

Core Strategy - Proposed Submission Document

Local Development Framework

King's Lynn & West Norfolk

Focused Changes

September 2010

**your views, your vision...
help us to plan your future.**

Contents

Introduction	1
---------------------------	----------

Changes

CS02 - Settlement Hierarchy	4
CS03 - King's Lynn	12
CS05 - Hunstanton	16
Hunstanton: Key Diagram	19
CS08 - Sustainable Development	21
CS09 - Housing	25
Paragraph 7.3.23a	30
CS10 - Economy	31
CS11 - Transport	35

Your views, your vision...

Introduction

Core Strategy Consultation

The Borough Council published its Local Development Framework Core Strategy Proposed Submission Document in January 2010. This was an important event required under Regulation 26⁽¹⁾ which enables people to express an opinion on the “soundness” of the Strategy before it is submitted to the Secretary of State.

To be considered sound the Core Strategy must be:

legally compliant, and the policies contained within it are

- justified,
- effective and also
- comply with national and regional policies

During the six weeks between 13 January and 24 February 2010 over 400 representations were received from statutory bodies, national and local organisations and businesses, landowners and residents. Further representations cannot now be submitted on the soundness of the document.

Those representations are summarised here:

Representations suggesting the Core Strategy was ...

'Not legally compliant'	22
'Unsound'	202
'Sound'	148
Not specified	55
Total duly made	427
Received late and not duly made	4

The representations can be viewed, and downloaded, [here](#)⁽²⁾ together with the text of the document. Please see our main [website](#)⁽³⁾ to view or download supporting documents.

What has happened since publication

Over the intervening months, the Council has considered all of the representations submitted both to gauge the overall level of support for the intended strategy and also to accommodate, if possible, suggested modifications or improvements. In doing so it also became clear that there are instances requiring correction or clarification. In support of that work the Council has also produced a "[Background Paper to the Settlement Hierarchy \(Policy CS02\) and changes from the Proposed Submission document \(May 2010\)](#)"⁽⁴⁾ to inform these particular changes.

1 The Town and Country planning (Local Development) (England) Regulations 2004 (as amended)
 2 <http://west-norfolk-consult.limehouse.co.uk/portal>
 3 <http://www.west-norfolk.gov.uk/default.aspx?page=24482>
 4 <http://www.west-norfolk.gov.uk/pdf/SettlementHierarchy2010.pdf>

In addition, the Secretary of State has also revoked the East of England Plan and as a consequence the text of the document is now dated, in part, in its reference to that Plan.

These issues need to be addressed before the Core Strategy is submitted to the Secretary of State. We propose to deal with these changes in two ways.

Focused Changes

A schedule has been produced for Focused Changes, to policy text. However, because clarity in policy is important to the final document we now publish this particular schedule and seek your comment, support or otherwise on these suggested changes. This schedule, together with responses received, will be submitted with the Proposed Submission Document for the Inspector to best determine how to treat the suggested changes. Please note this exercise seeks to provide clarity in the Core Strategy document and the consultation cannot re-open debate upon the general content and proposed policies last published in January 2010.

The Council has also produced a second [schedule of minor changes](#)⁽⁵⁾ to the informative areas of text which, if accepted, will bring these areas up to date. A simple example of these changes would be insertion of the word “former” before “East of England Plan”. Because these modifications do not seek to introduce change to the Core Strategy itself the schedule is published for information but not for comment. This schedule will also accompany the Proposed Submission Document when that is submitted for examination; the examining

Inspector will then determine how best to undertake these suggested minor changes in the binding report.

How you can make your representations

The period for making representations starts on 1 September 2010 and ends at 5pm on 13 October 2010. Representations received outside of these dates cannot be considered.

Submit your representations on-line at <http://west-norfolk-consult.limehouse.co.uk/portal>. If you have previously registered you need not register again. You may store draft comments before submission, print comments and save to your own PC for your personal record.

If you cannot submit on-line, please request a Representation Form for completion but do remember, the completed form must be received before 5pm 13 October 2010. Proof of posting cannot over-ride this requirement. Forms can be requested from Development Services by:

Tel: 01553 616604

Email: ldf@west-norfolk.gov.uk

Visit: King's Court, Chapel Street, King's Lynn (Office hours vary)

Only on-line submissions or formal Representation Forms (or copies) should be submitted.

What happens next?

The Borough Council intends to submit the Proposed Submission Document to the Secretary of State for examination shortly after this publication period ends. Various

5 <http://www.west-norfolk.gov.uk/pdf/Sched%20Minor%20Changes%20Sept%202010.pdf>

documents will accompany the submission including the schedules of minor and focused changes and these representations.

When the documents are submitted, administration of the lead-in period to the Hearing will be passed to a Programme Officer who will be responsible for all future liaison with the appointed Inspector. Contact details will be released nearer to that time, as will timetables of events and lists of all relevant documents made available to the Inspector and arrangements for their inspection.

CS02 - Settlement Hierarchy

For ease of reference this is the ORIGINAL POLICY as published within the Core Strategy Proposed Submission Document, without changes. The changes now suggested are set out at the end of this section:

CS02 The Settlement Hierarchy

Decisions on investment in services and facilities and on the location and scale of new development will be taken on the basis of the borough settlement hierarchy:

Sub-regional centre
King's Lynn including West Lynn, and Gaywood which provides a significant neighbourhood level function within King's Lynn

Main towns
Hunstanton
Downham Market

Settlements adjacent King's Lynn or the main towns
Emneth (adjacent Wisbech)
North Wootton
South Wootton
Walsoken (adjacent Wisbech)
West Winch

Key Rural Service Centres

Burnham Market	Feltwell/ Hockwold cum Wilton	Terrington St Clement
Brancaster	Gayton/ Grimston	Tilney St Lawrence/ Terrington St John
Castle Acre	Great Massingham	Upwell/ Outwell
Clenchwarton	Heacham	Watlington
Dersingham	Marham	West Walton/ West Walton Highway
Docking	Methwold	
East Rudham	Snettisham	

