council's vision for the future of the area and will be a key document for the council and the community. It will be developed in partnership with the community and will be a key document for the council and the community. It will be developed in partnership with the community and will be a key document for the council and the community.

## Policy document outlines the nitty gritty of plans in the pipeline for West Norfolk

The council's vision for the future of the area is being set out in a new strategy which will shape the way we live and work in the area over the next 10 years. The strategy will set out the council's vision for the future of the area and will be a key document for the council and the community. It will be developed in partnership with the community and will be a key document for the council and the community.

### Drop-in sessions

Drop-in sessions will be held at the council offices (next to the library) on Monday 3 October 2011, 4pm to 7pm. The sessions will be held at the council offices (next to the library) on Monday 3 October 2011, 4pm to 7pm. The sessions will be held at the council offices (next to the library) on Monday 3 October 2011, 4pm to 7pm.

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With the new...  
NEC MENS

01432 821...

# Getting down to the nitty gritty

THE report on page 23 of last Tuesday's Lynn News invited us all to have our say on the nitty gritty of plans in the pipeline for West Norfolk.

One of the ways available for making our views known is by attending one of a dozen drop-in sessions at various locations throughout the borough.

Several people at the session in Hunstanton last Wednesday were Heacham residents, concerned at proposals for houses to be built on land between Heacham Manor golf course and the Manorfields estate.

Under the current local plan, all this land, including the golf course, is designated an area of important landscape quality.

While the switch from agriculture to recreation may not have resulted in a significant change to the appearance of the landscape, a new residential estate with more than 300 dwellings is likely to have an adverse impact on the environment.

The Site Specific Allocations consultation document does refer to

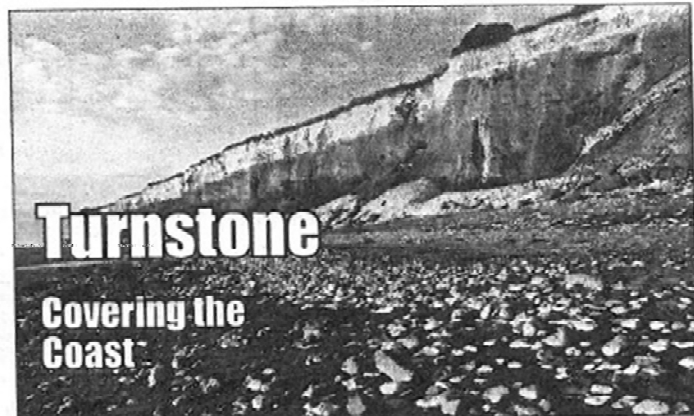
the need for ecological and archaeological surveys of the area prior to any development taking place, but this does not adequately address the proposed change to the quality of the landscape.

Another concern raised by visitors to this session was the distance between the town centre and the proposed expansion. One local resident argued that without an increase in the number of jobs in Hunstanton there would be no need for more houses.

Brian Holmes, of Hunstanton, pointed to the need for an alternative means of transport if more local residents would have to travel into Lynn, or beyond to their place of work.

This prompted me to refer him to section 10.10.1 of the document - also available on the borough council website - which, under the heading Planning Policy Guidance Note 13, reads as follows:

"Transport's main objective is to promote more sustainable transport choices for both people and for moving freight. Disused railway trackbeds and



routes can be a valuable resource, such as providing future routes for footpaths or cycle ways. It is therefore important to protect them from adverse development which might otherwise compromise their future as alternative economic or recreational transport routes."

"If that's the case," Brian was quick to reply, "why in Policy Draft DM9 is there no mention of protecting the trackbed of the Lynn to Hunstanton line and then connecting it to the line linking Lynn

station to Alexandra Dock and the proposed Bentinck Dock minerals aggregate depot? Now that Lynnsport obstructs the original rail route, surely the council should be looking seriously at the possibility of linking the Hunstanton line to the route into Lynn from the docks under Dodman's bridge?"

Brian went on to point out that West Norfolk ap-

pears to be the only part of the country where disused rail routes are not being brought back into service as Heritage Railways or in use by cyclists and pedestrians.

If there are other people out there who feel as strongly as Brian does on this issue, perhaps they will get along to a drop-in session or go to: [www.west-norfolk.gov.uk/Default.aspx?page=24524](http://www.west-norfolk.gov.uk/Default.aspx?page=24524)

## Compensatio

for accident injury



## Parish earmarks sites for home expansion

NINE sites for possible housing developing have been provisionally approved by Upwell Parish Council. Sixty homes may be built across Upwell and Outwell during the next 15 years as a result of a public drop-in session regarding the matter.