Rural villages

Brancaster Staithe	Northwold	Three Holes
Burnham Deepdale	Old Hunstanton	Tilney All Saints
Castle Rising	Pott Row	Tottenhill
Denver	Runton Holme	Walpole Cross Keys
East Winch	Saddlebow	Walpole St Peter

Fincham	Sedgeford	Welney
Great Bircham	Setchey	Wereham
Harpley	Shouldham	West Newton
Hilgay	Southery	Wiggenhall St Germans
Hillington	St John's Fen End	Wiggenhall St Mary Magdalen
Ingoldisthorpe	Stoke Ferry	Wimbotsham
Marshland St James	Stowbridge	
Middleton	Syderstone	
Nordelph	Thornham	

Smaller villages and hamlets ⁽⁶⁾

Anmer	Holme next the Sea	Tilney Fen End
Ashwicken	Lakesend	Tilney High End
Barroway Drove	Leziate	Titchwell
Barton Bendish	Methwold Hythe	Tottenhill Row
Bawsey	New Houghton	Walpole Highway

⁶ unlisted hamlets and smaller groups of rural dwellings excluded from this hierarchy are deemed to be within the wider countryside

Bircham Newton	North Creake	Walpole Marsh
Boughton	North Runcton	Walpole St Andrew
Brookville	Pentney	West Acre
Burnham Norton	Ringstead	West Bilney
Burnham Overy Staithe	Roydon	West Dereham
Burnham Overy Town	Salters Lode	West Rudham
Burnham Thorpe	Shernborne	West Winch Mill
Congham	Shouldham Thorpe	Whittington
Crimplesham	South Creake	Wiggenhall St Mary the Virgin
East Walton	St John's Highway	Wolferton
Fritcham cum Appleton	Stanhoe	Wormegay
Fring	Stow Bardolph	Wretton
Gayton Thorpe	Ten Mile Bank	
Hay Green	Tilney cum Islington	

Land allocation in each of the settlement tiers will be in accordance with the principles set out in Policy CS09 Housing Distribution. All new development in the borough should be of the highest quality design in accordance with the requirements of Policy CS08 Sustainable Development.

Sub Regional Centre (King's Lynn)

The focus of major planned growth will be in and adjacent to King's Lynn as indicated within the Key Diagram, in accordance with Policy CS03 King's Lynn. A significant area of growth will be allocated to the south east of the town which will contribute both to current needs and also establish a direction of future growth to meet anticipated need beyond the current plan period.

Gaywood functions as a **neighbourhood centre** within King's Lynn. It provides a significant range of services including retail. Gaywood's important role as a centre is recognised and will be protected so that it can continue to provide a nucleus for new local business in accordance with Policy CS10 Economy.

Main Towns (Downham Market & Hunstanton)

Significant development will take place in these locations with a focus on maintaining and enhancing their respective roles in delivering essential convenience services, opportunities for employment and residential development, and enhanced tourist facilities in accordance with Policies CS04 Downham Market and CS05 Hunstanton.

Settlements adjacent to King's Lynn and the main towns

Development will take place in these locations where it can demonstrate a positive impact on the adjacent Sub Regional Centre/Main Town and which will assist in both maintaining and enhancing the provision of services.

Key Rural Service Centres

Limited growth of a scale and nature appropriate to secure the sustainability of each settlement, will be supported within the Development Limits of the Key Rural Service Centres. In accordance with Policy CS06 Development in rural areas.

Rural Villages

Limited minor development will be permitted which meets the needs of settlements and helps to sustain existing services in accordance with Policy CS06 Development in rural areas.

Smaller Villages and Hamlets

Development in Smaller Villages and Hamlets will be limited to specific identified needs only in accordance with Policy CS06 Development in rural areas.

In all cases set out above, development should seek to avoid conflict with the environmental protection and nature conservation policies of the Local Development Framework and should, where necessary, introduce mitigating or compensatory measures to address harmful implications in accordance with Policy CS12 Environmental Assets.

Policy CS02 aims to assist the delivery of all the Core Strategy Objectives by directing development to sustainable locations.

The PROPOSED CHANGES to this policy FOLLOW.

Please remember this policy was published for consideration earlier this year and comments of principle should not be re-iterated now. Comments need be made only if you consider that the changes, if made, would affect either the legal compliance or the soundness of the Core Strategy:

Proposed Change 1

CS02 - 1

Addition of settlements to existing 'Key Rural Service Centres to create joint 'Key Rural Service Centres'

- Brancaster *with* Brancaster Staithe/ Burnham Deepdale
- Terrington St. John *with* St. John's Highway/ Tilney St Lawrence.
- Grimston/ Pott Row *with* Gayton
- Methwold *with* Northwold

Justification:

Please refer to detailed justification in supporting document: 'Background paper to the Settlement Hierarchy (Policy CS02) and changes from the Proposed Submission document (May 2010)' ([here](#))

Representation reference number/name:

Norfolk CC, Burnham Market PC, Brancaster PC, Grimston PC, Tottenhill PC, Walpole PC, Adrian Parker Planning, Alistair Borthwick, Maxey and Son, and others

Proposed Change 2

CS02 - 2

Change in designation of Stoke Ferry from 'Rural village' to 'Key Rural Service Centre'

Justification:

Please refer to detailed justification in supporting document: 'Background paper to the Settlement Hierarchy (Policy CS02) and changes from the Proposed Submission document (May 2010)' ([here](#))

Representation reference number/name:

Norfolk CC, Burnham Market PC, Brancaster PC, Grimston PC, Tottenhill PC, Walpole PC, Adrian Parker Planning, Alistair Borthwick, Maxey and Son, and others

Proposed Change 3

CS02 - 3

Change in designation of the following settlements from 'Smaller villages and hamlets' to 'Rural Villages':

- Ashwicken
- Burnham Overy Staithe
- Flitcham cum Appleton
- Ten Mile Bank
- Tilney Fen End
- Walpole Marsh
- Walpole St Andrew
- Walpole Highway
- Wormegay

(note: Walpole Marsh/ Walpole St Andrew and Walpole St Peter are now redefined as one Rural Village)

Justification:

Please refer to detailed justification in supporting document: 'Background paper to the Settlement Hierarchy (Policy CS02) and changes from the Proposed Submission document (May 2010)' ([here](#))

Representation reference number/name:

Norfolk CC, Burnham Market PC, Brancaster PC, Grimston PC, Tottenhill PC, Walpole PC, Adrian Parker Planning, Alistair Borthwick, Maxey and Son, and others

Proposed Change 4

CS02 - 4

Change in designation of the following settlements from 'Rural Villages' to 'Smaller villages and hamlets':

- Nordelph
- Saddlebow
- Setchey
- Stow Bridge
- Tottenhill
- Wereham
- Wigenhall St. Mary Magdalen

Justification:

Please refer to detailed justification in supporting document: 'Background paper to the Settlement Hierarchy (Policy CS02) and changes from the Proposed Submission document (May 2010)' ([here](#))

Representation reference number/name:

Norfolk CC, Burnham Market PC, Brancaster PC, Grimston PC, Tottenhill PC, Walpole PC, Adrian Parker Planning, Alistair Borthwick, Maxey and Son, and others

Proposed Change 5

CS02 - 5

Addition of previously unnamed settlements to the category 'Smaller villages and hamlets':

- Bagthorpe with Barmer
- Barwick
- Choseley
- Fordham
- Little Massingham
- Ryston

Justification:

Please refer to detailed justification in supporting document: 'Background paper to the Settlement Hierarchy (Policy CS02) and changes from the Proposed Submission document (May 2010)' ([here](#))

Representation reference number/name:

Norfolk CC, Burnham Market PC, Brancaster PC, Grimston PC, Tottenhill PC, Walpole PC, Adrian Parker Planning, Alistair Borthwick, Maxey and Son, and others

Proposed Change 6

CS02 - 6

Merge 'Rural Villages' Marshland St James with St Johns Fen End and Tilney Fen End to become one 'Rural village'.

Justification:

Please refer to detailed justification in supporting document: 'Background paper to the Settlement Hierarchy (Policy CS02) and changes from the Proposed Submission document (May 2010)' ([here](#))

Representation reference number/name:

Norfolk CC, Burnham Market PC, Brancaster PC, Grimston PC, Tottenhill PC, Walpole PC, Adrian Parker Planning, Alistair Borthwick, Maxey and Son, and others

Proposed Change 7

CS02 - 7

Addition of settlement: Great Bircham to be joined with existing 'Rural Village' Bircham Tofts

Justification:

Please refer to detailed justification in supporting document: 'Background paper to the Settlement Hierarchy (Policy CS02) and changes from the Proposed Submission document (May 2010)' ([here](#))

Representation reference number/name:

Norfolk CC, Burnham Market PC, Brancaster PC, Grimston PC, Tottenhill PC, Walpole PC, Adrian Parker Planning, Alistair Borthwick, Maxey and Son, and others

Proposed Change 8

CS02 - 8

Deletion from 'Smaller villages and hamlets' the settlement: West Winch Mill

Justification:

Please refer to detailed justification in supporting document: 'Background paper to the Settlement Hierarchy (Policy CS02) and changes from the Proposed Submission document (May 2010)' ([here](#))

Representation reference number/name:

Norfolk CC, Burnham Market PC, Brancaster PC, Grimston PC, Tottenhill PC, Walpole PC, Adrian Parker Planning, Alistair Borthwick, Maxey and Son, and others

CS03 - King's Lynn

For ease of reference this is the ORIGINAL POLICY as published within the Core Strategy Proposed Submission Document, without changes. The changes now suggested are set out at the end of this section:

CS03 King's Lynn area

In support of the overall development strategy King's Lynn will continue to meet its obligations as a Growth Point and Key Centre for Development and Change and develop as a Sub-Regional Centre.

The strategy for growth is to:

- Provide at least 7,000 new dwellings within and around King's Lynn including:
 - West Lynn,
 - South Wootton,
 - North Wootton, and
 - West Winch.
- At least 1,000 of these dwellings will be provided as part of the regeneration of the central part of the town and the remaining number will be allocated within urban expansion areas to the north and south east of the town.
- The area south east of the town adjoining West Winch will contribute significantly both to current needs and also establishes a direction of future growth to meet anticipated need beyond the current plan period.
- Provide at least 3,000 new jobs in existing and new employment areas to the east and south of the town at Hardwick Estate Extension, Saddlebow Road, and Land south of Hardwick Narrows and as part of a balanced mix of uses within areas of renewal and replacement.
- Provide at least 20,000m² of retail floor space as an extension to the

existing town centre west of Railway Road.

- Continue protecting and enhancing the historic environment of King's Lynn in order to promote the town for its unique heritage and cultural offer.

To achieve these outcomes precedence will be given to the Urban Renaissance Strategy set out for:

- The Nar-Ouse Regeneration Area;
- The Waterfront Regeneration Area, which will combine to provide a balanced mix of housing; employment sites; educational facilities and local services; and the
- Town Centre Extension Development Framework which will promote the town's role as a sub-regional attraction with an expanded retail offer and improved accessibility to cultural, tourism and leisure uses.

Within the historic and commercial cores of the town, new development will be required to demonstrate a high quality of design which, without stifling innovation, respects and enhances the wider historic surroundings and reinforces a positive visitor experience to the town and consequently supports the local tourism, leisure and culture economies.

The expansion areas, and sites of significant redevelopment, are indicated within the Key Diagram and will be defined within the Site Allocations and Policies Development Plan Document.

Elsewhere throughout the urban area, schemes of renewal or replacement that positively contribute to the regeneration of the town will be encouraged where there is no detrimental impact upon:

- flood-protection strategies set out in CS01 and CS08;
- the transportation network, including the operation of the port as a strategic transport facility
- local services and facilities;
- significant trees, wildlife or historic assets;
- enjoyment of the public realm;
- crime prevention.

In support of these policies the Council will continue to monitor and seek to influence improvements in the efficiency of the public transport network within the town, its links to main towns and villages within the borough, and major destinations beyond the borough. Improvements may require change to operational aspects of the services or appropriate improvements to the highways infrastructure including traffic management and car-parking strategies. The King's Lynn Area Transportation Strategy will address detailed proposals.