A public consultation remains open to residents until Friday, November 18. Responses can be submitted via [www.west.norfolk.gov.uk](http://www.west.norfolk.gov.uk) or via letter or e-mail to the council.

The parish council's next meeting takes place on Monday at 7.30pm.

## Youth club benefit gig

A SPECIAL music gig is being held to raise money for the Jammin' Youth Club.

Members of the club will host the event at the Queen Mary Centre, Wisbech, on

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# Internal Affairs


October 2011

Borough Council of  
**King's Lynn & West Norfolk**



## Internal Affairs

Your online guide to what's happening



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**News**

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### New development in the borough

A consultation on the Site Specific Allocations and Policies document, which details the type and location of future development in the borough, began on Friday 23 September and will run until 18 November.

As well as defining what will be developed where, the document includes policies covering subjects such as houses of multiple occupancy (HMOs), the coastal hazard zone and extensions to dwellings, which apply across the borough.

The document also examines towns' and villages' current development boundaries. The proposals demonstrate how these may be changed in the future to incorporate growth. People will be able to comment upon the proposals and suggest other parcels of land that could potentially be brought within the development boundary.

All the proposals will be available on the council's website under the [Local Development Framework pages](#) and comments can be made online during the consultation period.

A series of drop-in sessions in villages across the borough will also take place during this period (dates below). At the sessions people will have a chance to examine the proposals and ask questions, as well as leave written comments that will form part of the consultation.

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Hard copies of the document will be available at local libraries and council offices throughout the consultation period.

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Drop-in session dates	
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King's Lynn, 14 Norfolk Street	Sat 22 Oct 2011 at 9am to 1pm

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- Decriminalisation of Parking
- The Site Specific Allocations and Policies Development Plan Document
- Family sculpture marks cycle route
- Sandringham hosts Tour of Britain Family Fun Day
- Tour of Britain challenge at Bodyworks
- Starters and leavers for August 2011
- West Norfolk sweeps the board at Norfolk Village Games

**Councillors**

**In Brief**

**Diary Dates**

Any problems, suggestions or feedback please contact me.

Louise Hodgkin

Democratic Services -  
Admin Assistant

[louise.hodgkin@west-norfolk.gov.uk](mailto:louise.hodgkin@west-norfolk.gov.uk)

01553 616394

### Council News

Issue 88 - 9 September 2011

## The Site Specific Allocations and Policies Development Plan Document

The Site Specific Allocations and Policies Development Plan Document (Issues and Options Consultation) were approved at Cabinet on Tuesday 6<sup>th</sup> September 2011. Please follow this link for a draft copy of the document - <http://www.west-norfolk.gov.uk/Default.aspx?page=22305>

This consultation document asks the public, stakeholders, statutory consultees etc for their comments on:

- how new housing development should be distributed throughout our rural areas based on the Core Strategy policy approach,
- potential development sites in our towns and villages,
- proposed town/ village boundaries,
- Development management policies on specific issues such Houses in Multiple Occupation and Coastal Hazard Zones, among others.

The consultation period will run from Friday 23<sup>rd</sup> September 2011 to 5pm on Friday 4<sup>th</sup> November 2011.

The Council will be writing to all interested parties, produce a press release, place advertisements in the local press, as well as organising briefing sessions for Parish Councils and a series of exhibitions / drop ins across the borough. The document will be available on the Council's website and we will be encouraging people to make any comments they have online. Please follow this link to the relevant section of our website - <http://www.west-norfolk.gov.uk/default.aspx?page=24524>. We have already written to Parish Council's to give them notice of the consultation dates, a link to the Cabinet papers, and to advise them of the Parish briefing sessions.

It is likely that this document will stimulate a great deal of interest throughout our towns and rural areas both by landowners and concerned residents, and so it is likely Members will receive questions and comments about this document. If you have any questions please contact the LDF Manager Alan Gomm on [alan.gomm@west-norfolk.gov.uk](mailto:alan.gomm@west-norfolk.gov.uk) or 01553 616237, or Claire Dorgan on [claire.dorgan@west-norfolk.gov.uk](mailto:claire.dorgan@west-norfolk.gov.uk) or 01553 616236.

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If Councillors have any comments about the Members Bulletin, suggestions on things that you would find useful to see in it, or perhaps an item you would like to submit or bring to the attention of other Members, then please feel free to contact me.

Please remember that if you are a Council representative on an outside body that doesn't report directly to any other body you ought to be reporting on the activities of that organisation through the Bulletin. Just submit a note through to me and I will arrange it for you.

Louise Hodgkin

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