Open space and recreational facilities will be provided within and around the town to serve the needs of the existing residents and to meet the needs of the growing population.

The Council will seek to enhance green infrastructure in the town in accordance with the Green Infrastructure Strategy. In particular enhancing the area around

the Gaywood Valley to the east of the town and Nar Ouse Riverside Park to the west.

Alternative links within the town for walking and cycling will be maintained and extended to meet the future needs of the residents notably within the areas of regeneration and expansion.

The Council will work with its strategic partners to:

- ensure the continued presence of a general hospital at King's Lynn to serve the needs of its growing population, the broader population of West Norfolk and the relevant catchment areas from Breckland, Cambridgeshire and Lincolnshire.
- develop a major new educational enterprise campus by relocating all, or parts, of the College of West Anglia, and attracting both the Anglia Ruskin University and relocating the Academy School to develop King's Lynn as an educational and enterprise centre.

Policy CS03 contributes to Core Strategy objectives 1-15 Economy, Society and Environment and 16-20 King's Lynn.

The PROPOSED CHANGES to this policy FOLLOW.

Please remember this policy was published for consideration earlier this year and comments of principle should not be re-iterated now. Comments need be made only if you consider that the changes, if made, would affect either the legal compliance or the soundness of the Core Strategy:

Proposed Change 9

CS03 - 1

Policy includes reference to King's Lynn as a Key Centre for Development and Change. Delete reference within policy:

Remove words "... Key Centre for Development and Change and ..." (lines 3 and 4)

Justification:

To reflect revocation of the East of England Plan.

Representation reference number/name:

Borough Council

Proposed Change 10

CS03 - 2

Policy includes erroneous reference to land. Delete reference within policy:

Remove words "... land south of Hardwick Narrows ..." (fourth bullet point)

Justification:

To align with Key Diagram Figure 7

Representation reference number/name:

Borough Council, CSPS 189
Whitehouse Farm Partnership

CS05 - Hunstanton

For ease of reference this is the ORIGINAL POLICY as published within the Core Strategy Proposed Submission Document, without changes. The changes now suggested are set out at the end of this section:

CS05 Hunstanton

The focus for Hunstanton will be on ensuring that as a main town it develops its position as a successful service hub for the local area, while strengthening the role as a tourist destination with year-round activities. This will utilise evidence within the Town Centre and Southern Seafront Masterplan.

The strategy for the town is to:

- retain and strengthen the role of Hunstanton as a main town in the borough, a service centre supporting retail, culture and social infrastructure;
 - provide modest and balanced employment growth to create jobs and opportunities to meet the needs of existing and new residents. This should be quality year round employment, with less reliance on seasonal/tourist activity;
 - promote opportunities for residential development within the town centre, particularly for affordable housing;
 - allocating up to 200 new dwellings to the east of the town.
- strengthen the town's role as a visitor destination. Support will be given to additional sustainable tourist facilities and leisure development which extends the season by providing diverse year-round activities, while acknowledging and being sympathetic to the valuable natural

assets of the town and surrounding area.

- develop a transport and movement strategy for the town, to expand upon the information in the Town Centre and Southern Seafront Masterplan. This should include
 - a parking strategy. The provision of adequate levels of parking in the town as a whole is key, particularly during the summer months. For the town centre area particularly, there is a demand for parking at all times of the year, stemming from retail uses;
 - improvements to public transport; increasing the frequency and reducing journey times of services to King's Lynn; supporting more frequent services along the coast; and strengthening public transport links within rural areas;
 - improvements to routes, signage and facilities for walking and cycling.
- build upon the relationship between Hunstanton and King's Lynn so the town is able to benefit from growth proposals for King's Lynn;
- enhance the local character of the town, promoting high quality design of the local environment and the public realm. In particular to:
 - respect the heritage of Hunstanton while promoting the vibrancy of the town centre and The Green. New development should meet modern requirements while respecting the historic

environment in the conservation area.

- promote a new style of design for the Southern Seafront area, creating a new identity that reflects modern and high quality architecture rather than replicating the past. The public realm should be enhanced with a consistent approach to design and layout helping to forge the new character of this area.
- seek to enhance green infrastructure in the town in accordance with the Green Infrastructure Strategy and Delivery Plan in particular enhancing:
 - the green assets in the town particularly Oasis Way; and
 - links to Heacham and Hunstanton Park.

Policy CS05 contributes to Core Strategy objectives 1-15 Economy, Society and Environment and 23-27 Hunstanton.

The PROPOSED CHANGES to this policy FOLLOW.

Please remember this policy was published for consideration earlier this year and comments of principle should not be re-iterated now. Comments need be made only if you consider that the changes, if made, would affect either the legal compliance or the soundness of the Core Strategy:

Proposed Change 11

CS05 - 1

Within the 1st bullet point the policy will be amended to read:

"... allocating up to 200 new dwellings to the east and/ or south of the town."

Justification:

Amend policy wording to indicate a wider strategic location of growth. The specific locations will then be dealt with in detail as part of the Site Specific Allocations and Policies document.

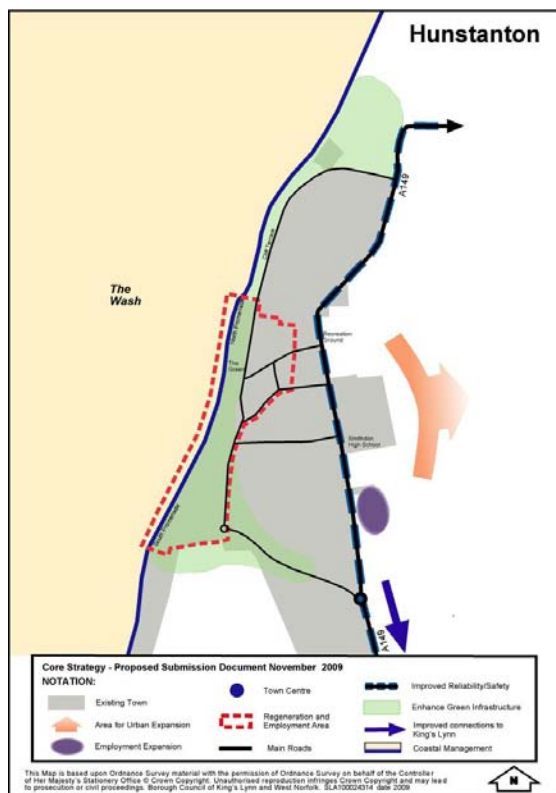
Representation reference number/name:

CSPS 195 Searle's Leisure Group

Hunstanton: Key Diagram

For ease of reference this is the ORIGINAL DIAGRAM as published within the Core Strategy Proposed Submission Document, without changes. The changes now suggested are set out at the end of this section:

Figure 9, Proposed Submission Document - Hunstanton



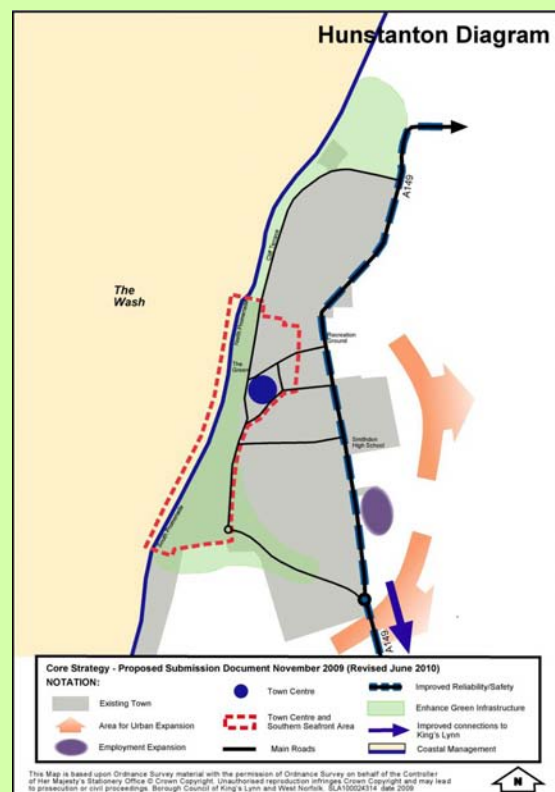
The PROPOSED CHANGES to this policy FOLLOW.

Please remember this policy was published for consideration earlier this year and comments of principle should not be re-iterated now. Comments need be made only if you consider that the changes, if made, would affect either the legal compliance or the soundness of the Core Strategy:

Proposed Change 12

Figure 9 Focused Change

Extend Area for Urban Expansion on Hunstanton diagram to reflect wider location (east and south).



Justification:

Amend Hunstanton diagram to reflect proposed amendments to policy CS05.

Representation reference number/name:

CSPS195 - Searle's Leisure Group

CS08 - Sustainable Development

For ease of reference this is the ORIGINAL POLICY as published within the Core Strategy Proposed Submission Document, without changes. The changes now suggested are set out at the end of this section:

CS08 Sustainable Development

All new development in the borough should be of the highest quality design. New development will be required to demonstrate its ability to:

- protect and enhance the historic environment;
- enrich the attraction of the borough as an exceptional place to live, work and visit;
- respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout and access will enhance the quality of the environment;
- optimise site potential, making the best use of land including the use of brownfield land;
- enhance community wellbeing by being accessible, inclusive, locally distinctive, safe and by promoting healthy lifestyles (see Policy CS14 Community & culture);
- achieve high standards of sustainable design.

To promote and encourage opportunities to achieve high standards of sustainability and energy efficiency, measures should include:

- construction techniques, layout, orientation, internal design and appropriate insulation maximised to improve efficiency;
- innovative use of re-used or recycled materials of local and traditional materials to decrease waste and maintain local character;
- reduction of on site emissions by generation of cleaner energy;

- provision of green space to safeguard wildlife, provide recreation opportunities and improve the quality of life for people living in the area;
- good access links for walking and cycling;
- integration of water saving devices and Sustainable Drainage Systems;
- designs that exceed the present standards set by Building Regulations and achieve higher levels of the Code for Sustainable Homes will be encouraged;
- at the design stage, attention should be had to the CABI 'Building for Life' national standard for well-designed homes and neighbourhoods, and all new schemes should be assessed against the Building for Life Criteria;
- new development of more than 10 dwellings (new build or conversions) or 1000m² of non residential floor space should reduce their predicted CO² emissions by at least 10% (by using decentralised and renewable and low carbon sources) as compared to the Standard Assessment Methodology⁽⁷⁾ For developments over 100 dwellings a 20% reduction of CO² emissions will be necessary.

The Council will take account of the impact of achieving these targets on the viability of a scheme and where appropriate agree a lower or nil target provided:

- the development of the site is in the wider public interest; and
- the developer is prepared to share information on development costs and margins with the Council prior to consent being granted.

Density of development

In seeking to optimise site potential the Council will scrutinise Design and Access Statements to confirm the proposal maximises the density of development, and reflects at least minimum national standards in the light of local factors. Proposals will need to explain why a higher density than that intended is not possible.

Flood Risk and Climate Change

The Council's Strategic Flood Risk Assessment outlines potential flood risk throughout the borough. In order to ensure future growth within the borough is sustainable:

- the findings of the Strategic Flood Risk Assessment will be used to guide planned growth and future developments away from areas of high flood risk;
- the Council will work in conjunction with the Environment Agency and ensure that decisions take into account coastal flooding and climate change adaptation issues.

The emerging Shoreline Management Plans will also serve to highlight the future needs and changes that may affect coastal communities arising from changes in climate. The adopted

7 Standard Assessment Procedure for Energy Rating of Dwellings.

Shoreline Management Plans will be material considerations in planning applications.

Policy CS01 acknowledges that some development may be required in flood risk areas to meet regeneration objectives and maintain the sustainability of local communities. Development proposals in high flood risk areas will need to demonstrate that:

- the type of development is appropriate to the level of flood risk identified in the Strategic Flood Risk Assessment, or;
- if the development vulnerability type is not compatible with the flood zone as set out in PPS25, proposals will need to demonstrate that the development contributes to the regeneration objectives of King's Lynn or the wider sustainability needs of rural communities;
- the development is on previously developed land, or, where proposals are for development of greenfield sites, the development must demonstrate a contribution to the regeneration objectives of Kings Lynn or the wider sustainability needs of rural communities;
- flood risk is fully mitigated through appropriate design and engineering solutions.

Renewable Energy

The Council and its partners will support and encourage the generation of energy from renewable sources. These will be permitted unless there are unacceptable locational or other impacts that could

not be outweighed by wider environmental, social, economic and other benefits.

Renewable projects should be assessed accordingly (where necessary by project level Habitat Regulation Assessment) to ensure minimal ecological impact, and should undergo a detailed cumulative impact assessment.

Policy CS08 contributes to Core Strategy Objectives 5, Economy, 11, 12, 13, 15, Environment, 18, King's Lynn, 32, Coast.

The PROPOSED CHANGES to this policy FOLLOW.

Please remember this policy was published for consideration earlier this year and comments of principle should not be re-iterated now. Comments need be made only if you consider that the changes, if made, would affect either the legal compliance or the soundness of the Core Strategy:

Proposed Change 13

CS08 - 1

Second paragraph, last sentence of 9th bullet point to read: 'For developments over 100 dwellings a 20% reduction of CO2 emissions will be encouraged.

(i.e. delete word *required* and replace with *encouraged*)

Justification:

Acknowledging a more practical position.

Representation reference number/name:

CSPS307 - Nikolls Property and Mr. and Mrs. P De Grey Osborn, C/ o Januarys (Mr. Paul Belton)

CS09 - Housing

For ease of reference this is the ORIGINAL POLICY as published within the Core Strategy Proposed Submission Document, without changes. The changes now suggested are set out at the end of this section:

CS09 Housing Distribution

The plan will identify sufficient land for a minimum of 15,840 new dwellings across the borough over the period 2001 to 2025, (12,000 to 2021 and an additional 2,400 to maintain a 15 year supply from adoption date of the Core Strategy, anticipated 2010. The total also allows 10% for flexibility and non-completion of commitments, etc.) This will be distributed broadly as follows:

- **King's Lynn area** – Provision for at least 7,000 new dwellings in total (with allocations for 4,600 new homes) will be made in King's Lynn through development at strategic locations identified on the proposals map and through other smaller sites, both will be allocated through the Site Allocations DPD. Encouragement will be given to brownfield sites which come forward in contributing to the overall total to support the regeneration emphasis in King's Lynn. An allocation of at least 1,600 new homes south east of the town will contribute both to current needs and also establish a direction of future growth to meet anticipated need beyond the current plan period.
- **Downham Market** – Provision will be made for at least 2,700 new dwellings in total (with allocations for 350 new homes) in Downham Market over the plan period, which will require new allocations in the town and will be identified through the Site Allocations DPD.

- **Hunstanton** – Provision will be made for at least 560 new dwellings in total (with allocations for 200 new homes) in Hunstanton, which will require the identification of new allocations within the town. Where possible new allocations should support the aims and objectives in the Hunstanton regeneration plan and involve the redevelopment of previously developed land in the centre of the town. New greenfield allocations will be restricted to land east of the A149 and will be identified through the Site Allocations DPD.
- **Wisbech fringe** (Emneth/Walsoken parishes) - Provision will be made for up to 500 new dwellings to support the service centre function of Wisbech.
- **Key Rural Service Centres** – Provision will be made for at least 2,800 new dwellings in total (with allocations for 600 new homes) in the Key Rural Service Centres identified by the Settlement Hierarchy (see Policy CS02). Most of this provision will be met through existing completions and commitments, with new housing allocations of an appropriate scale reflecting location and function, to be identified through the Site Allocations DPD.
- **Rural Villages** – Provision will be made for at least 1,260 new dwellings in total (with allocations for 195 new homes) in the rural villages. New housing allocations will be restricted solely to the provision of small scale infilling or affordable housing allocations or potential exceptions housing to

meet the identified needs of the local community, and will be identified through the Site Allocations DPD.

- **In total new allocations amount to 6,450.**

Housing – type, size, tenure

Proposals for housing must take appropriate account of need identified in the most up to date strategic housing market assessment with particular regard to size, type and tenure of dwellings. (These needs will include appropriate provision for all sectors of the community, for example including the needs of elderly people or people with disabilities).

Affordable Housing

The Council will work with partner organisations to ensure there is an appropriate supply of good quality affordable housing distributed throughout the borough. This will be achieved by having regard to up to date strategic housing market assessments and affordable housing needs viability studies.

The overall target for affordable housing in the borough during the plan period will be related to the ability to deliver in the market conditions that prevail at the time a planning application is made. At the present time the percentage which will be sought for affordable housing provision on qualifying sites is:

- 15% within the built up area of King's Lynn;
- 20% in all other areas.

The thresholds over which affordable housing provision will be sought are:

- King's Lynn, Downham Market and Hunstanton - Sites of 0.33 ha or 10 or more dwellings;
- Rural areas - Sites of 0.165 ha or 5 or more dwellings.

The Borough Council will vary this percentage and/or threshold(s) in line with a model of dynamic viability. The levels will be reviewed annually in consultation with a stakeholder group informed by the following factors:

- Market land values;
- House prices;
- Level of contributions sought overall;
- Index of build costs.

(The detailed mechanisms for assessing the factors will be considered as part of the Supplementary Planning Document referred to in Policy CS14, the policy relating to developer contributions for infrastructure, which is also to be reviewed annually).

The expectation is that affordable housing will be delivered on site other than in exceptional circumstances when a financial contribution will be sought.

A flexible approach on both thresholds and proportions will be taken to ensure scheme viability and balance housing need, negotiated scheme-by-scheme, subject to an open book approach by developers.

Tenure mix - 70:30 Rented to 'shared ownership', adjusted where necessary to balance housing need and make

schemes viable, subject to negotiation. 30% 'shared ownership' to include other forms of intermediate tenure, including intermediate rented.

In negotiating the proportions and tenures of affordable housing account will be taken of the site characteristics and effects on the economic viability of the development through an open book approach. Provision will be 'on-site' unless it is demonstrated that this is not feasible.

It is appropriate to consider the exceptional provision of affordable housing (maintained in 'perpetuity') are within the Rural Villages classification in Policy CS02.

Gypsies and Travellers and Travelling Showpeople

Provision will be made for a minimum of 146 permanent pitches identified in the Regional Spatial Strategy as being needed in the borough between 2006 and 2011 for gypsies and travellers.

Any deficit will be addressed through working with Registered Social Landlords and additionally with the gypsy and traveller communities to bring forward applications on suitable sites.

In addition the Borough Council will review by survey the need for additional pitches on an annual basis and judge this against the 3% annual compound increase indicated in Regional policy for the period 2011 - 2021.

Provision for transit sites and additional provision of permanent sites for gypsies and travellers above the 146 pitches will

be considered where additional need is demonstrated. The Borough Council will work with partners in county groupings to establish a network of transit sites and appropriate provision for travelling show people across the county.

Sites for gypsies, travellers (or travelling show people) will be given permission where they:

- are capable of being serviced by basic utilities;
- meet an identified need;
- avoid environmentally sensitive areas and areas at risk from flooding;
- afford good access to main routes (including the A47(T); A17; A10; A148/9; and A134); and
- are located within a reasonable distance of facilities and supporting services (such as schools or health provision).

Policy CS09 contributes to Core Strategy Objectives 1, 3, Economy, 6, 7, 9, Society, 11, 13, 15, Environment, 16, 17, 18, King's Lynn, 28, 29, 30, 31 Rural Areas.

The PROPOSED CHANGES to this policy FOLLOW.

Please remember this policy was published for consideration earlier this year and comments of principle should not be re-iterated now. Comments need be made only if you consider that the changes, if made, would affect either the legal compliance or the soundness of the Core Strategy:

Proposed Change 14

CS09 - 1

Gypsies and Travellers and Travelling Showpeople

First paragraph to read:

Provision will be made for up to 146 permanent pitches (identified from evidence used in the former Regional Spatial Strategy as being needed in the borough) between 2006 and 2011 for gypsies and travellers.

(i.e. replace "... a minimum of ..." with "... up to ..." and insert "... from evidence used ..." after "... (identified ..." and insert "... former ..." before "... Regional Spatial Strategy ...")

Third paragraph to read:

In addition the Borough Council will review by a survey the need for pitches on a biennial basis for the period 2011 - 2021.

(i.e after "... survey the need for ..." delete "... additional ..."; and replace after "... pitches on..." "... an annual ..." with "... a biennial ..."; and delete "... and judge this against the 3% annual compound interest increase indicated in Regional policy ...")

Justification:

To reflect revocation of the East of England Plan.

Representation reference number/name:

Borough Council proposal

Paragraph 7.3.23a

This is a new informative paragraph reflecting latest guidance in national Planning Policy Statements:

Proposed Change 15

CS10 - 1

Insert new paragraph in informative text:

7.3.23a: In line with PPS4 'Planning for Sustainable Economic Growth' the Council will seek to promote new working practices such as live/ work in sustainable locations across the Borough.

Justification:

Recognise the need for specific reference to Live/ work and linking this with PPS4.

Representation reference number/name:

CSPS207, CSPS209 - Mr. & Mrs. Allen Rix

CSPS217, CSPS219 - Althorp Estate

Comments need be made only if you consider that the changes, if made, would affect either the legal compliance or the soundness of the Core Strategy:

CS10 - Economy

For ease of reference this is the ORIGINAL POLICY as published within the Core Strategy Proposed Submission Document, without changes. The changes now suggested are set out at the end of this section:

CS10 The Economy

The local economy will be developed sustainably:

- to facilitate job growth in the local economy, delivering the RSS target of 5,000 additional jobs by 2021. Job growth will be achieved through the provision of employment land as well as policies for tourism, leisure, retail and the rural economy;
- to increase the proportion of higher skilled jobs while ensuring that opportunities are available for the development of all sectors of the economy and workforce;

Some 66 hectares of employment land will be allocated between 2010 and 2025 to provide for business, industrial and distribution uses. This will achieve a mix and range of sites consistent with the Settlement Hierarchy to meet identified and future needs and to provide for choice. At least 75% of employment land will be located in King's Lynn, in line with Policy CS01.

In the employment areas indicated on the Proposals Map, only high quality development which generates employment will be permitted. The distribution of employment land will be approximately as follows:

Area	Approx. Total land
King's Lynn	50ha

Area	Approx. Total land
Downham Market	15ha
Hunstanton	1ha
Total	66ha

The Core Strategy and subsequent documents will ensure that a readily available supply of land is maintained throughout the plan period (at least a five year supply of readily available land is maintained, with a further 10 years that is developable and allocated.) Development Briefs (SPDs) will be prepared to focus on overcoming constraints to key sites. The quantity and range of available employment sites will be monitored and the amount of land allocated for employment purposes reviewed in future DPDs.

Infrastructure networks in some areas will need to be expanded and improved to facilitate the growth planned. The Implementation Chapter addresses the way in which we intend to facilitate these improvements.

Tourism, Leisure and Retail

Retail, tourism, leisure, and cultural industries are key elements of the economic and social vibrancy of our borough, and contribute to the regeneration and growth of the area. The policy approach to retail development is addressed within the Settlement Hierarchy policy.

The Council will promote opportunities to improve and enhance the visitor economy:

- Supporting tourism opportunities throughout the borough.
- Promoting the expansion of the tourism (including leisure and culture) offer in Hunstanton to create a year-round economy.
- Smaller scale tourism opportunities will also be supported in rural areas to sustain the local economy, providing these are in sustainable locations and are not detrimental to our valuable natural environment.

The Council will permit the development of new tourism accommodation in rural areas subject to the following criteria being met:

- It should be located in or adjacent to our villages and towns;
- It should be of a high standard of design in line with national guidance;
- Will not be detrimental to the landscape;
- Mechanisms will be in place to permanently retain the tourism related use.

New development to promote and enhance tourism should consider the historic character and setting of our towns, and proposals should aim to preserve and enhance this unique environment. In the Countryside, preservation of the natural and historic environment should be a priority (also refer to Environmental Assets). Promotion of tourism and leisure industries will be assisted by implementation of the Green Infrastructure Management Plan.

Rural Employment Exception Sites

The Council will support the rural economy and diversification through a rural exception approach to new development within the countryside; and through a criteria based approach to retaining employment land and premises.

Permission may be granted on land which would not otherwise be appropriate for development for an employment generating use which meets a local business need. Any development must satisfy the following criteria:

- It should be appropriate in size and scale to the local area;
- It should be adjacent to the village centre/services;
- The proposed development and use will not be detrimental to the local environment or local residents.

Retention of Employment Land

The Council will seek to retain land or premises currently or last used for employment purposes (including agricultural uses) unless it can be demonstrated that:

- continued use of the site for employment purposes is no longer viable, taking into account the site's characteristics, quality of buildings, and existing or potential market demand; or
- use of the site for employment purposes gives rise to unacceptable environmental or accessibility

problems particularly for sustainable modes of transport; or

- an alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council's regeneration agenda.

Skills and Aspirations

Opportunities for innovation, skills and training will be expanded through:

- facilitating the expansion of, and access to, further and higher education provision. The aspiration for a new higher education college has been outlined within the Spatial Strategy and the Implementation Chapter;
- encouraging links between training and education provision and relevant business concentrations;
- supporting primary and secondary schools, throughout the borough, to improve facilities for the provision of a good range of vocational and academic education for the whole community. We will seek to ensure any new growth will be accompanied by the appropriate level of infrastructure to meet the needs of our communities. The Implementation Chapter provides more information on this.

Policy CS10 contributes to Core Strategy Objectives 1, 2, 3, 4, 5, Economy.

The PROPOSED CHANGES to this policy FOLLOW.

Please remember this policy was published for consideration earlier this year and comments of principle should not be re-iterated now. Comments need be made only if you consider that the changes, if made, would affect either the legal compliance or the soundness of the Core Strategy:

Proposed Change 16

CS10 - 2

Amend reference to regional Spatial Strategy:

First bullet point, insert "... former ..." before "... RSS target of 5,000 additional jobs ...)

Justification:

To reflect revocation of the East of England Plan.

Representation reference number/name:

Borough Council proposal

CS11 - Transport

For ease of reference this is the ORIGINAL POLICY as published within the Core Strategy Proposed Submission Document, without changes. The changes now suggested are set out at the end of this section:

CS11 Transport

Strategic issues

The Council will work with partner organisations (including the Regional Transport Board, Highways Agency, public transport operators, Network Rail, Norfolk County Council and neighbouring authorities) to deliver a sustainable transport network which improves connectivity within and beyond the borough, and reinforcing the role of King's Lynn as a regional transport node, so as to:

- facilitate and support the regeneration and development priorities as identified in Policy CS01 Spatial Strategy;
- foster economic growth and investment;
- improve accessibility for all.

Priority will be given to:

- Improving the strategic networks serving passenger and freight movements to, from and through the borough (including via the port) and including the introduction of measures to reduce congestion, and improve reliability and safety of travel within the A10, A17, A134, and A47(T)/A148/9 corridors. This will include seeking:
 - Bypasses for Middleton and East Winch, and West Winch; and junction improvements at key interchanges including A47(T)/A149;
 - Improvements to rail infrastructure, facilities, and

services on the King's Lynn to Cambridge/King's Cross rail line, aimed at achieving better frequency and quality of travel.

- Implementing the KLATS schemes, including delivering a package of transport improvements within King's Lynn arising from the KLATS. This will involve balancing ease of access, and car parking, with flows, highway safety and alternatives such as park and ride and a second parkway station.
- Achieving improvements within the towns of King's Lynn, Downham Market and Hunstanton, particularly where there are air quality issues.
- Achieving a balanced package of highway, traffic management (including car parking) and public transport improvements.
- Maximising the use of alternative modes of freight movement via rail and the port.
- Improving accessibility and connections between (and within) towns and villages; so helping to reduce social exclusion, isolation and rural deprivation. To do this the Council and its partners will seek to:
 - Improve the quality of the bus network;
 - Extend the choice of transport available for communities;
 - Work with commercial providers of broadband to increase the accessibility of high speed connections within the borough;

- Provide integrated and safe routes for pedestrians and cyclists;
- Recognise that in the rural areas the private car will remain an important means of travel.

Dealing with transport issues in new development

Development proposals should demonstrate that they have been designed to:

- Reduce the need to travel.
- Promote sustainable forms of transport appropriate to their particular location and related to the uses and users of the development. In order of preference this should consider:
 - Walking
 - Cycling
 - Public transport
 - Private car (development proposals which are likely to have significant transport implications will need to be accompanied by a transport assessment and travel plan to show how car based travel can be minimised)
- Provide for safe and convenient access for all modes.

The Council will seek appropriate contributions to necessary transport improvements.

Policy CS11 contributes to Core Strategy Objectives 12, 13, 14, Environment, 19, King's Lynn, 22, Downham Market, 31 Rural Areas, 33 Coast.

The PROPOSED CHANGES to this policy FOLLOW.

Please remember this policy was published for consideration earlier this year and comments of principle should not be re-iterated now. Comments need be made only if you consider that the changes, if made, would affect either the legal compliance or the soundness of the Core Strategy:

Proposed Change 17

CS11 - 1

Refers to Kings Lynn as a 'regional transport node':

Delete '*... regional ...*' and replace with '*... significant ...*' (Line 9)

Justification:

To reflect revocation of the East of England Plan.

Representation reference number/name:

Borough Council proposal

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



Core Strategy - Proposed Submission Document Focused Changes

Local Development Framework

King's Lynn & West Norfolk Development Services
September 2010



If you would like this document in large print, audio, Braille, alternative format or in a different language, please contact us at the address below and we will do our best to help.

Development Services
Borough Council of King's Lynn & West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX

Tel: 01553 616200
Fax: 01553 616652

Email: ldf@west-norfolk.gov.uk
Website: www.west-norfolk.gov.uk

This document has been produced using recycled paper from sustainable sources.

Cover design: Vivitext Design Group 01485 534566

